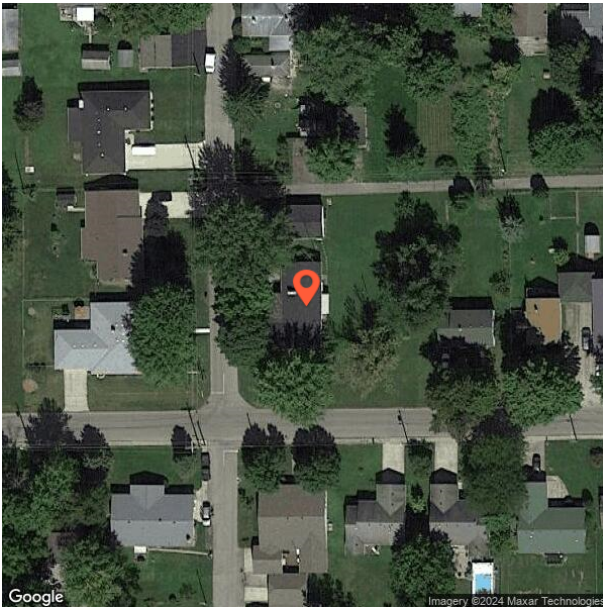




Property Address	Order #	6309018.3
313 S 1ST ST	Loan #	NONE
CENTERVILLE, IN 47330 - WAYNE COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: OTHER
Lender	Robert Steele	
Borrower	SCOTT SHEPARD	
Coborrower	NONE	
Evaluated Value	\$160,000	Reasonable Exposure Time
Effective Date	11/14/2024	3 - 40 Days

PROPERTY DETAILS




Property Type	Single Family Residence	County	WAYNE
Lot Size	20,321	Parcel Number	89-10-29-110-223.000-007
Year Built	1960	Assessed Year	2023
Gross Living Area	1,605	Assessed Value	\$127,600
Bedroom	3	Assessed Taxes	\$1,493
Baths	1.1	Sold Date	
Pool	No	Sold Price	\$0
Condition	Average	List Date	
Carrier Route	C001	List Price	
HOA	No		
Location Comments	Residential Conforming Neighborhood		
Owner of Public Records	SHEPARD,SCOTT & REGINA F		
Amenities	NONE		
Legal Description	LOT:205,204 SEC:3129110 DIST:0003 CITY/MUNI/TWP:CENTER TOWNSHIP EX 5 FT OFF ENT N END LOT 205 44 FT ENT W S OF LOT 204 17 FT PT LOT 204		

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	14	0% -	0% -
Absorption rate (total sales/month)	0	0	4	0% -	0% -
Total # of Comparable Active Listings	3	2	6	100% ↑	200% ↑
Months of housing supply (Total listings / ab. rate)	0	0	1	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	\$0	\$239,900	\$155,000	0% -	-35.4% ↓
Median Comparable Sales Days on Market	0d	3d	32d	0% -	966.7% ↑
Median Sale Price as % of List Price	0%	100%	100%	0% -	0% -
Median Comparable List Price (Currently Active)	\$800,000	\$154,900	\$154,900	-80.6% ↓	0% -
Median Competitive Listings Days on Market (Currently Active)	6d	3d	40d	566.7% ↑	1233.3% ↑
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	0	0	0	0% -	0% -
REO Sales	0	0	0	0% -	0% -
Short Sales	0	0	0	0% -	0% -
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -

SELECTED COMPARABLES SALES AND LISTINGS

Subject Property		Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	313 S 1ST ST CENTERVILLE IN, 47330	309 W SYCAMORE ST CENTERVILLE IN, 47330		309 MULBERRY BLVD CENTERVILLE IN, 47330		405 W SOUTH ST CENTERVILLE IN, 47330	
MLS Comments	--	3 bedroom 2 full bathroom ranch home located next to Centerville High School!...		Home, freshly painted located in the perfect neighborhood in Centerville. It's...		New interior paint, doors, hardware, woodwork, crown molding, living room carpet...	
Proximity (mi)	--	0.34 SW		0.41 E		0.39 W	
MLS# DOC#	--	Unk 2024004977		Unk 2024004898		Unk 2024003115	
Sale Price / Price per Sq.Ft.	--	\$155,000 / \$104/sqft		\$130,000 / \$86/sqft		\$185,000 / \$108/sqft	
List Price / Price per Sq.Ft.	--	\$0 / \$0/sqft		\$0 / \$0/sqft		\$0 / \$0/sqft	
Sale Price % of List Price	--						
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		07/22/24 unk DOM		07/18/24 unk DOM		05/08/24 unk DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Residential Conforming Neighborhood	Residential Conforming Neighborhood backs to school parking – neutral).		Residential Conforming Neighborhood		Residential Conforming Neighborhood	
Site	20,321	7,187	\$7,800	7,144	\$7,900	11,848	\$5,000
View	NONE	NONE		NONE		NONE	
Design	DT1;	DT1;		DT1;		DT1;	
Quality	Average	Average		Average		Average	
Age	1960	1950		1957		1963	
Condition	Average	Average		Average		Average	
Bedrooms	3	3		4		3	
Full / Half Baths	1 / 1	2 / 0	-\$3,000	2 / 0	-\$3,000	1 / 1	
Gross Living Area	1,605	1,488	\$4,600	1,516		1,714	-\$4,300
Basement	NONE						
Parking Type	Attached Garage	Attached Carport	\$1,000	None	\$2,000	Attached Garage	
Parking Spaces	1	1		1		2	-\$1,000
Pool	No	No		No		No	
Amenities	NONE	NONE		NONE		NONE	
Other							
Other							
Net Adj. (total)		3.48%	\$5,400	5.31%	\$6,900	-0.16%	-\$300
Gross Adj.		13.81%	\$21,400	9.92%	\$12,900	5.57%	\$10,300
Adj. Price			\$160,400		\$136,900		\$184,700
Price and Listing History		Sold	07/22/2024	Sold	07/18/2024	Sold	05/08/2024
		Price	\$155,000	Price	\$130,000	Price	\$185,000

