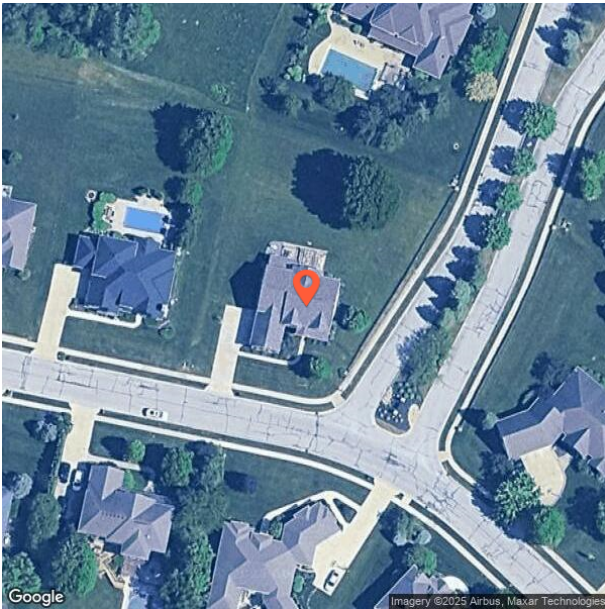




Property Address	735 FOXBORO DR	Order #	6575148.2
	AVON, IN 46123 - HENDRICKS COUNTY	Loan #	None
Address is consistent with client-submitted data		Inspection Type	No Inspection
		Assignment Type	Other: None
Lender	Robert Steele		
Borrower	LBT Group LLC		
Coborrower	N/A		
Evaluated Value	\$750,000	Reasonable Exposure Time	
Effective Date	8/18/2025		10 - 30 Days

## PROPERTY DETAILS







Property Type	Single Family Residence	County	HENDRICKS
Lot Size	27,443	Parcel Number	32-10-08-479-002.000-022
Year Built	2011	Assessed Year	2024
Gross Living Area	4,150	Assessed Value	\$600,900
Bedroom	4	Assessed Taxes	\$6,838
Baths	3.1	Sold Date	6/27/2012
Pool	No	Sold Price	\$401,180
Condition	Good	List Date	
Carrier Route	R033	List Price	
HOA	Yes		
Location Comments	Suburban / PUD		
Owner of Public Records	BAKER,MICHAEL ROBERT & ANDREA R		
Amenities	None Noted		
Legal Description	DIST:0012 CITY/MUNI/TWP:WASHINGTON TOWNSHIP THE PARKS AT PRESTWICK PHASE 2 LOT 58 .63AC		

## MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	184	114	186	1.1% -	63.2% ↑
Absorption rate (total sales/month)	61	38	62	1.6% -	63.2% ↑
Total # of Comparable Active Listings	379	379	428	12.9% ↑	12.9% ↑
Months of housing supply (Total listings / ab. rate)	6	10	7	16.7% ↑	-30% ↓
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	\$340,000	\$360,000	\$370,000	8.8% ↑	2.8% -
Median Comparable Sales Days on Market	12d	21d	17d	41.7% ↑	-19% ↓
Median Sale Price as % of List Price	99%	100%	99%	0% -	-1% -
Median Comparable List Price (Currently Active)	\$369,900	\$380,000	\$393,685	6.4% ↑	3.6% -
Median Competitive Listings Days on Market (Currently Active)	33d	19d	27d	-18.2% ↓	42.1% ↑
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	1	1	0% -	0% -
Short Sales	1	0	2	100% ↑	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	735 FOXBORO DR AVON IN, 46123	507 FOXBORO DR AVON IN, 46123		621 FOXBORO DR AVON IN, 46123		4285 NOTTINGHILL DR AVON IN, 46123	
MLS Comments	--	Custom Home Built by Design Gallery Homes in sought after Avon Schools located...		Welcome to your forever home! This stunning 5-bedroom, 4.5-bath custom-built...		Welcome to this exceptional, luxurious, move-in ready home located in the highly...	
Proximity (mi)	--	0.27 NW		0.15 NW		0.36 SW	
MLS#   DOC#	--	21997708   202419399		22032792		22031378	
Sale Price / Price per Sq.Ft.	--	\$775,000 / \$183/sqft		\$750,000 / \$215/sqft		\$600,000 / \$184/sqft	
List Price / Price per Sq.Ft.	--	\$797,520 / \$189/sqft		\$799,800 / \$229/sqft		\$620,000 / \$190/sqft	
Sale Price % of List Price	--	0.97 / 97%		0.94 / 94%		0.97 / 97%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		10/24/24 46 DOM		08/11/25 115 DOM		06/26/25 77 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Suburban / PUD	Suburban / PUD		Suburban / PUD		Suburban / PUD	
Site	27,443	22,216	\$26,135	32,670	-\$26,135	9,148	\$91,475
View	Residential	Residential		Residential		Residential	
Design	Neocolonial	Neocolonial		Neocolonial		Neocolonial	
Quality	Good	Good		Good		Good	
Age	2011	2011		2014		2017	
Condition	Good	Good		Good		Good	
Bedrooms	4	5		5		4	
Full / Half Baths	3 / 1	4 / 0	-\$10,000	4 / 1	-\$25,000	3 / 1	
Gross Living Area	4,150	4,229	-\$5,925	3,485	\$49,875	3,267	\$66,225
Basement	75% Finished Basement	Full, Partial		Daylight, Finished		Finished	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	3	3		3		3	
Pool	No	Yes	-\$50,000	No		No	
Amenities	None Noted	None Noted		None Noted		None Noted	
Other							
Other							
Net Adj. (total)		-5.13%	-\$39,790	-0.17%	-\$1,260	26.28%	\$157,700
Gross Adj.		11.88%	\$92,060	13.47%	\$101,010	26.28%	\$157,700
Adj. Price			\$735,210		\$748,740		\$757,700
Price and Listing History		Sold 10/23/2024 Price \$775,000		Sold 08/11/2025 Price \$750,000		Sold 06/26/2025 Price \$600,000	
		Pending 09/25/2024 Price \$797,520		Pending 07/21/2025 Price \$799,800		Pending 04/29/2025 Price \$620,000	
		Listed 09/08/2024 Price \$797,520		Price Changed 06/26/2025 Price \$799,800		Price Changed 04/23/2025 Price \$620,000	
				Price Changed 06/14/2025 Price \$799,900		Price Changed 04/17/2025 Price \$629,000	
				Price Changed 05/22/2025 Price \$810,000		Listed 04/10/2025 Price \$649,000	
				Price Changed 05/02/2025 Price \$820,000			
				Listed 04/18/2025 Price \$825,000			

