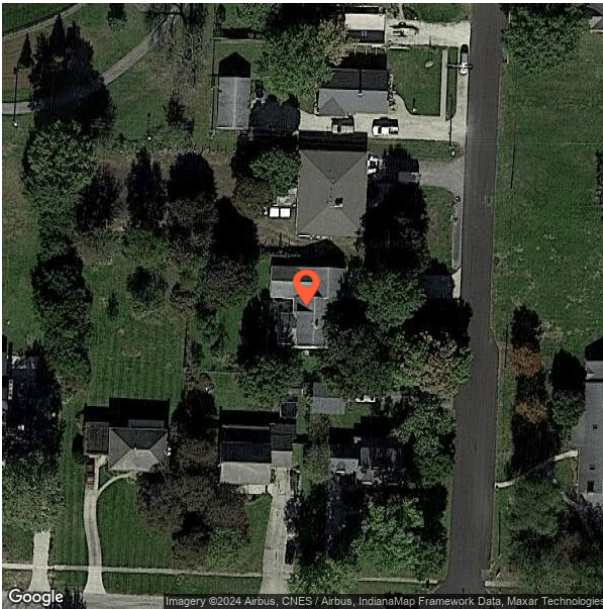




Property Address	Order #	6160452
306 N 6TH ST	Loan #	Not Specified
KENTLAND, IN 47951 - NEWTON COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: N/A
Lender	Robert Steele	
Borrower	TIMOTHY STOREY	
Coborrower	Not Specified	
Evaluated Value	\$217,000	Reasonable Exposure Time
Effective Date	3/8/2024	30 - 60 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	NEWTON
Lot Size	15,480	Parcel Number	56-16-21-441-031.000-011
Year Built	1955	Assessed Year	2023
Gross Living Area	2,673	Assessed Value	\$137,900
Bedroom	4	Assessed Taxes	\$1,301
Baths	1.1	Sold Date	
Pool	No	Sold Price	\$0
Condition	Average	List Date	
Carrier Route	C001	List Price	
HOA	No		
Location Comments	Commercial		
Owner of Public Records	STOREY TIMOTHY / STOREY JEANNE		
Amenities	Partially Finished Basement		
Legal Description	E 180' LOT 4 BLK 1 REINHART'S FIRST ADD KENTLAND		

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	11	16	13	18.2% ↑	-18.8% ↓
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	\$0	\$0	\$185,000	0% -	0% -
Median Comparable Sales Days on Market	0d	0d	2d	0% -	0% -
Median Sale Price as % of List Price	0%	0%	96%	0% -	0% -
Median Comparable List Price (Currently Active)	\$219,900	\$179,000	\$169,900	-22.7% ↓	-5.1% ↓
Median Competitive Listings Days on Market (Currently Active)	67d	52d	49d	-26.9% ↓	-5.8% ↓
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	306 N 6TH ST KENTLAND IN, 47951	3189 N 400 W EARL PARK IN, 47942		307 E Ray St KENTLAND IN, 01049		103 E Dunlap St KENTLAND IN, 01206	
MLS Comments	--						
Proximity (mi)	--	8.41 S		0.35 NW		0.40 W	
MLS# DOC#	--	202341772		522217		538707	
Sale Price / Price per Sq.Ft.	--	\$224,900 / \$84/sqft		\$215,000 / \$110/sqft		\$240,000 / \$106/sqft	
List Price / Price per Sq.Ft.	--	\$224,900 / \$84/sqft		\$219,900 / \$112/sqft		\$249,000 / \$110/sqft	
Sale Price % of List Price	--	1.00 / 100%		0.98 / 98%		0.96 / 96%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		02/09/24		01/23/23		11/27/23	
Location	Adverse	Adverse		Adverse		Adverse	
Location Comment	Commercial	Railroad		Commercial		Railroad	
Site	15,480	301,479	-\$14,300	13,468	\$101	13,500	\$99
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1955	1930		1960		1907	
Condition	Average	Average		Average		Good	-\$24,000
Bedrooms	4	5	-\$2,000	2	\$4,000	4	
Full / Half Baths	1 / 1	2 / 0	-\$1,000	1 / 1		2 / 0	-\$1,000
Gross Living Area	2,673	2,688	-\$150	1,962	\$7,110	2,261	\$4,120
Basement	Partial Basement	Full Basement	-\$5,000	None	\$5,000	Full Basement	-\$5,000
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		2		2	
Pool	No	No		No		No	
Amenities	Partially Finished Basement	Unfinished Basement	\$5,000	None	\$5,000	Unfinished Basement	\$5,000
Other	None	2 Outbuildings	-\$10,000	Shed	-\$2,000	None	
Other							
Net Adj. (total)		-12.21%	-\$27,450	8.94%	\$19,211	-8.66%	-\$20,781
Gross Adj.		16.65%	\$37,450	10.80%	\$23,211	16.34%	\$39,219
Adj. Price			\$197,450		\$234,211		\$219,219
Price and Listing History		Sold	02/09/2024	Sold	01/23/2023	Sold	11/27/2023
		Price	\$224,900	Price	\$215,000	Price	\$240,000
		Pending	11/22/2023	Price Changed	11/25/2022	Price Changed	09/28/2023
		Price	\$224,900	Price	\$219,900	Price	\$249,000
		Listed	11/13/2023	Relisted	11/22/2022	Listed	09/15/2023
		Price	\$224,900	Price	\$225,900	Price	\$259,000
		Sold	10/29/2021	Cancelled	11/21/2022		
		Price	\$192,500	Price	\$225,900		
		Pending	08/20/2021	Price Changed	11/09/2022		
		Price	\$200,000	Price	\$225,900		
		Price Changed	08/20/2021	Price Changed	11/01/2022		
		Price	\$200,000	Price	\$219,900		
		Listed	07/26/2021	Listed	03/16/2021		
		Price	\$224,900	Price	\$182,500		