Subject Property		Sale Comp 4			
					
Address	313 S 1ST ST CENTERVILLE IN, 47330	1575 RICE RD CENTERVILLE IN, 47330			
MLS Comments	--	ranch-style home boasts 1644 square feet of comfortable living space on an...			
Proximity (mi)	--	1.14 SE			
MLS# DOC#	--	Unk 2023009031			
Sale Price / Price per Sq.Ft.	--	\$215,000 / \$131/sqft			
List Price / Price per Sq.Ft.	--	\$0 / \$0/sqft			
Sale Price % of List Price	--				
Property Type	SFR	SFR			
	Value (Subject)	Value	Adj		
Sale/List Date		11/22/23 unk DOM			
Location	Neutral	Neutral			
Location Comment	Residential Conforming Neighborhood	Residential Conforming Neighborhood			
Site	20,321	35,719	-\$9,000		
View	NONE	NONE			
Design	DT1;	DT1;			
Quality	Average	Average			
Age	1960	1920			
Condition	Average	Good	-\$30,000		
Bedrooms	3	3			
Full / Half Baths	1 / 1	2 / 0	-\$3,000		
Gross Living Area	1,605	1,644			
Basement	NONE				
Parking Type	Attached Garage	Attached Garage			
Parking Spaces	1	2	-\$1,000		
Pool	No	No			
Amenities	NONE	Shed	-\$2,000		
Other					
Other					
Net Adj. (total)		-20.93%	-\$45,000		
Gross Adj.		20.93%	\$45,000		
Adj. Price			\$170,000		
Price and Listing History		Sold Price	11/22/2023 \$215,000		

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

SUBJECT'S LOCATION and AERIAL MAP VIEW -

The subject property is located within a suburban over 75% built-up location; within a smaller city surrounded by agricultural farming land, located within in a residential neighborhood of conforming properties. According to the aerial photo the subject is in proximity to a moderate traffic street and non-residential properties; Additionally, the determination of the location was based upon additional data analyzed, which may or may not be limited i.e., (Overhead Map view or Street view or Secondary data or MLS or Public Record etc.). Therefore, the analysis of the subject location was considered to be "NEUTRAL" and, not having a positive and/or negative impact of buyer reaction to marketability and/or Value to its location (See map). It should be noted; the subject has access to all necessary and expected support facilities such as schools, shopping, recreational facilities and employment.

SUBJECT QUALITY OF CONSTRUCTION, CONDITION and IMPROVEMENTS -

eVAL Exterior Inspection Only-Report reflects the subject in overall "Q4 (Average)" Quality of Construction. Additionally, subject has "NOT" currently been listed and current interior photos were not available nor was borrower information provided regarding condition if any updating or remodel. Therefore, based upon the exterior only photos the property was considered to be in C4 (average) condition as of the effective date of this report. Per exterior inspection some differed maintenance noted. If additional information or current exterior/interior photos become available that would conflict with assumptions, it may have an impact on the overall opinion of value and the evaluator has the right to reconsider the opinion of value. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources. Some comps may assume listing price as sales price.

SEE "MARKET STATISTICS" IN THE FINAL RECONCILIATION SECTION.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$136,900 to \$184,700

SUBJECT NEIGHBORHOOD and MARKET AREA, COMPARABLE COMMENTS and FINAL RECONCILIATION

GEOGRAPHICAL BOUNDARIES -

COMPETITIVE ALTERNATIVES TO THE SUBJECT UTILIZED AND THEIR GEOGRAPHICAL BOUNDARIES;
(N) Historic National Rd, (S) Shoemaker Rd, (E) Rice Rd and (W) McMinn Rd.

SUBJECT NEIGHBORHOOD MARKET AREA -

There is *** LIMITED *** inventory of competitive alternatives to the subject property available within the subject market area for analysis at the time of this report; therefore, it was unavoidable and necessary to expand search parameters of some or all characteristics in terms of i.e. (Over 1 mile Radius or BED or BATH or GLA or SITE UTILITY or DESIGN or ONE/TWO STORY or SALES DATE OVER 90-180 DAYS etc.) in search of reasonable alternatives to the subject property. Comparables utilized in this analysis are located within the subject's buyers' market, considered to be reasonable alternatives of the subject's competitive market. Sales comparables and transaction data used confirmed through secondary data search i.e., MLS, public record or online resources.

Additional Consideration of Line-Item Adjustment Reconciliation -

Due to extremely limited inventory of competitive alternatives to the subject property within the subject market area, only (3) sales were utilized and considered to be competitive to the subject. Any competitive listings or pending sales were unavailable as of the effective date of this report.