Subject Property		Sale Comp 4		Sale Comp 5		List Comp 1	
							
Address	735 FOXBORO DR AVON IN, 46123	742 FOXBORO DR AVON IN, 46123		5196 E COUNTY ROAD 100 S AVON IN, 46123		633 FOXBORO DR AVON IN, 46123	
MLS Comments	--	Welcome to this stunning brick ranch nestled in the coveted Parks at Prestwick....		Welcome to 5196 E County Road 100 S, Avon, IN - a magnificent 5-bedroom, 4.5...		Elegant All-Brick Estate   5 Bedrooms   6.5 Baths   Heated Inground Pool This...	
Proximity (mi)	--	0.04 S		0.67 SE		0.13 NW	
MLS#   DOC#	--	22006956		22034199		22030661	
Sale Price / Price per Sq.Ft.	--	\$662,000 / \$241/sqft		\$635,000 / \$170/sqft			
List Price / Price per Sq.Ft.	--	\$725,000 / \$264/sqft		\$620,000 / \$166/sqft		\$845,000 / \$202/sqft	
Sale Price % of List Price	--	0.91 / 91%		1.02 / 102%			
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		03/04/25 125 DOM		06/24/25 56 DOM		04/03/25 137 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Suburban / PUD	Suburban / PUD		Suburban / PUD		Suburban / PUD	
Site	27,443	28,272	-\$4,145	16,988	\$52,275	25,700	\$8,715
View	Residential	Residential		Residential		Residential	
Design	Neocolonial	Neocolonial		Neocolonial		Neocolonial	
Quality	Good	Good		Good		Good	
Age	2011	2007		2013		2005	
Condition	Good	Good		Good		Good	
Bedrooms	4	4		4		5	
Full / Half Baths	3 / 1	3 / 1		3 / 1		6 / 1	-\$75,000
Gross Living Area	4,150	2,749	\$105,075	3,746	\$30,300	4,179	-\$2,175
Basement	75% Finished Basement	Finished Basement		Finished, Full, Sump Pump		Finished, Sump Pump	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	3	3		3		3	
Pool	No	No		No		Yes	-\$50,000
Amenities	None Noted	None Noted		None Noted		None Noted	
Other							
Other							
Net Adj. (total)		15.25%	\$100,930	13.00%	\$82,575	-14.02%	-\$118,460
Gross Adj.		16.50%	\$109,220	13.00%	\$82,575	16.08%	\$135,890
Adj. Price			\$762,930		\$717,575		\$726,540
Price and Listing History		Sold	03/04/2025	Sold	06/24/2025	Pending	08/08/2025
		Price	\$662,000	Price	\$635,000	Price	\$845,000
		Pending	01/23/2025	Pending	05/29/2025	Price Changed	07/24/2025
		Price	\$725,000	Price	\$620,000	Price	\$845,000
		Price Changed	12/12/2024	Price Changed	05/27/2025	Price Changed	05/20/2025
		Price	\$725,000	Price	\$620,000	Price	\$865,000
		Listed	10/30/2024	Price Changed	05/13/2025	Relisted	05/19/2025
		Price	\$735,000	Price	\$630,000	Price	\$885,000
				Listed	04/29/2025	Pending	05/06/2025
				Price	\$645,000	Price	\$885,000
				Sold	12/20/2024	Price Changed	05/05/2025
				Price	\$635,000	Price	\$885,000
				Pending	11/10/2024	Listed	04/03/2025
				Price	\$645,000	Price	\$900,000
				Price Changed	11/08/2024		
				Price	\$645,000		
				Listed	09/27/2024		
				Price	\$650,000		

Subject Property		List Comp 2		
				
Address	735 FOXBORO DR AVON IN, 46123	790 FOXBORO DR AVON IN, 46123		
MLS Comments	--	GET READY FOR YOUR STAYCATION!! Take a breath, let out a sigh and let this...		
Proximity (mi)	--	0.10 SE		
MLS#   DOC#	--	22040275		
Sale Price / Price per Sq.Ft.	--			
List Price / Price per Sq.Ft.	--	\$975,000 / \$270/sqft		
Sale Price % of List Price	--			
Property Type	SFR	SFR		
	Value (Subject)	Value	Adj	
Sale/List Date		05/22/25 88 DOM		
Location	Neutral	Neutral		
Location Comment	Suburban / PUD	Suburban / PUD		
Site	27,443	25,700	\$8,715	
View	Residential	Residential		
Design	Neocolonial	Contemporary		
Quality	Good	Luxury	-\$48,750	
Age	2011	2005		
Condition	Good	Very Good	-\$97,500	
Bedrooms	4	5		
Full / Half Baths	3 / 1	5 / 1	-\$50,000	
Gross Living Area	4,150	3,616	\$40,050	
Basement	75% Finished Basement	Daylight, Finished, Full, Exterior Entry		
Parking Type	Garage	Garage		
Parking Spaces	3	3		
Pool	No	Yes	-\$50,000	
Amenities	None Noted	None Noted		
Other				
Other				
Net Adj. (total)		-20.25%	-\$197,485	
Gross Adj.		30.26%	\$295,015	
Adj. Price			\$777,515	
Price and Listing History		Pending Price \$975,000 Listed 05/22/2025 Price \$975,000		