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to conform to the area. No significant foreclosure rate present. Subject is located proximate commercial. Subject location appears to be suburban. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis. 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.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$197,450 to \$234,211

Sales Commentary

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. Sales #1 and #3 given similar locational value to subject. Dated Sale #2 included for bracketing due to lack of recent sales. Sale #3 adjusted for condition based on listing photos and/or listing remarks. Due to lack of recent sales subject basement finish could not be bracketed and was adjusted across the board.

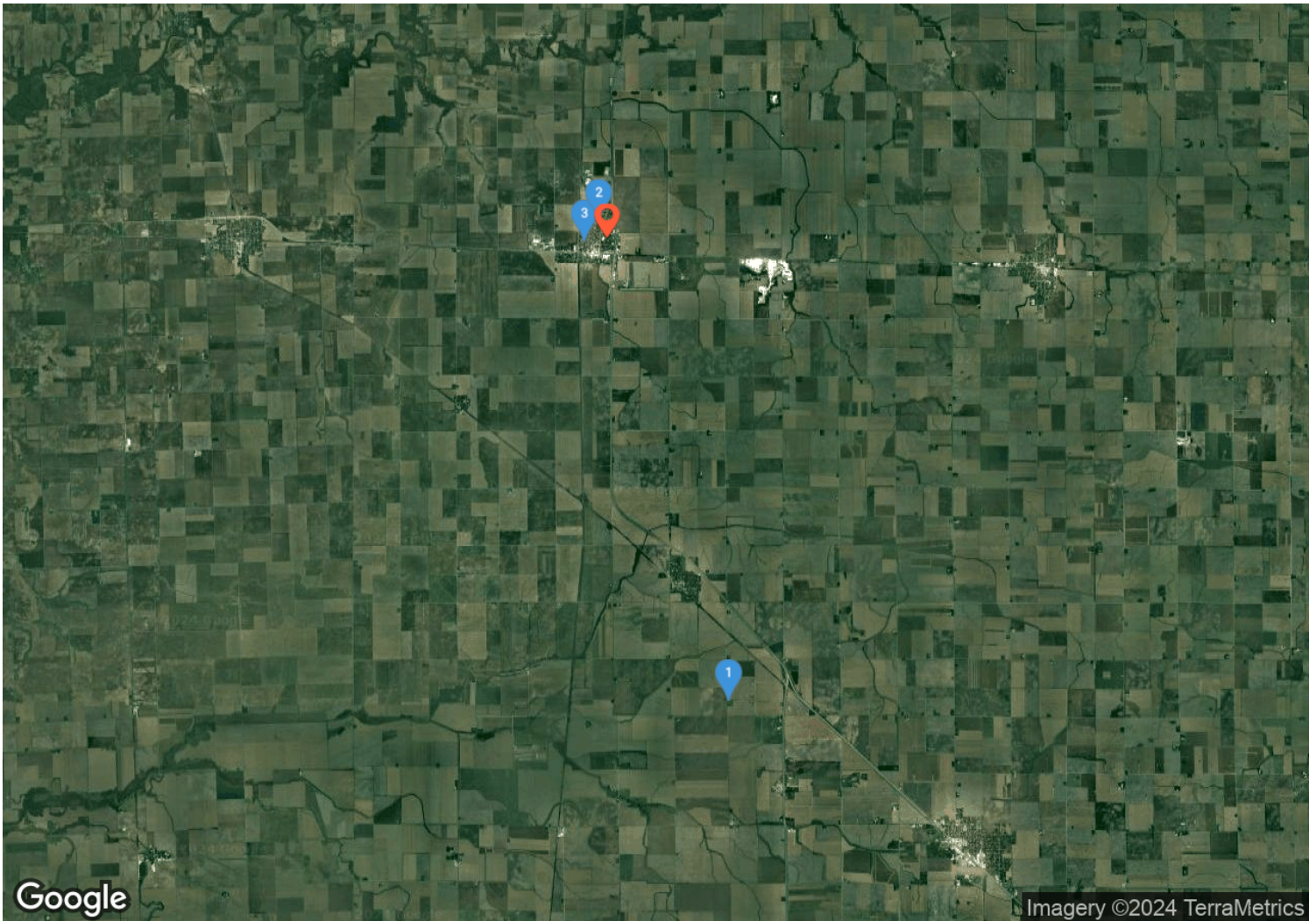
Listing Commentary

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

Additional Notes

- Effective date on report time stamp appears to be an error as report was submitted on 3/8. An effective date of 3/8 appears appropriate.
- Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
- Due to a lack of recent and similar listings/sales in subject's area, comparables with a living area difference of >20% were necessary.
- Due to a lack of similar and more proximate comparables, it was necessary to expand search parameters across major roadways.
- Due to a lack of recent and similar listings/sales in subject's area, it was deemed necessary to use comparables over 12 months.
- Outbuildings have only been reported as an amenity and in the grid if appear to be located on a permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Above ground pools have not been given value or reported as no value given to personal property.
- MLS commentary was unavailable for comparables; therefore, secondary sources have been utilized.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	306 N 6TH ST KENTLAND, IN 47951	Single Family Residence				15480	1955	4	2	2673	942	No		Public Records
1	3189 N 400 W EARL PARK, IN 47942	Single Family Residence	\$224,900	02/09/2024	8.41	301479	1930	5	2	2688	1344	No		MLS
2	307 E Ray St KENTLAND, IN 01049	Single Family Residence	\$215,000	01/23/2023	0.35	13468	1960	2	2	1962		No		MLS
3	103 E Dunlap St KENTLAND, IN 01206	Single Family Residence	\$240,000	11/27/2023	0.40	13500	1907	4	2	2261	1279	No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 3189 N 400 W
EARL PARK IN, 47942



Comp 2: 307 E RAY ST
KENTLAND IN, 01049



Comp 3: 103 E DUNLAP ST
KENTLAND IN, 01206

PRICE AND LISTING HISTORY

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

TRANSACTION HISTORY

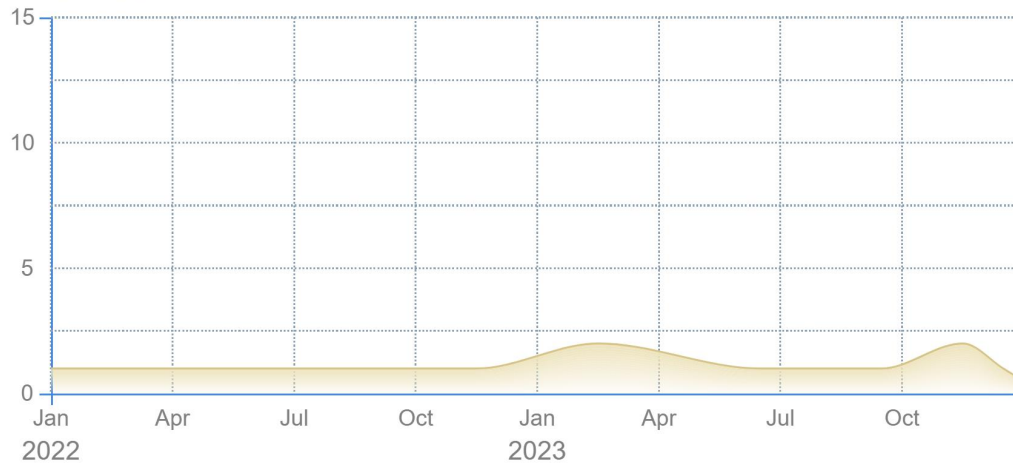
There is no property transaction history available.