LOCATION ANALYSIS -

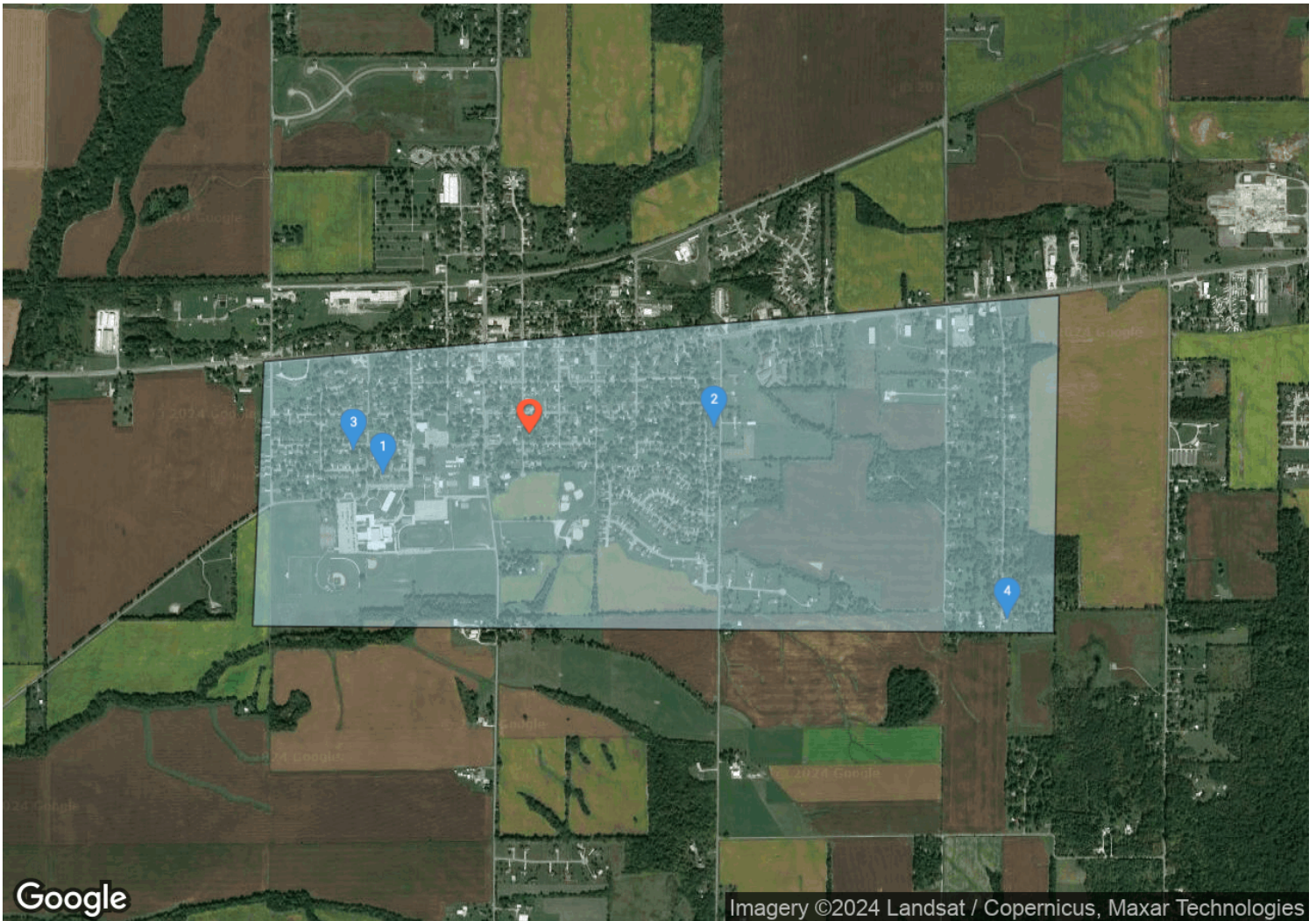
Due to extremely limited inventory, buyer reaction to value and/or marketability, backing to school parking could not be quantified or supported, therefore, location adjustment positive or negative was not applied.

SITE UTILITY -

Sale comparable#4 was only utilized for bracketing site utility.

BEDROOM RECONCILIATION - ...(see addendum for entire text)

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	313 S 1ST ST CENTERVILLE, IN 47330	Single Family Residence				20321	1960	3	2	1605		No		Public Records
1	309 W SYCAMORE ST CENTERVILLE, IN 47330	Single Family Residence	\$155,000	07/22/2024	0.34	7187	1950	3	2	1488		No		Public Records
2	309 MULBERRY BLVD CENTERVILLE, IN 47330	Single Family Residence	\$130,000	07/18/2024	0.41	7144	1957	4	2	1516		No		Public Records
3	405 W SOUTH ST CENTERVILLE, IN 47330	Single Family Residence	\$185,000	05/08/2024	0.39	11848	1963	3	2	1714		No		Public Records
4	1575 RICE RD CENTERVILLE, IN 47330	Single Family Residence	\$215,000	11/22/2023	1.14	35719	1920	3	2	1644		No		Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 309 W SYCAMORE ST
CENTERVILLE IN, 47330

3 bedroom 2 full bathroom ranch home located next to Centerville High School! This home features nearly 1,500 square feet, spacious family room with gas burning stove and French doors opening to the deck, natural gas forced air heat & central air conditioning, newer roof just two years old, updated vinyl plank flooring and completely renovated bath, a privacy fence enclosed backyard perfect for kids and/or pets to play, a large back deck for grilling out, attached carport, and so much more!



Comp 2: 309 MULBERRY BLVD
CENTERVILLE IN, 47330

Home, freshly painted located in the perfect neighborhood in Centerville. It's rare to find almost 1,500 sq ft, 4 bedrooms and 2 full baths, but here it is! With a newer roof and HVAC, all you will need to do is update the primary bedroom. The kitchen is large and refrigerator is included. There is plenty of storage and the best part is it is all main level. The backyard is fenced in and a space for off street parking.



Comp 3: 405 W SOUTH ST
CENTERVILLE IN, 47330

New interior paint, doors, hardware, woodwork, crown molding, living room carpet, fireplace mantel, window blinds, tile and lights in front hall entry, front porch light, garage shelves and large closet. LR brick fireplace. Kemper eat-in kitchen with tile floor. 2+ car garage with lots of storage; large laundry room.