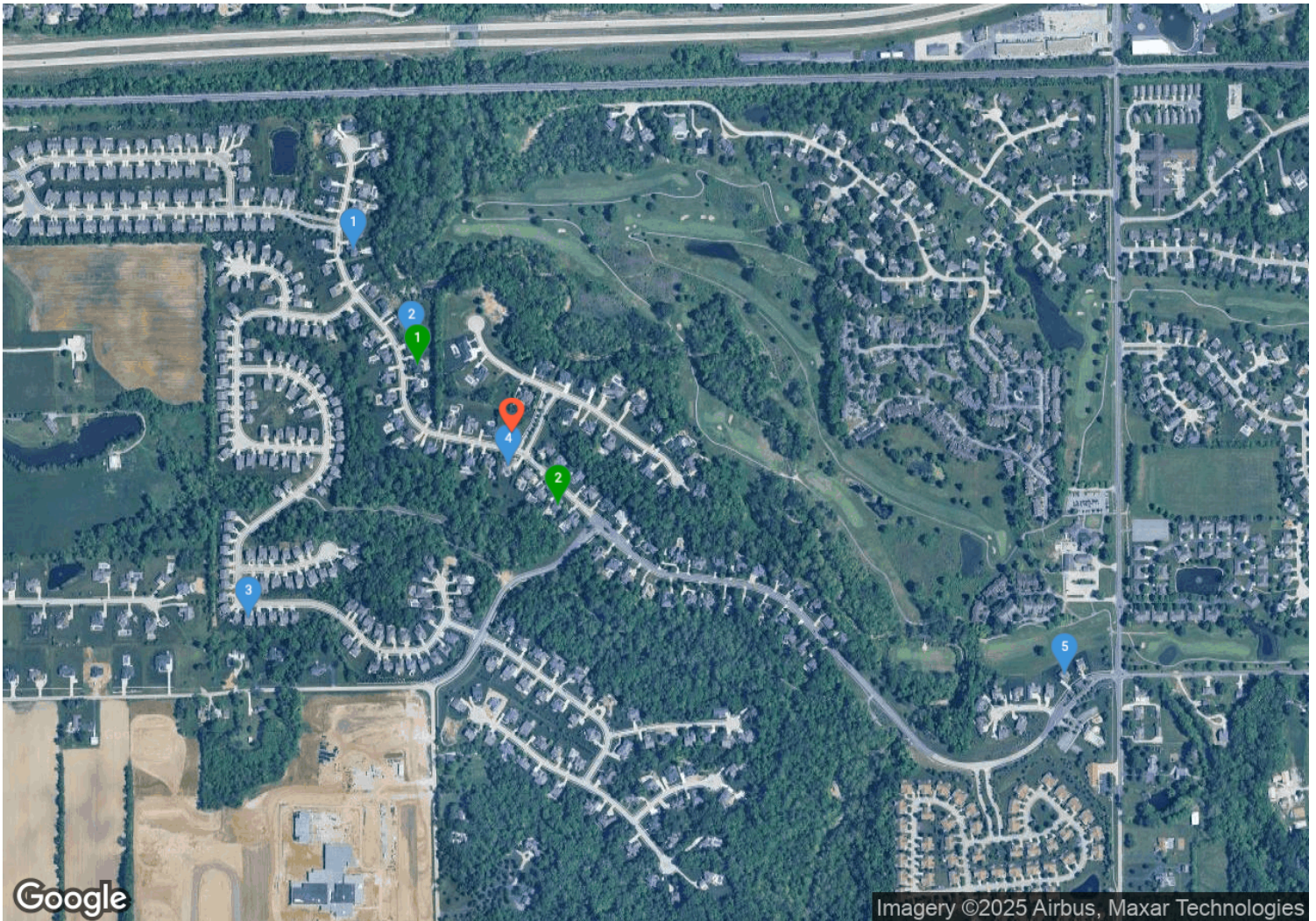
# SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The Subject is a neocolonial style single family 2 story home located in unincorporated Indianapolis, IN. The Subject is located on a basement foundation. The lower level is 75% finished. The Subject is 8 miles northwest of the Indianapolis International Airport and 14 miles west of the central business district of Indianapolis. The neighborhood is serviced by public utilities. The neighborhood has immediate access to amenities commonly observed in suburban markets on the major throughfare of Rockville Road (Highway 36). The Subject is located in a residential community where it conforms to the market area. As a result, it has been established that the Subject is being utilized at its Highest and Best Use as Vacant and Improved. The neighborhood is progressing with stable demand and increasing supply. Median sale prices have increased over the last 12 months at a rate of 8.8%. List prices have increased in correlation with median sale prices. The average day on the market continues to trend under 60 days.

# COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$717,575 to \$777,515
<p>Every effort has been made to select the best comparable sales and listings capable of bracketing the Subjects market features. All closed sales and listings utilized in the report are located within a 1-mile radius of the subject. The most consideration has been placed on closed sales 2, 3 and 5 due to their time of sale. The estimated value has been made to bracket the adjusted and unadjusted sale prices of the closed sales utilized in the analysis. Both Paired-Sales Analysis and a Sensitivity Analysis have been utilized to reconcile the market reaction to market feature variances. The typical exposure time continues to trend between 10-30 days.</p>

## SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	735 FOXBORO DR AVON, IN 46123	Single Family Residence				27443	2011	4	4	4150	1977	No		Public Records
1	507 FOXBORO DR AVON, IN 46123	Single Family Residence	\$775,000	10/24/2024	0.27	22216	2011	5	4	4229	1827	Yes		MLS, Public Records
2	621 FOXBORO DR AVON, IN 46123	Single Family Residence	\$750,000	08/11/2025	0.15	32670	2014	5	5	3485	1513	No		MLS
3	4285 NOTTINGHILL DR AVON, IN 46123	Single Family Residence	\$600,000	06/26/2025	0.36	9148	2017	4	4	3267	1523	No		MLS, Public Records
4	742 FOXBORO DR AVON, IN 46123	Single Family Residence	\$662,000	03/04/2025	0.04	28272	2007	4	4	2749	2749	No		MLS, Public Records
5	5196 E COUNTY ROAD 100 S AVON, IN 46123	Single Family Residence	\$635,000	06/24/2025	0.67	16988	2013	4	4	3746	1701	No		MLS, Public Records
1	633 FOXBORO DR AVON, IN 46123	Single Family Residence	\$845,000	04/03/2025	0.13	25700	2005	5	7	4179	1935	Yes		MLS
2	790 FOXBORO DR AVON, IN 46123	Single Family Residence	\$975,000	05/22/2025	0.10	25700	2005	5	6	3616	2532	Yes		MLS