ZIP-CODE DATA

Number of Properties Sold in 47951

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

Number of Sales



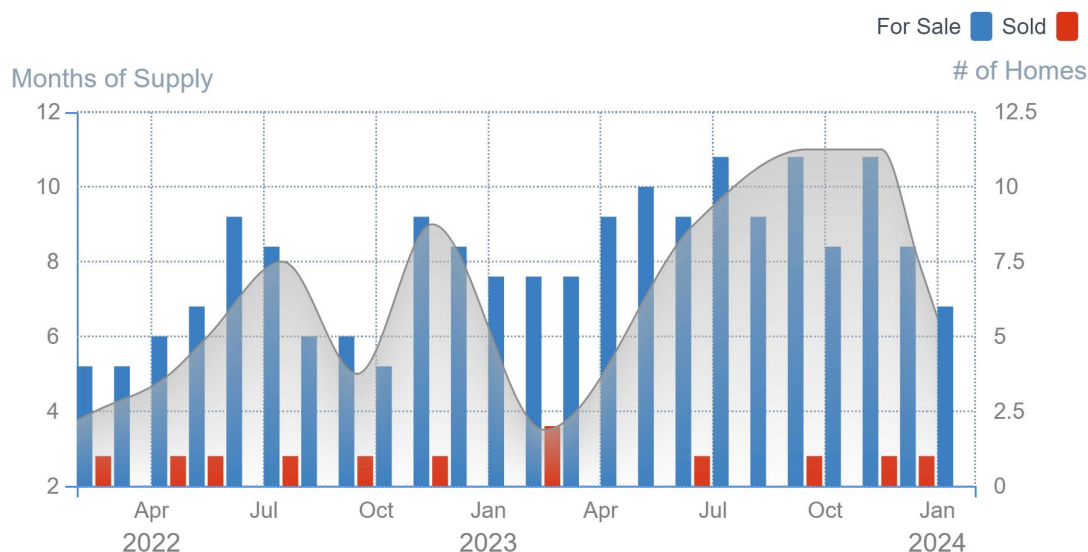
Median Sale Price/Sq.Ft. (quarterly) in 47951

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

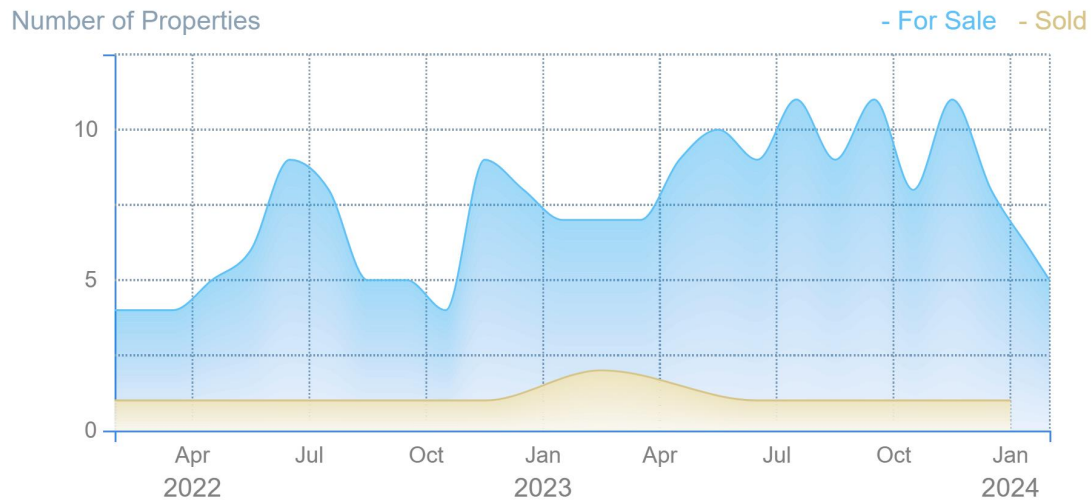
Months of Supply in 47951

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.