Comp 4: 1575 RICE RD
CENTERVILLE IN, 47330

ranch-style home boasts 1644 square feet of comfortable living space on an expansive .86-acre lot. featuring a back deck and stamped patio. With a master en suite, ample living space, and appliances included, this property offers the perfect blend of convenience and luxury. This property is move-in ready, ensuring a hassle-free transition to your new Centerville lifestyle. Don't miss the opportunity to make this Centerville ranch-style home your own. Experience the comfort, space, and serenity that .86 acres of land can offer.

PRICE AND LISTING HISTORY

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

TRANSACTION HISTORY

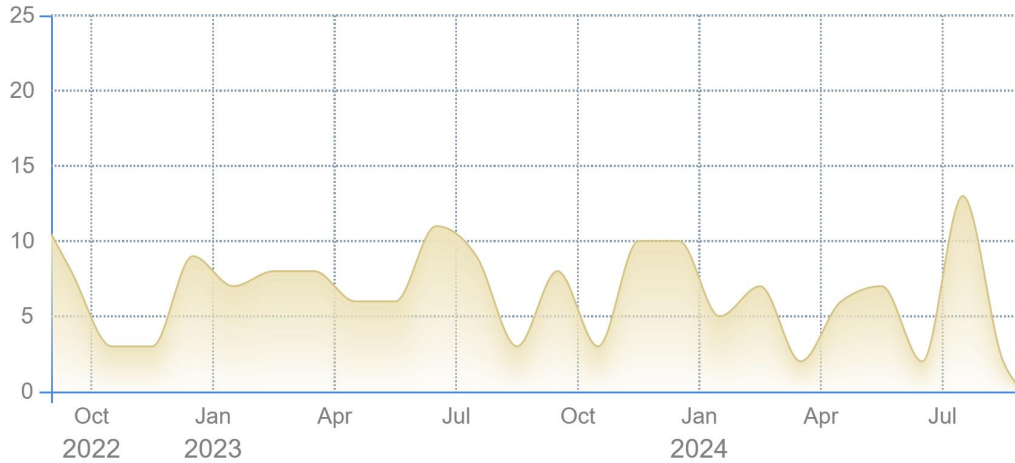
There is no property transaction history available.

ZIP-CODE DATA

Number of Properties Sold in 47330

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

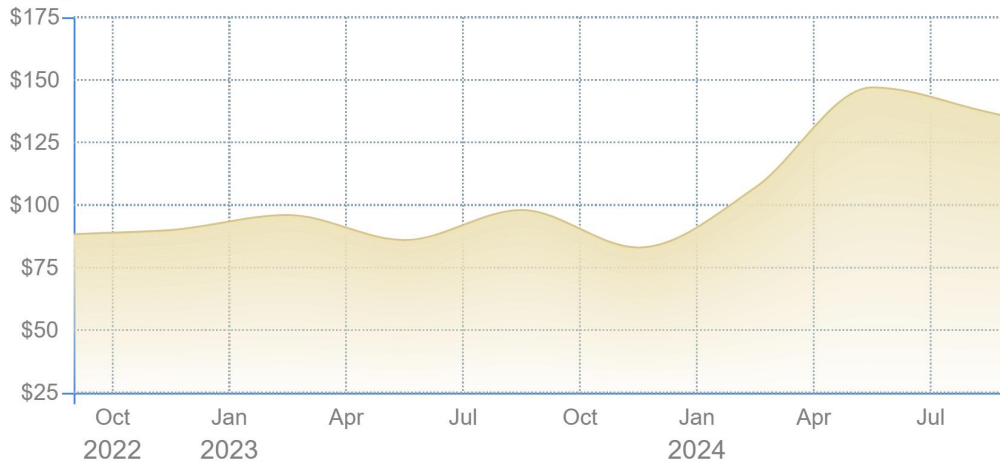
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47330

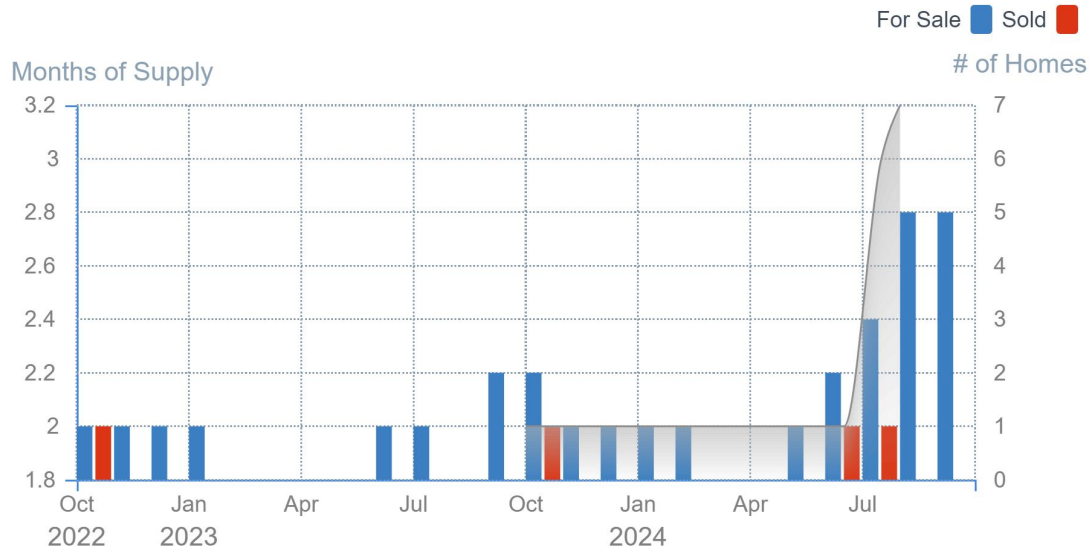
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