## SELECTED COMPARABLES PHOTOS



Comp 1: 507 FOXBORO DR  
AVON IN, 46123



Comp 2: 621 FOXBORO DR  
AVON IN, 46123



Comp 3: 4285 NOTTINGHILL DR  
AVON IN, 46123

Custom Home Built by Design Gallery Homes in sought after Avon Schools located in The Parks of Prestwick. 6 bedrooms, 4 full baths, Inground Heated Pool New Fall of 2020. Kitchen features double ovens, gas stove with large Island and granite countertops. One bedroom on the main for family and friends with a full bath right next door. 5 Additional bedrooms upstairs with 2 full baths. There is a walkway overlooking the 2-story great room just up the front staircase and dual staircase front and back. The basement is 65% finished that includes a theater room, full bath and room for a pool table and a wet bar, you still have 35% of the basement leftover for storage. The backyard is a true oasis leaving you to enjoy a vacation type setting. Prime Lot backs up to wooded area giving you no homes behind you adding to the perfect setting and privacy you desire. Furnace reads 93% energy efficient, Water softener also reads energy efficient. Oversized 842sf - 3 car garage has service door and utility sink. Neighborhood has a lovely walking path. Come visit and welcome to your New Home.

Welcome to your forever home! This stunning 5-bedroom, 4.5-bath custom-built beauty is situated on a spacious .75-acre lot, offering luxury, comfort, and endless versatility. Step inside to find a large open kitchen perfect for entertaining, featuring ample counter space and cabinetry. The main-level primary suite is a true retreat, boasting double sinks, a walk-in closet, and enough room for a cozy sitting area. Upstairs, you'll find a private bedroom with an en suite bath, plus two additional bedrooms connected by a Jack and Jill bathroom-perfect for family or guests. A dedicated home office provides a quiet space for work or study. Downstairs, let your imagination run wild-the finished basement is plumbed and wired for a full kitchen/bar to be added to the already wonderful space. You'll also find a bedroom and full bath and tons of storage. Car lovers and hobbyists will appreciate the oversized 3.5-car garage with an attached workshop-plenty of space for tools, toys, or tinkering. This one checks every box-space, style, and flexibility!

Welcome to this exceptional, luxurious, move-in ready home located in the highly sought-after Parks at Prestwick neighborhood! From the moment you step inside, you'll be captivated by the spacious, open layout and the home's distinctive and custom charm and thoughtful contemporary design. The home is perfect for everyday living. You'll love entertaining with the updated kitchen and quartz countertops. The expansive open floorplan offers a seamless blend of comfort, style and functionality. Abundant natural light pours in from every angle, creating a bright, airy and welcoming atmosphere throughout the home. The fully finished basement is truly a standout feature- offering a versatile great room, a convenient kitchenette, a private bedroom and a full bath. It's the ideal space for hosting guests, creating a home theater, or simply enjoying a cozy night in. You'll also enjoy all the neighborhood has to offer with amazing walking trails, a neighborhood pool and kiddie pool as well as many other family oriented amenities.





Comp 4: 742 FOXBORO DR  
AVON IN, 46123



Comp 5: 5196 E COUNTY ROAD 100 S  
AVON IN, 46123



Listing 1: 633 FOXBORO DR  
AVON IN, 46123

Welcome to this stunning brick ranch nestled in the coveted Parks at Prestwick. Crafted by Whicker Construction this exquisite custom residence boasts 4 bedrooms, 3.5 baths, Open foyer looks into Great room with 11 foot raised ceiling, crown molding, and 2 big windows looking out on a private tree line. Split bedroom plan, 2 bedrooms share Jack and Jill bath, Primary bedroom with deluxe bath that offers whirlpool tub, walk in closet, huge walk in shower, & walk thru into the laundry room, Gorgeous kitchen with granite, stainless appliances & center island, dining room, office on main level, finished walk out basement features kitchenette with bar, huge rec room, exercise room, 4th bedroom with full bath and a theater room ! Fenced back yard offers great views of a private yard from the elevated wood deck. Oversized back entry garage with epoxy floor. Great home for entertaining!

Welcome to 5196 E County Road 100 S, Avon, IN - a magnificent 5-bedroom, 4.5-bathroom former model home nestled on a coveted golf course lot within the sought-after Parks at Prestwick neighborhood. Built in 2013 by Beazer Homes (Providence floor plan), this residence offers an array of upgrades and extras designed for luxurious living and effortless entertaining. From the moment you enter the expansive foyer, you'll appreciate the thoughtful design. A private home office with French doors and a formal dining room flank the entrance, leading to an open-concept main living area bathed in natural light. The gourmet chef's kitchen is a culinary delight, featuring ample custom cabinetry, extensive granite countertops, stainless steel appliances (including double ovens and a gas cooktop), an oversized center island, and a convenient butler's pantry. The adjacent large eat-in breakfast room, with its charming bay window overlooking the lush backyard, flows seamlessly into the inviting great room with a cozy gas fireplace. Upstairs, a versatile loft area awaits, along with a convenient laundry room, four generously sized bedrooms, and three full bathrooms, including a Jack-and-Jill setup. The spacious primary suite is a true retreat, boasting a sophisticated tray ceiling, double vanities, a relaxing garden tub, a separate tiled shower, and an impressively large walk-in closet. The finished basement adds incredible living space, featuring a beautifully appointed wet bar (complete w...

Elegant All-Brick Estate | 5 Bedrooms | 6.5 Baths | Heated Inground Pool This beautifully built all-brick estate offers timeless design, quality craftsmanship, and a long list of high-end features. With 5 spacious bedrooms, each with its own private ensuite, plus a full bath off the mudroom, this home delivers the space and comfort your family needs. At the heart of the home, the chef's kitchen is a true showstopper- featuring a 6-burner gas stove, double ovens, and quartz countertops, making it perfect for entertaining or everyday cooking. The walk-out basement offers endless possibilities, complete with a living room, wet bar, theater room, exercise area, and a private bedroom with full bath-ideal for guests or multi-generational living. Step outside to your private backyard oasis, featuring a heated inground pool, patio, and sunroom, offering the perfect space for relaxing or entertaining year-round. The 3-car garage and extra-wide driveway provide ample space for vehicles and storage. This home was thoughtfully constructed with rare 6-inch exterior walls, providing superior energy efficiency and durability- a true mark of quality in our area. Recent updates include a new roof (July 2024), tankless water heater, water softener (2021), sump pump (2023), and HVAC system (2020)-giving you peace of mind for years to come. Don't miss the opportunity to own this one-of-a-kind home. Schedule your private showing today!