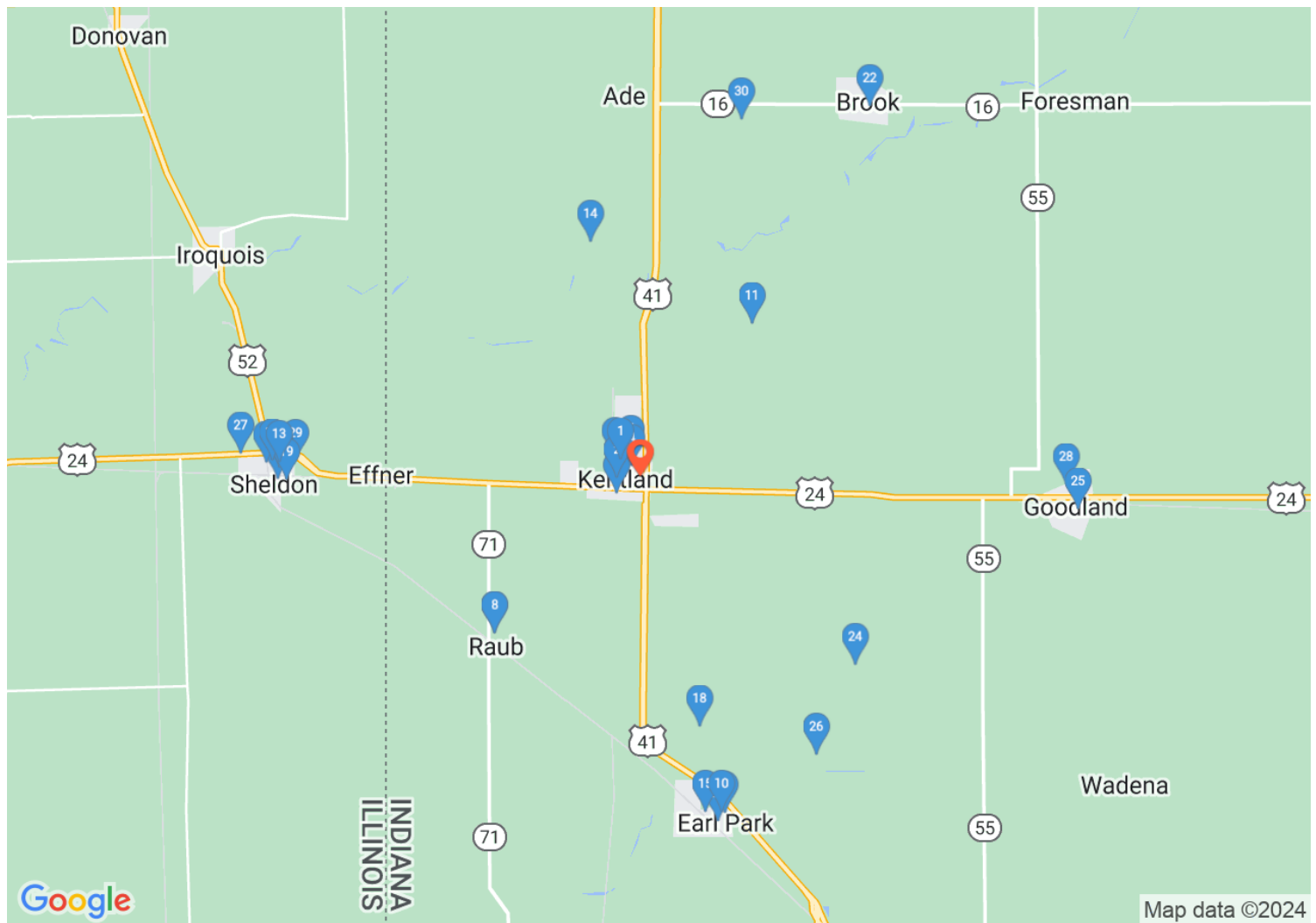


Supply / Demand in 47951

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



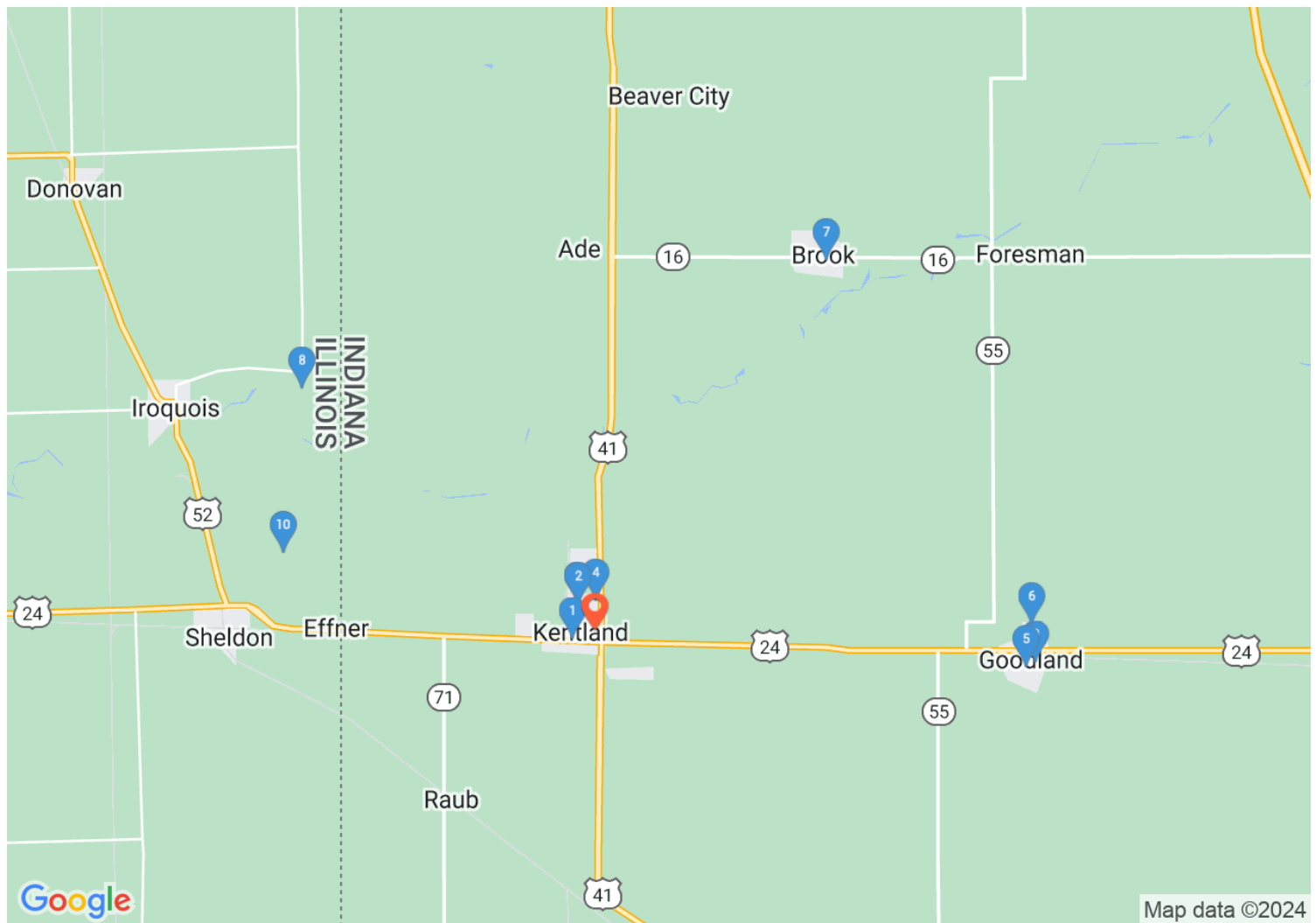
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	306 N 6TH ST, KENTLAND, IN 47951	--	--	4	2	2,673	--	--	0.36	--	1955
1	114 E IROQUOIS ST KENTLAND, IN 47951	\$230,000	May 20, 2022	4	2	2,360	\$97	0.44	0.48	81	1941
2	DUNLAP KENTLAND, IN 01206	\$240,000	Nov 27, 2023	4	2	2,261	\$106	0.40	0.31	76	1907
3	IROQUOIS KENTLAND, IN 01041	\$250,000	Feb 21, 2023	4	2	2,206	\$113	0.52	0.34	76	1910
4	313 E LINCOLN ST KENTLAND, IN 47951	\$45,000	Jul 08, 2022	4	2	2,338	\$19	0.22	0.47	72	1910
5	105 E ALLEN ST KENTLAND, IN 47951	\$147,900	Feb 05, 2024	3	1	2,094	\$70	0.51	0.31	72	1920
6	RAY KENTLAND, IN 01049	\$215,000	Jan 23, 2023	2	2	1,962	\$109	0.35	0.31	65	1960
7	308 N 2ND ST KENTLAND, IN 47951	\$23,000	Feb 26, 2024	3	2	2,056	\$11	0.34	0.24	53	1890
8	8536 N 890 W EARL PARK, IN 47942	\$135,000	Feb 29, 2024	3	2	1,976	\$68	3.78	0.33	32	1880