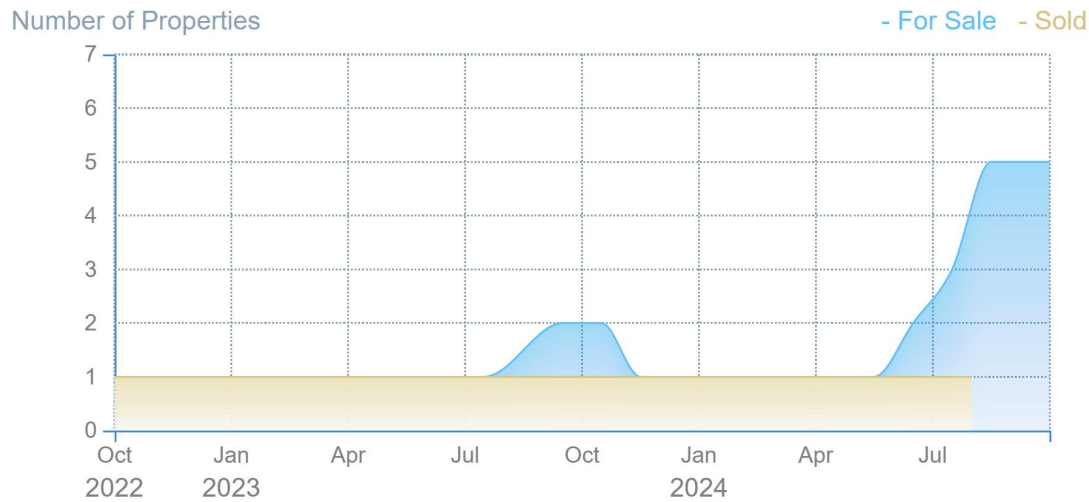
Months of Supply in 47330

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.