Listing 2: 790 FOXBORO DR  
AVON IN, 46123

GET READY FOR YOUR STAYCATION!! Take a breath, let out a sigh and let this backyard oasis soothe your soul!! Have dinner on the deck, a glass of wine on the stone fire pit patio or lounge with a book by the 20x40 saltwater pool all in your very private backyard. Impressive 6,148 sf custom executive home in a beautiful park like tranquil setting. The Parks at Prestwick golf community. Lovely main level primary suite with walk in custom California Closet, high tray ceiling. Primary bathroom remodel in 2020. Large shower with additional rain shower head and bench, soaking tub. Kitchen, dining and deck are perfect for entertaining. Gorgeous KitchenAid black stainless appliances in 2020, range hood and backsplash 2022, 5 burner stove. Large pantry and plenty of cabinet space. Black Emerald Pearl granite counters. Dramatic 16ft high foyer entry with split curved staircase. Library/Office off foyer. Separate dining room with stunning 24x24 marble look porcelain tile. Hardwood on main floor with carpet in living area. 9 ft luxury vinyl flooring in basement. Large separate gym with padded floor. Huge storage area above 3 car finished garage. Irrigation system and Landscape lighting front and back. Meticulously cared for with new mechanicals, roof upgraded Duration shingles limited lifetime warranty to 130mph wind, driveway and more. 3 zone heat/cool. Review all the updates in the listing documents - all newer roof 2020, driveway 2023, 2 air conditioners 2019 and 2021, downstairs furnac...

## PRICE AND LISTING HISTORY

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

Event	Date	Price	Source
 Sold	06/27/2012	\$401,180	Public Records
 Sold	03/11/2011	\$3,000,288	Public Records

Certain information contained herein is derived from information which is the property of, and copyrighted by, the applicable MLS. As such, the applicable MLS retains copyrights to all MLS provisioned data and images. Data through 08/17/2025.

## TRANSACTION HISTORY

### Timeline



### History

#### 06/27/2012 Resale

Recording Date	06/27/2012	Lender	CALIBER FUNDING LLC
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$401,180	1st Loan Amt	\$373,700
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	201215616	Loan Type	Conventional
Seller	BEAZER HOMES INDIANA LLP	Rate Type	N/A
Buyer/Borrower	BAKER,MICHAEL ROBERT & ANDREA R	Loan Doc #	201215617

#### 03/11/2011 Resale

Recording Date	03/11/2011	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$3,000,288	1st Loan Amt	N/A
Doc Type	Sheriff's Deed	2nd Loan Amt	N/A
Doc #	201106024	Loan Type	N/A
Seller	PRESTWICK DEVELOPMENT LLC   HELM,DAVID R	Rate Type	N/A
Buyer/Borrower	CROSSPOINT CAPITAL CORPORATION	Loan Doc #	N/A



ZIP-CODE DATA

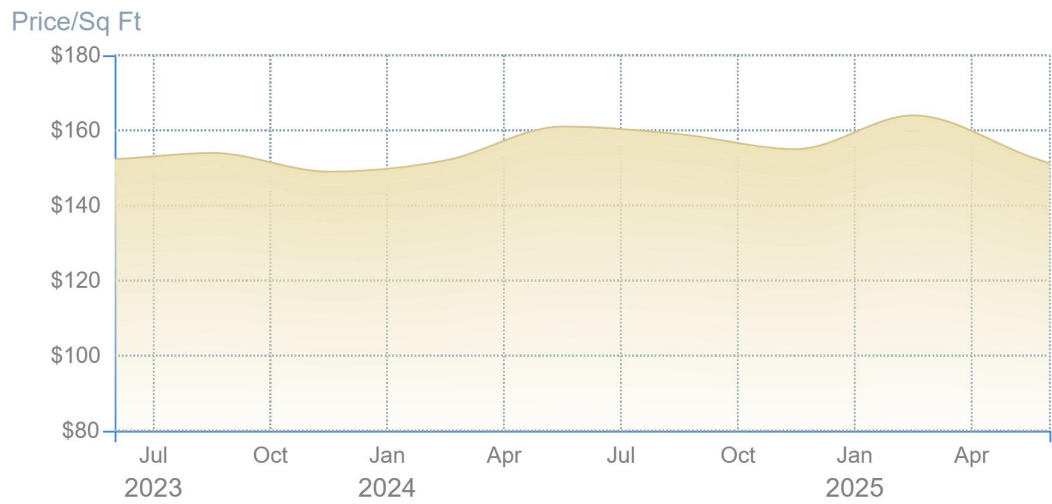
Number of Properties Sold in 46123

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



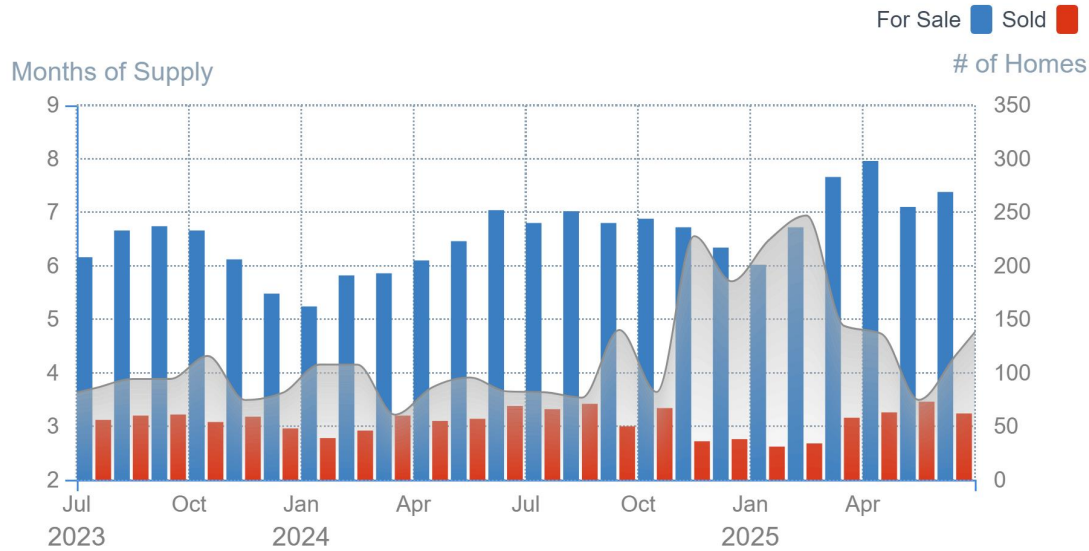
Median Sale Price/Sq.Ft. (quarterly) in 46123