9	890 EARL PARK, IN 08702	\$135,000	Feb 29, 2024	3	2	1,976	\$68	3.78	0.33	32	1880
10	109 N MAPLE ST EARL PARK, IN 47942	\$154,000	Feb 24, 2023	3	3	2,164	\$71	6.10	0.36	26	1972
11	1300 KENTLAND, IN 08538	\$279,997	Jul 05, 2023	4	2	2,016	\$138	3.33	1.50	24	1977
12	108 N CHESTNUT ST EARL PARK, IN 47942	\$165,000	Mar 22, 2023	3	2	2,050	\$80	6.14	0.45	24	1909

13	495 N 5TH ST SHELDON, IL 60966	\$35,000	Dec 20, 2023	5	2	2,464	\$14	6.36	0.35	24	1875
14	3396 W 1150 S KENTLAND, IN 47951	\$215,000	Nov 10, 2022	3	2	2,378	\$90	4.20	1.26	23	1900
15	304 W 6TH ST EARL PARK, IN 47942	\$150,000	May 24, 2023	3	2	1,984	\$75	6.04	0.26	23	1918
16	502 N 4TH ST SHELDON, IL 60966	\$47,000	Dec 21, 2023	4	1	2,060	\$22	6.48	0.27	23	1919
17	242 W IROQUOIS ST SHELDON, IL 60966	\$75,000	Mar 18, 2022	3	2	2,288	\$32	6.58	0.28	23	1884
18	6888 N 500 W EARL PARK, IN 47942	\$345,000	Oct 03, 2023	4	1	2,470	\$139	4.55	1.50	22	1910
19	385 E CENTER ST SHELDON, IL 60966	\$45,000	Oct 24, 2022	4	2	1,960	\$22	6.23	0.26	22	1885