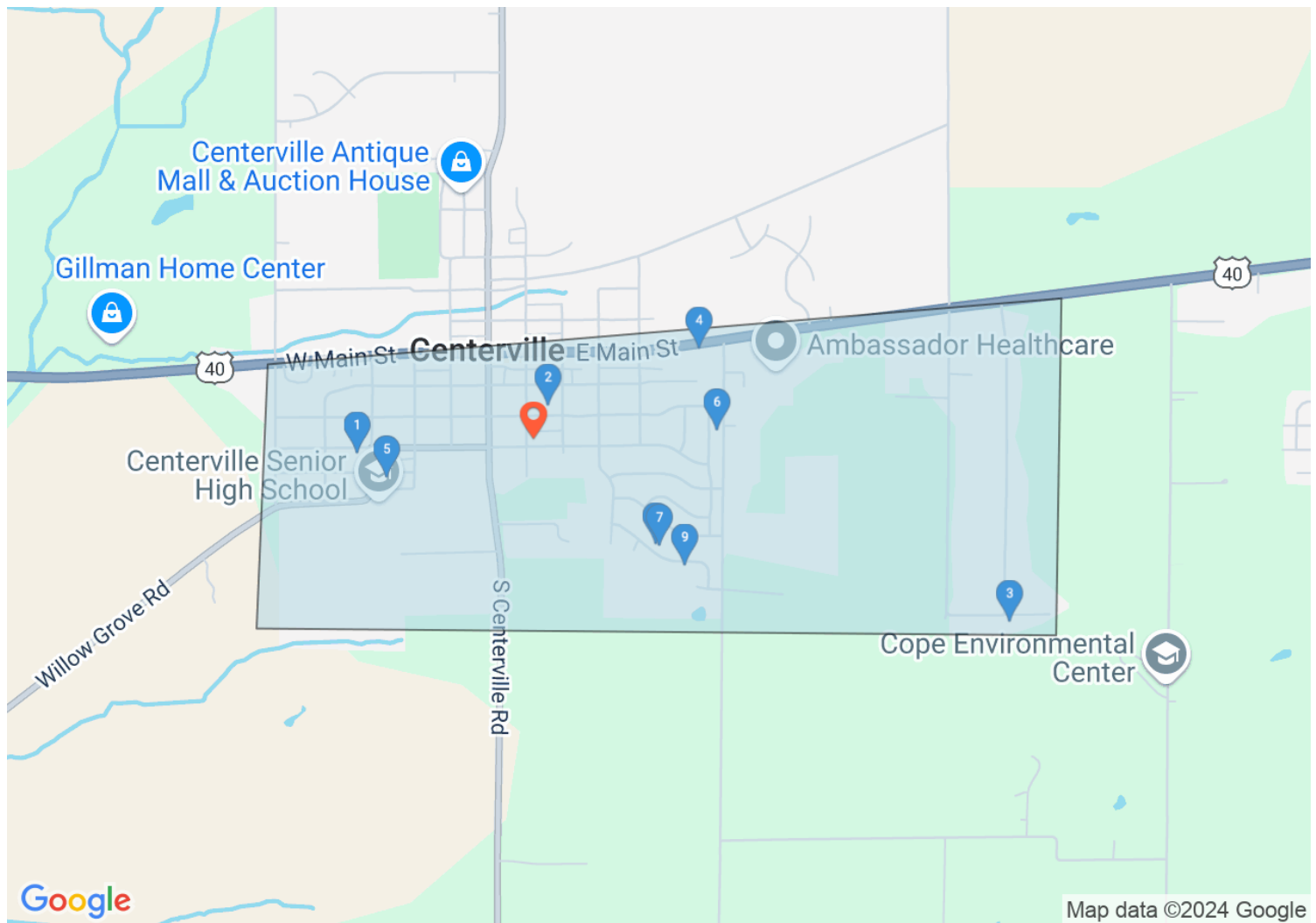


Supply / Demand in 47330

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

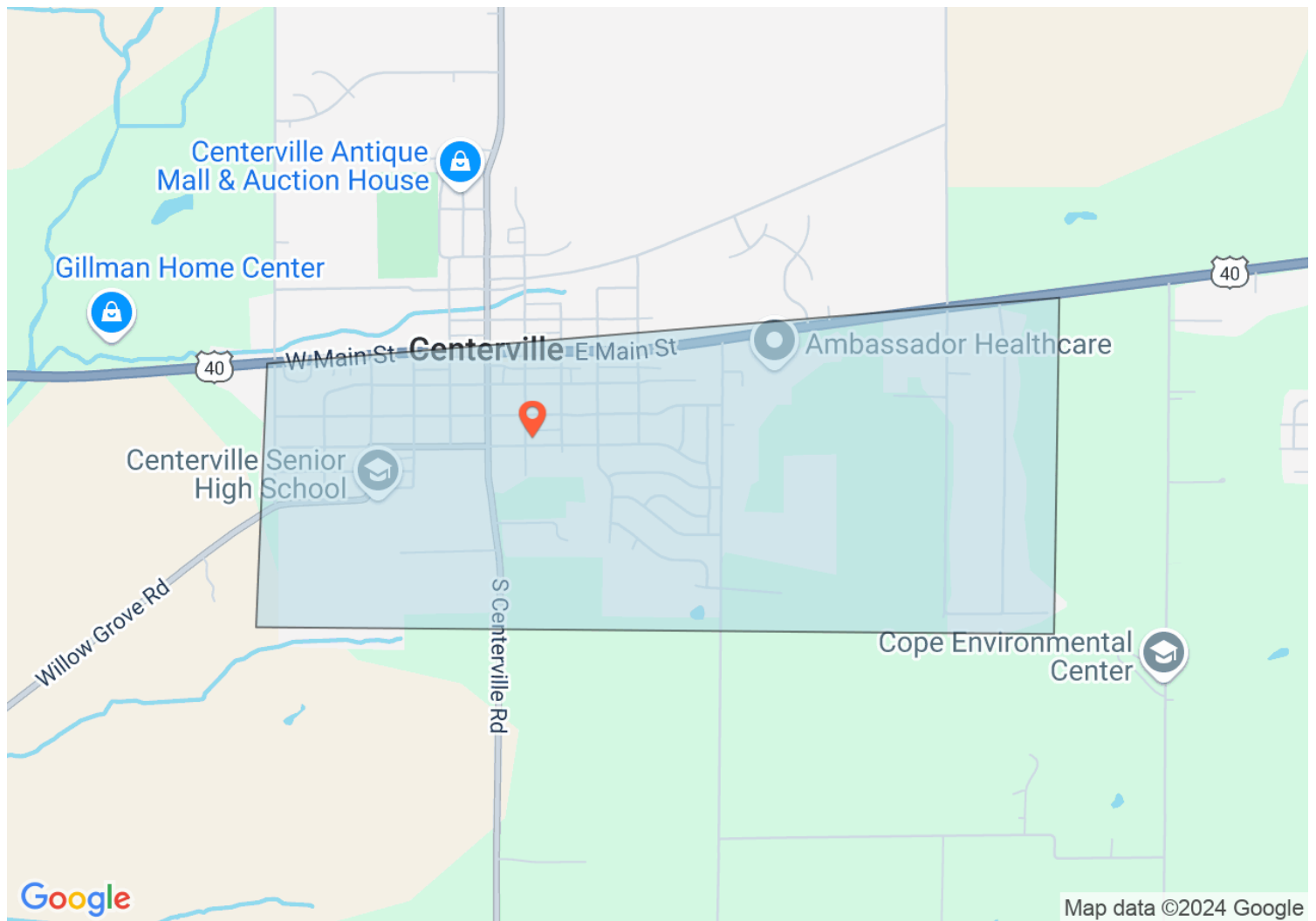


COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	313 S 1ST ST, CENTERVILLE, IN 47330	--	--	3	2	1,605	--	--	0.47	--	1960
1	405 W SOUTH ST CENTERVILLE, IN 47330	\$185,000	May 08, 2024	3	2	1,714	\$107	0.39	0.27	66	1963
2	210 E SCHOOL ST CENTERVILLE, IN 47330	\$142,900	Feb 05, 2024	2	1	1,418	\$100	0.08	0.25	59	1949
3	1575 RICE RD CENTERVILLE, IN 47330	\$215,000	Nov 22, 2023	3	2	1,644	\$130	1.14	0.82	55	1920
4	605 E MAIN ST CENTERVILLE, IN 47330	\$123,000	Aug 28, 2024	3	2	1,560	\$78	0.42	0.21	48	1920
5	309 W SYCAMORE ST CENTERVILLE, IN 47330	\$155,000	Jul 22, 2024	3	2	1,488	\$104	0.34	0.16	46	1950
6	309 MULBERRY BLVD CENTERVILLE, IN 47330	\$130,000	Jul 18, 2024	3	1	1,516	\$85	0.41	0.16	46	1957
7	506 WILLOW DR CENTERVILLE, IN 47330	\$199,999	Feb 14, 2024	3	2	1,400	\$142	0.37	0.23	40	2010
8	504 WILLOW DR CENTERVILLE, IN 47330	\$0	Jul 25, 2024	3	2	1,593	\$0	0.36	0.24	36	2022
9	701 WILLOW DR CENTERVILLE, IN 47330	\$270,000	May 06, 2024	3	2	1,428	\$189	0.44	0.18	31	2022