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



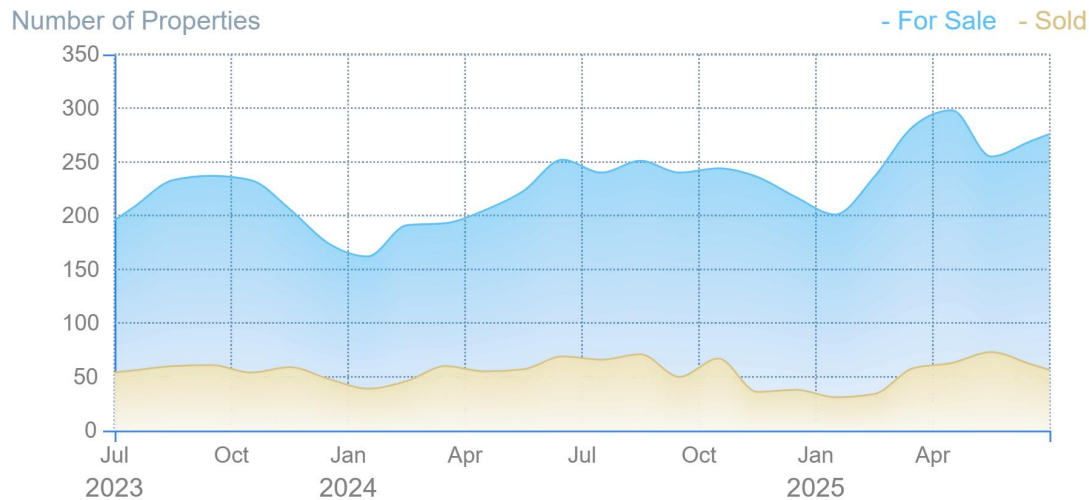
## Months of Supply in 46123

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.