20	355 N 5TH ST SHELDON, IL 60966	\$17,500	Nov 13, 2023	4	2	3,614	\$4	6.35	0.28	22	1891
21	180 S 5TH ST SHELDON, IL 60966	\$25,000	Jun 14, 2022	3	2	2,100	\$11	6.38	0.56	22	1910
22	BROADWAY BROOK, IN 08858	\$50,600	Jul 28, 2023	3	2	2,692	\$18	7.67	0.29	21	1900
23	104 E 4TH ST EARL PARK, IN 47942	\$0	Dec 13, 2022	4	2	2,294	\$0	6.25	0.15	20	1910
24	2294 W 800 N FOWLER, IN 47944	\$305,000	Dec 18, 2023	5	2	2,716	\$112	5.07	3.70	19	1973
25	PRAIRIE GOODLAND, IN 08130	\$228,000	Mar 08, 2024	3	2	2,046	\$111	7.76	0.30	19	1900
26	6373 N 300 W EARL PARK, IN 47942	\$160,000	Sep 16, 2022	4	2	2,460	\$65	5.83	1.95	19	1956
27	850 W FRONTAGE ST SHELDON, IL 60966	\$160,000	Jul 29, 2022	4	3	2,112	\$75	7.05	1.00	18	1962
28	214 N IROQUOIS ST GOODLAND, IN 47948	\$154,000	Jul 31, 2023	3	1	2,192	\$70	7.53	0.62	18	1890
29	491 N 9TH ST SHELDON, IL 60966	\$45,000	Jun 01, 2023	4	2	2,011	\$22	6.07	1.26	17	1890
30	757 W STATE ROAD 16 BROOK, IN 47922	\$322,000	Aug 22, 2023	4	2	2,432	\$132	6.53	2.47	17	1920