COMPARABLE PROPERTY LISTINGS



ADDENDUM

COMPARABLE COMMENTS AND FINAL RECONCILIATION

****SUBJECT NEIGHBORHOOD and MARKET AREA, COMPARABLE COMMENTS and FINAL RECONCILIATION****

GEOGRAPHICAL BOUNDARIES -

COMPETITIVE ALTERNATIVES TO THE SUBJECT UTILIZED AND THEIR GEOGRAPHICAL BOUNDARIES;
(N) Historic National Rd, (S) Shoemaker Rd, (E) Rice Rd and (W) McMinn Rd.

SUBJECT NEIGHBORHOOD MARKET AREA -

There is *** LIMITED *** inventory of competitive alternatives to the subject property available within the subject market area for analysis at the time of this report; therefore, it was unavoidable and necessary to expand search parameters of some or all characteristics in terms of i.e. (Over 1 mile Radius or BED or BATH or GLA or SITE UTILITY or DESIGN or ONE/TWO STORY or SALES DATE OVER 90-180 DAYS etc.) in search of reasonable alternatives to the subject property. Comparables utilized in this analysis are located within the subject's buyers' market, considered to be reasonable alternatives of the subject's competitive market. Sales comparables and transaction data used confirmed through secondary data search i.e., MLS, public record or online resources.

Additional Consideration of Line-Item Adjustment Reconciliation -

Due to extremely limited inventory of competitive alternatives to the subject property within the subject market area, only (3) sales were utilized and considered to be competitive to the subject. Any competitive listings or pending sales were unavailable as of the effective date of this report.

LOCATION ANALYSIS -

Due to extremely limited inventory, buyer reaction to value and/or marketability, backing to school parking could not be quantified or supported, therefore, location adjustment positive or negative was not applied.

SITE UTILITY -

Sale comparable#4 was only utilized for bracketing site utility.

BEDROOM RECONCILIATION -

Based upon current competitive alternatives to the subject within the subject market area, BEDROOM UTILITY reflected in the GLA as of the effective date of this report.

AGE CONSIDERATION RECONCILIATION -

Based upon current competitive alternatives to the subject within the subject market area, AGE CONSIDERATION is reflected in the overall (quality of construction and/or condition) as of the effective date of this report.

NOTE -

All adjustments within the report are derived from the market and represent market reaction to each property feature. The has analyzed the most current comparable sales and extracted the amounts that buyers are typically paying within the market for each additional property feature. These values are applied as adjustments to the comparables to arrive at the opinion of market value for the subject. In addition, adjustments are also considered on paired sales group data and/or sensitivity analysis. When these methods produce erratic data, the experience in the area is used. An effort is made to bracket all of the subject's salient features.

LEADING INDICATORS IN THE SUBJECT'S MARKET ARE AS FOLLOWS:

- Comp (1) 309 W SYCAMORE ST was selected due to; sales transaction date; similarity in age/design (style)/bed/brackets GLA, with an adjusted value of \$160,400. Per MLS the property appears to be in the upper range of C4 (average) condition with some updating.

- Comp (2) 309 MULBERRY BLVD was selected due to; sales transaction date; similarity in age/condition/design (style)/GLA, with an adjusted value of \$136,900. Per MLS the property appears to be in overall C4 (average) condition.

- Comp (3) 405 W SOUTH ST was selected due to; proximity to the subject; similarity in age/condition/design (style)/bed/bath/garage/brackets GLA, with an adjusted value of \$184,700. Per MLS the property appears to be in overall C4 (average) condition.

- Comp (4) 1575 RICE RD was selected due to; brackets site utility; similarity in bed/GLA, with an adjusted value of \$170,000. Per MLS the property appears to be in overall C3 (good) condition.

Therefore, based upon analysis of all available market data at the time of this report, the opinion of value was determined to be \$160,000; and brackets the unadjusted and adjusted values of sales which included leading indicators of closed sales with their adjusted value range of (\$136,900 to \$184,700); having an overall percent variance of (25.88%).

MOST WEIGHT GIVEN TO -

ADDENDUM

Comp-(1) 309 W SYCAMORE ST was selected due to; sales transaction date; similarity in age/design (style)/bed/brackets GLA. Additionally, Comp-(3) 405 W SOUTH ST was selected due to; proximity to the subject; similarity in age/condition/design (style)/bed/bath/garage/brackets GLA.

OVERALL CURRENT MARKET CONSIDERATION AND STATISTICAL ANALYSIS -

Based upon competitive alternatives to the subject property within the subject market area as follows: beginning and end dates used for analysis (from 12/19/2023 to 05/08/2024), utilizing a total of (4) properties, equals a total time of (4.57) months and reflects a market change of (5.71%) which indicates a total of (1.25%) monthly variance. In addition, due to extremely limited inventory of competitive alternatives to the subject within the subject's market area, the overall market trend could not be quantified due to minimal inventory and limited values; therefore, subject market area is considered to be "stable" overall; any time adjustments (positive/negative) were "NOT" considered to be reasonable and unsupported; therefore, "NOT" applied as of the effective date of this report.

Per overall market analysis: reasonable exposure time for the subject property is 3 to 40

ZONING INFORMATION AS FOLLOWS -

The subject's "Specific Zoning Classification" is (Z001) and the "Zoning Description" as (Single Family Residence). The "Zoning Compliance" is (Legal).