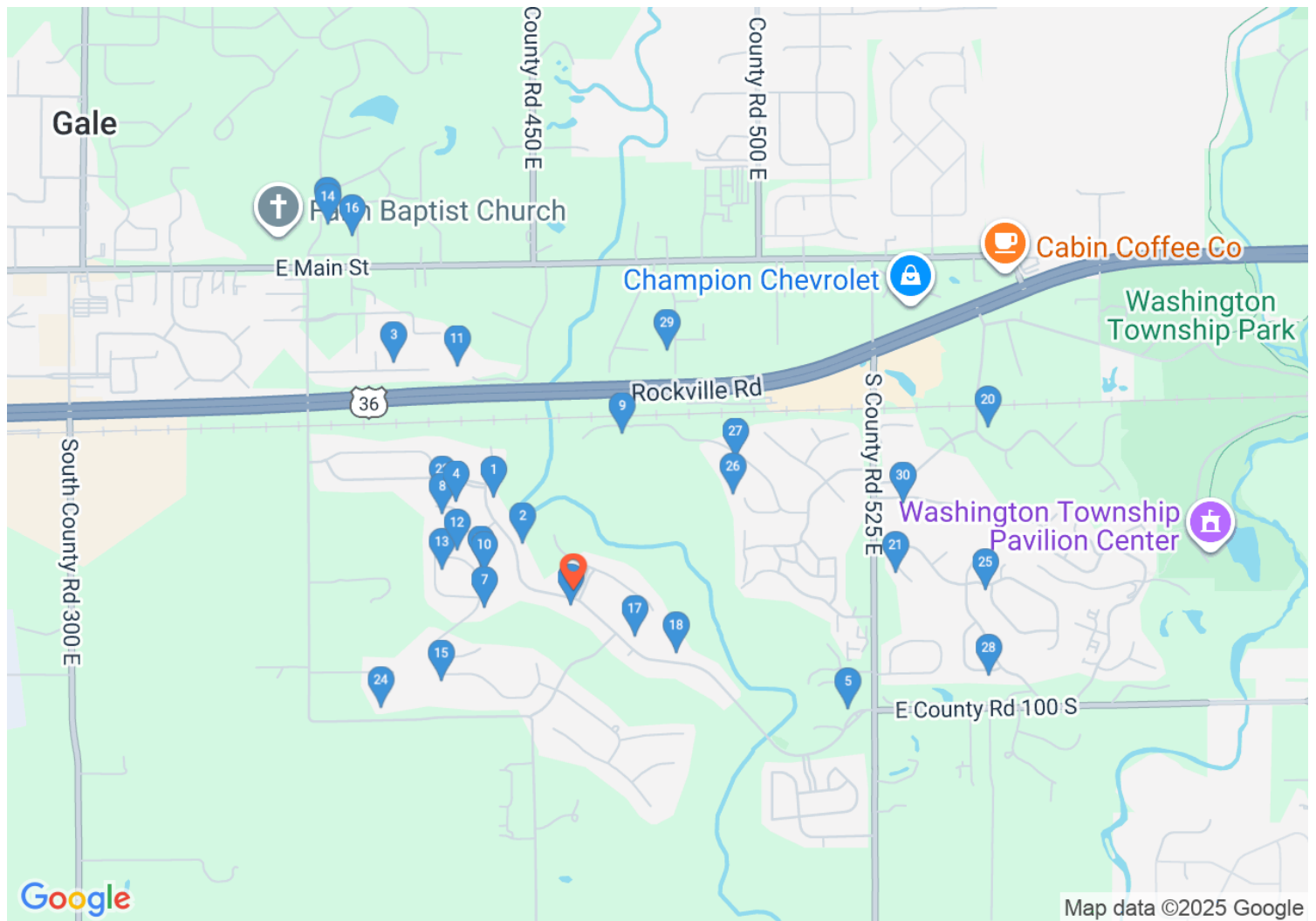
## Supply / Demand in 46123

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





## COMPARABLE PROPERTY SALES

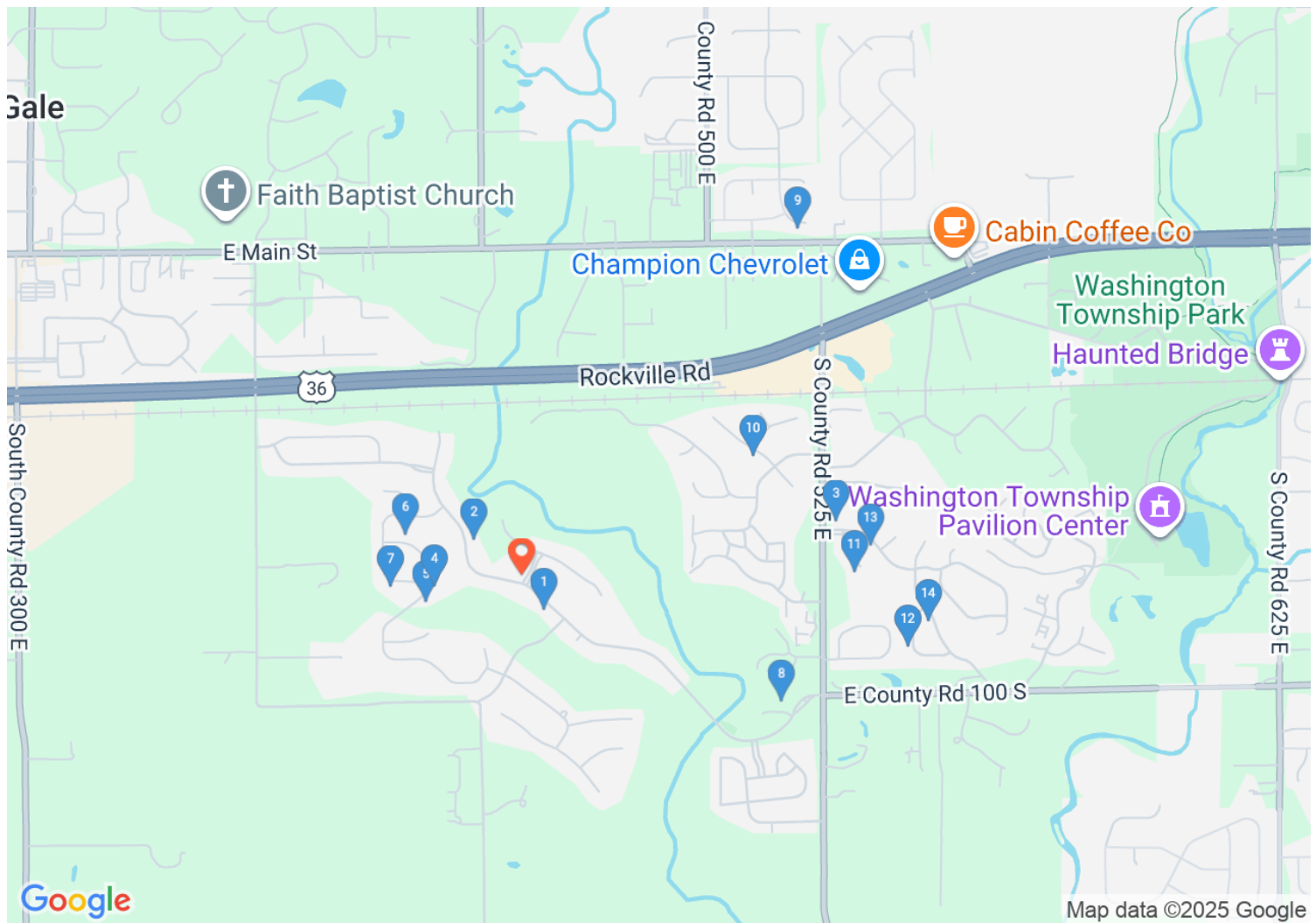


	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	735 FOXBORO DR, AVON, IN 46123	--	--	4	4	4,150	--	--	0.63	--	2011
1	507 FOXBORO DR AVON, IN 46123	\$775,000	Oct 24, 2024	5	4	4,229	\$183	0.27	0.51	93	2011
2	621 FOXBORO DR AVON, IN 46123	\$750,000	Aug 11, 2025	5	5	3,485	\$215	0.15	0.75	87	2014
3	4192 VICTORIA LN AVON, IN 46123	\$573,500	Jan 24, 2025	4	5	4,114	\$139	0.65	0.48	80	2004
4	543 AMERSHAM CT AVON, IN 46123	\$575,000	Jul 14, 2025	5	4	3,650	\$157	0.33	0.42	72	2014
5	5196 E COUNTY ROAD 100 S AVON, IN 46123	\$635,000	Jun 24, 2025	4	4	3,746	\$169	0.67	0.39	68	2013
6	742 FOXBORO DR AVON, IN 46123	\$662,000	Mar 04, 2025	4	4	2,749	\$240	0.04	0.65	55	2007
7	749 BRACKNELL DR AVON, IN 46123	\$500,000	Aug 13, 2025	4	5	3,686	\$135	0.20	0.26	47	2016
8	532 AMERSHAM CT AVON, IN 46123	\$452,000	Jun 25, 2025	4	3	3,558	\$127	0.34	0.25	47	2015
9	4739 BEECHWOOD RD AVON, IN 46123	\$525,000	Jul 07, 2025	5	5	3,529	\$148	0.37	1.51	47	2004
10	683 BRACKNELL DR AVON, IN 46123	\$585,000	Sep 12, 2024	4	4	3,630	\$161	0.20	0.23	44	2016
11	296 CANTERBURY DR AVON, IN 46123	\$428,000	Aug 26, 2024	5	3	3,309	\$129	0.56	1.17	42	1977
12	643 BRACKNELL DR AVON, IN 46123	\$450,900	Feb 05, 2025	4	4	3,160	\$142	0.27	0.23	41	2013