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	306 N 6TH ST, KENTLAND, IN 47951	--	--	4	2	2,673	--	--	0.36	--	1955
1	SEYMOUR KENTLAND, IN 47951	\$294,900	Mar 08, 2024	5	3	2,695	\$109	0.42	0.42	83	1920
2	MAPLE KENTLAND, IN 47951	\$175,000	Feb 27, 2024	4	2	2,136	\$81	0.52	0.22	63	1951
3	202 E MAPLE ST KENTLAND, IN 47951	\$175,000	Feb 27, 2024	4	2	2,136	\$81	0.54	0.22	63	1951
4	HAWKEYE KENTLAND, IN 01171	\$399,900	Nov 28, 2023	5	3	3,020	\$132	0.50	0.57	62	1979
5	MILL GOODLAND, IN 08155	\$195,000	Nov 03, 2023	4	2	2,352	\$82	7.65	0.38	21	1895
6	413 N NEWTON ST GOODLAND, IN 47948	\$172,900	Feb 15, 2024	3	2	2,288	\$75	7.72	0.40	21	1929
7	BROADWAY BROOK, IN 08859	\$289,500	Jan 25, 2024	4	2	2,745	\$105	7.68	0.93	17	1980
8	2177 N 3100 EAST RD DONOVAN, IL 60931	\$325,000	Feb 21, 2024	3	3	2,336	\$139	6.67	5.00	15	1994
9	325 S JAMES ST GOODLAND, IN 47948	\$169,900	Dec 11, 2023	4	2	1,312	\$129	7.81	0.45	15	1890
10	3053 E 1900 NORTH RD SHELDON, IL 60966	\$489,900	Sep 12, 2023	3	3	2,452	\$199	5.64	42.65	14	2008

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:

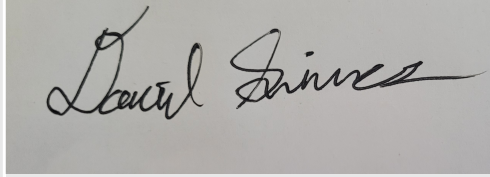
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have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

3/11/2024

PROPERTY INSPECTION ANALYSIS

File # 6160452.2

Loan #

SUBJECT & CLIENT									
Address 306 N 6TH ST			City KENTLAND		County Newton		State IN		Zip 47951
Borrower TIMOTHY STOREY					Co-Borrower				
Client Robert Steele Agency Inc			Address 11 Motif Boulevard		City Brownsburg		State IN		Zip 46112

TYPE OF INSPECTION PERFORMED

☒ Exterior-Only From Street
☐ Walk-In Interior & Exterior
☐ Virtual Exterior-Only From Street
☐ Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS

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

MARKET INFLUENCES

Significant Area Non-Residential Use

Commercial	☐ Yes ☒ No
Industrial	☐ Yes ☒ No
Agricultural	☐ Yes ☒ No
Golf/Recreational	☐ Yes ☒ No
Lake or Ocean	☐ Yes ☒ No
National Park/Forest	☐ Yes ☒ No
Vacant	☐ Yes ☒ No
Other [None]	☐ Yes ☒ No