**** ADDITIONAL COMMENTARY ****

CHARACTERISTICS OF THE SUBJECT were not provided by the owner "NO BORROWER RESPONSE". Therefore, all characteristics of the subject were acquired by public records and/or secondary data resources.

3-bedroom(s) – public record

1.1-bathroom(s) – public record

GLA-1,605 sqft – public record

20,321 sqft site utility – public record

1-car attached garage – exterior inspection

1960 Year Built – public record

SUBJECT PRIOR TRANSFER -

Subject has not been sold or listed within the past three years per public record and property search, any MLS for the subject within the past year was not found. Current opinion of value based upon current market as of the effective date of this report.

EXTERIOR INSPECTION COMMENTS –

Subject conforms to the area; some repair needed on fascia on the porch; property appears maintained other than the porch repair; subject near schools, small downtown area.

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.

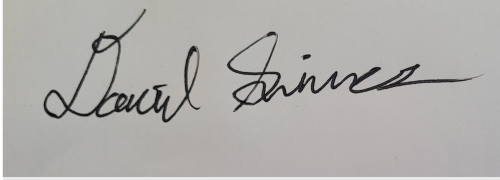
WARNING: The use of assumptions may affect assignment results.

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	11/19/2024

PROPERTY INSPECTION ANALYSIS

File # 6309018.2

Loan #

SUBJECT & CLIENT				
Address 313 S 1ST STREET		City CENTERVILLE	County Wayne	State IN Zip 47330
Borrower SCOTT SHEPARD		Co-Borrower		
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg	State IN Zip 46112

TYPE OF INSPECTION PERFORMED	EXTERNAL FACTORS	PROPERTY TYPE
<input checked="" type="checkbox"/> Exterior-Only From Street <input type="checkbox"/> Walk-In Interior & Exterior <input type="checkbox"/> Virtual Exterior-Only From Street <input type="checkbox"/> Virtual Walk-In Interior & Exterior	Adverse External Factors Fronts/Sides/Backs Busy Street <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High Tension Electrical Wires <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant/Abandoned Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landfill or Transfer Station <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial/Industrial Influences <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Railroad Tracks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Freeway/Highway Influence <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Private or Public Airport <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> SFR - Detached <input type="checkbox"/> Condo - Garden Style <input type="checkbox"/> SFR - Attached <input type="checkbox"/> Condo - Mid-Rise or High-Rise <input type="checkbox"/> SFR - Semi-Detached / End <input type="checkbox"/> Condo - Other <input type="checkbox"/> SFR - With Accessory Unit <input type="checkbox"/> Manufactured [Add Date] <input type="checkbox"/> Duplex <input type="checkbox"/> Commercial / Mixed-Use <input type="checkbox"/> Triplex <input type="checkbox"/> Other [] <input type="checkbox"/> Quadplex

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

SUBJECT CONDITION	ADDITIONAL IMPROVEMENTS	ADDITIONS OR CONVERSIONS
<input type="checkbox"/> New / Like New <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable	<input type="checkbox"/> Accessory Unit <input type="checkbox"/> Outbuildings <input type="checkbox"/> Solar Panels [] <input checked="" type="checkbox"/> Porch [COVERED] <input checked="" type="checkbox"/> Patio [CONCRETE] <input type="checkbox"/> Pool [] <input type="checkbox"/> Fence [] <input type="checkbox"/> Other []	<input type="checkbox"/> Apparent Additions Added GLA [] SqFt Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Conversions <div style="border: 1px solid black; height: 50px; width: 100%;"></div>

SUBJECT CONDITION RELATED TO NEIGHBORING PROPERTIES			
<input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input type="checkbox"/> Unknown			
DEFERRED MAINTENANCE			
Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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 Dry Rot / Decaying Wood <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Fire / Wildfire or Smoke Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Water or Flood Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Storm or Hurricane Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Earthquake Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Tornado Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Safety or Habitability Issues Noted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was any of the above deferred maintenance caused by a recent natural disaster? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, does it appear the interior suffered significant damage? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the property located in an active FEMA disaster area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rate the disaster related damage to the property: [] Percent of neighborhood properties that suffered damage: [%] Estimate of total cost to repair: [\$] Estimated time to repair: [] Describe the damage to the subject and any damage to neighborhood: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	

SUBJECT SITE / LOT			
Lot Size [0.47]		Lot Shape [Rectangular]	
Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]
SUBJECT IMPROVEMENTS			
# Stories [1]	Year Built [1960]	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 [Comp Shingle]		<input type="checkbox"/> Full	
Fireplace # [1] [Brick]		<input type="checkbox"/> Partial	
Heating Type [Forced]		% Finished [%]	
Cooling Type [Central/Forced Air]			

ROOM INFORMATION AND LOCATION
[6] # Total Rooms Above Grade [3] # Bedrooms Above Grade [1.5] # Bathrooms Above Grade

SUBJECT & CLIENT

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

COMMENTS

subject conforms to the area; some repair needed on fascia on the porch; property appears maintained other than the porch repair; subject near schools, small downtown area;

SCOPE, CERTIFICATION AND LIMITING CONDITIONS

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

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

CERTIFICATION: The inspector, hereby certifies and agrees that:

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

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

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

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

Company Georgia L Green

Address 603 W 30Th St

City, St Zip Connersville, IN 47331

Phone (765) 825-1103

Location Validation (VPI Inspection Only)

Georgia Green / 11/14/2024

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

Loan #

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Borrower SCOTT SHEPARD	Co-Borrower			
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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



PROPERTY INSPECTION ANALYSIS

File # 6309018.2

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SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If accessible)

damage