13	4241 PARLIAMENT WAY AVON, IN 46123	\$0	Mar 10, 2025	4	5	3,316	\$0	0.30	0.20	41	2014
14	105 BENTREE BLVD DANVILLE, IN 46122	\$412,000	Sep 19, 2024	4	3	3,242	\$127	0.98	0.21	40	2014
15	4285 NOTTINGHILL DR AVON, IN 46123	\$600,000	Jun 26, 2025	4	4	3,267	\$183	0.36	0.21	39	2017
16	72 BALSAM DR DANVILLE, IN 46122	\$420,000	Nov 26, 2024	5	5	3,274	\$128	0.93	0.20	38	2017
17	4696 E COUNTY ROAD 100 S AVON, IN 46123	\$610,000	Apr 14, 2025	3	4	2,158	\$282	0.18	0.54	36	2005
18	4804 E COUNTY ROAD 100 S AVON, IN 46123	\$599,900	Dec 20, 2024	3	3	2,195	\$273	0.27	0.75	36	2003
19	675 BRACKNELL DR AVON, IN 46123	\$510,000	Aug 26, 2024	4	4	2,676	\$190	0.21	0.24	33	2016
20	5502 STATION HILL DR AVON, IN 46123	\$0	Mar 19, 2025	5	4	2,343	\$0	1.00	1.08	32	2001
21	716 ROYAL TROON CT AVON, IN 46123	\$380,000	Jul 03, 2025	3	3	2,590	\$146	0.73	0.29	30	1989
22	531 AMERSHAM CT AVON, IN 46123	\$391,000	Aug 23, 2024	3	3	2,283	\$171	0.36	0.26	29	2014
23	123 BENTREE BLVD DANVILLE, IN 46122	\$445,000	Jul 17, 2025	3	4	2,569	\$173	1.00	0.20	29	2015
24	4150 E COUNTY ROAD 100 S AVON, IN 46123	\$735,000	Aug 07, 2025	4	4	2,023	\$363	0.51	1.00	28	2019
25	5497 ROYAL TROON WAY AVON, IN 46123	\$317,000	Mar 28, 2025	3	3	2,060	\$153	0.93	0.36	27	1994
26	4941 BEECHWOOD CIR AVON, IN 46123	\$300,000	Feb 19, 2025	3	3	2,132	\$140	0.42	0.37	26	1979
27	4977 BEECHWOOD RD AVON, IN 46123	\$426,000	Jul 09, 2025	3	3	1,981	\$215	0.47	0.39	25	1980
28	924 SAINT ANDREWS DR AVON, IN 46123	\$385,000	Nov 27, 2024	3	3	2,162	\$178	0.95	0.25	24	1991
29	204 PLAINVIEW DR AVON, IN 46123	\$199,900	Mar 24, 2025	3	2	1,560	\$128	0.58	0.46	22	1974
30	5325 RIDGE HILL WAY AVON, IN 46123	\$307,900	Aug 13, 2025	4	3	1,969	\$156	0.77	0.24	22	1980



## COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	735 FOXBORO DR, AVON, IN 46123	--	--	4	4	4,150	--	--	0.63	--	2011
	790 FOXBORO DR AVON, IN 46123	\$975,000	May 22, 2025	5	5	3,616	\$269	0.10	0.59	88	2005
	633 FOXBORO DR AVON, IN 46123	\$845,000	Apr 03, 2025	5	7	4,179	\$202	0.13	0.59	81	2005
	5298 ROYAL TROON WAY AVON, IN 46123	\$430,000	Jul 08, 2025	3	3	3,763	\$114	0.72	0.39	52	1988
	737 BRACKNELL DR AVON, IN 46123	\$460,000	Aug 12, 2025	4	3	3,432	\$134	0.20	0.25	46	2015
	773 BRACKNELL DR AVON, IN 46123	\$449,999	Jun 27, 2025	4	3	3,123	\$144	0.22	0.27	43	2015
	643 BRACKNELL DR AVON, IN 46123	\$440,000	Mar 25, 2025	4	3	3,160	\$139	0.27	0.23	41	2013
	4196 PARLIAMENT WAY AVON, IN 46123	\$565,000	May 01, 2025	5	5	2,441	\$231	0.29	0.24	29	2016
	5156 FAIRVIEW CT AVON, IN 46123	\$559,900	Jul 19, 2025	3	3	2,195	\$255	0.65	0.37	29	2020
	50 GALLOWAY CT AVON, IN 46123	\$360,000	Jul 18, 2025	3	2	1,755	\$205	0.99	0.49	27	2003
	476 TURNBERRY CT AVON, IN 46123	\$309,900	Jun 19, 2025	3	2	1,828	\$169	0.58	0.82	26	1988
	754 ROYAL TROON CT AVON, IN 46123	\$385,000	Jul 20, 2025	3	3	1,865	\$206	0.75	0.43	26	1993
	902 SAINT ANDREWS DR AVON, IN 46123	\$344,999	Jun 13, 2025	4	3	2,167	\$159	0.88	0.31	26	1991

13	5373 ROYAL TROON WAY AVON, IN 46123	\$359,000	Aug 04, 2025	3	2	2,116	\$169	0.79	0.26	24	1989
14	842 CHELTENHAM WAY AVON, IN 46123	\$319,900	Jun 20, 2025	3	2	1,726	\$185	0.92	0.23	20	1994

## EVALUATION LIMITING CONDITIONS AND CERTIFICATIONS

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

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

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

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well-informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C)

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

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

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

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

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

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

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



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

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

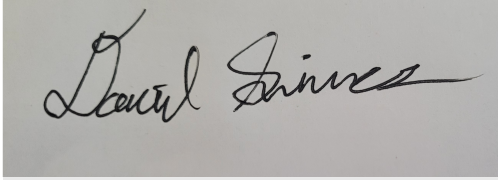
**WARNING: The use of assumptions may affect assignment results.**

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

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

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

EVALUATOR SIGNOFF

Evaluator Name	David Simoes	
Evaluator Signature		
Signature Date	8/19/2025	