EXTERNAL FACTORS

Adverse External Factors

Fronts/Sides/Backs Busy Street	☐ Yes ☒ No
High Tension Electrical Wires	☐ Yes ☒ No
Vacant/Abandoned Property	☐ Yes ☒ No
Landfill or Transfer Station	☐ Yes ☒ No
Commercial/Industrial Influences	☐ Yes ☒ No
Railroad Tracks	☐ Yes ☒ No
Freeway/Highway Influence	☐ Yes ☒ No
Private or Public Airport	☐ Yes ☒ No
Other [none]	☐ Yes ☒ No

Positive External Factors

Golf Course	☐ Yes ☒ No
Waterfront	☐ Yes ☒ No
Beach Access	☐ Yes ☒ No
Lake Access	☐ Yes ☒ No
Marina/Boat Ramp Access	☐ Yes ☒ No
Gated Community / Security Gate	☐ Yes ☒ No
View [Typical]	☐ Yes ☒ No
Other [none]	☐ Yes ☒ No

PROPERTY TYPE

☒ SFR - Detached	☐ Condo - Garden Style
☐ SFR - Attached	☐ Condo - Mid-Rise or High-Rise
☐ SFR - Semi-Detached / End	☐ Condo - Other
☐ SFR - With Accessory Unit	☐ Manufactured [Add Date]
☐ Duplex	☐ Commercial / Mixed-Use
☐ Triplex	☐ Other []
☐ Quadplex	

CONDO OR PLANNED UNIT DEV

☐ Subject is in a Condo or PUD
 Dues []
 Dues Term []

*Homeowner's association information is provided as available. Lender may wish to confirm with the association.

ADDITIONAL IMPROVEMENTS

☐ Accessory Unit
☐ Outbuildings
☐ Solar Panels []
☐ Porch []
☐ Patio []
☐ Pool []
☐ Fence []
☐ Other []

SUBJECT SITE / LOT

Lot Size [0.36]		Lot Shape [Mostly Rectangular]	
Utilities	Public	Other	Description
Electricity	☒	☐	[]
Gas	☒	☐	[]
Water	☒	☐	[]
Sewer	☒	☐	[]
Offsite Improvements	Public	Private	Description
Street	☒	☐	[Asphalt]
Alley	☒	☐	[Asphalt]

SUBJECT IMPROVEMENTS

# Stories [2]	Year Built [1955]	Foundation / Basement
Design [Contemporary]		☐ Concrete Slab
Construction [Wood Frame]		☒ Crawl Space
Exterior Walls [Unknown]		☐ Basement
Roof Surface [Comp Shingle]		☐ Full
Fireplace # [] [None]		☐ Partial
Heating Type [Forced]		% Finished [] % []
Cooling Type [Central/Forced Air]		

SUBJECT CONDITION

☐ New / Like New ☐ Very Good ☐ Good ☒ Average ☐ Fair / Below-Average ☐ Poor / Uninhabitable	Occupancy ☒ Occupied ☐ Vacant (If Vacant, Is Home Secured? ☐ Yes ☐ No) ☐ Tenant Occupied Rent [] Terms [] Length []
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Subject Condition Related to Neighboring Properties

☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

Deferred Maintenance

Siding Damaged	☐ Yes ☒ No	Roof Disrepair / Lifting Shingles	☐ Yes ☒ No
Peeling Paint	☐ Yes ☒ No	Dry Rot / Decaying Wood	☐ Yes ☒ No
Broken Windows	☐ Yes ☒ No	Fire / Wildfire or Smoke Damage	☐ Yes ☒ No
Foundation Damaged	☐ Yes ☒ No	Water or Flood Damage	☐ Yes ☒ No
Landscape Not Maintained	☐ Yes ☒ No	Storm or Hurricane Damage	☐ Yes ☒ No
Landscape Damage	☐ Yes ☒ No	Earthquake Damage	☐ Yes ☒ No
Under Construction	☐ Yes ☒ No	Tornado Damage	☐ Yes ☒ No
Other (Describe Below)	☐ Yes ☒ No	Safety or Habitability Issues Noted	☐ Yes ☒ No

Was any of the above deferred maintenance caused by a recent natural disaster? ☐ Yes ☒ No

If yes, does it appear the interior suffered significant damage? ☐ Yes ☐ No

Is the property located in an active FEMA disaster area? ☐ Yes ☒ No

Rate the disaster related damage to the property: []

Percent of neighborhood properties that suffered damage: [] %

Estimate of total cost to repair: [\$] Estimated time to repair: []

Describe the damage to the subject and any damage to neighborhood:

ROOM INFORMATION AND LOCATION

[6] # Total Rooms Above Grade

[3] # Bedrooms Above Grade

[1.5] # Bathrooms Above Grade

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COMMENTS

Large older home on a large lot in a good location with attached garage.

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 Smith's Real Estate Services LTD

Address 535 E Walnut St

City, St Zip Watseka, IL 60970

Phone (815) 432-2900

Location Validation (VPI Inspection Only)

Richard Smith / 03/08/2024

Inspector / Inspection Date

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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



