





Property Address		Order #	6162036		
RLAND AVE		Loan #	Not Specified		
WEST LAFAYETTE, IN 47906 - TIPPECANOE COUNTY Address is consistent with client-submitted data		Inspection Type	Exterior/Street		
		Assignment Type	Other: N/A		
			Robert Steele		
			Ion Popusoi		
			Not Specified		
lue	\$330,000		Reasonable Exposure Time		
e	03/08/2024		10 - 50 Days		

PROPERTY DETAILS



Property Type	Single Family Residence	County	TIPPECANOE
Lot Size	10,350	Parcel Number	79-07-06-453-002.000-026
Year Built	1965	Assessed Year	2023
Gross Living Area	1,408	Assessed Value	\$207,500
Bedroom	3	Assessed Taxes	\$2,148
Baths	2.0	Sold Date	10/30/2019
Pool	No	Sold Price	\$0
Condition	Good	List Date	9/18/2019
Carrier Route	C059	List Price	\$184,900
НОА	No		
Location Comments			Faces Busy Street

Owner of Public Records POPUSOI,ION

Amenities Typical

Legal Description DIST:0010 CITY/MUNI/TWP:WABASH TOWNSHIP AVONDALE SD PT 3 LOT 30

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	187	254	151	-19.3% ₹	-40.6% ₹
Absorption rate (total sales/month)	62	84	50	-19.4% ₹	-40.5% ₹
Total # of Comparable Active Listings	198	246	178	-10.1% ₹	-27.6% ₹
Months of housing supply (Total listings / ab. rate)	3	3	4	33.3%	33.3% ★
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	\$324,000	\$350,000	\$335,000	3.4% -	-4.3% -
Median Comparable Sales Days on Market	18d	7d	10d	-44.4% ₹	42.9%
Median Sale Price as % of List Price	98%	99%	100%	2% -	1% -
Median Comparable List Price (Currently Active)	\$365,000	\$375,000	\$365,000	0% -	-2.7% -
Median Competitive Listings Days on Market (Currently Active)	42d	19d	14d	-66.7% ₹	-26.3% ₹
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	1	0	0	-100% ₹	0% -
Short Sales	3	1	2	-33.3% ₹	100%
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	708 CUMBERLAND AVE WEST LAFAYETTE IN, 47906	900 CUMBERLAND AVE WEST LAFAYETTE IN, 47906	625 AVONDALE ST WEST LAFAYETTE IN, 47906	2700 COVINGTON ST WEST LAFAYETTE IN, 47906
MLS Comments				
Proximity (mi)		0.13 W	0.09 NE	0.29 SW
MLS# DOC#		202313909 202323007165	202324336	202314127 202323007672
Sale Price / Price per Sq.Ft.		\$315,000 / \$279/sqft	\$345,000 / \$181/sqft	\$350,000 / \$243/sqft
List Price / Price per Sq.Ft.		\$299,900 / \$266/sqft	\$345,000 / \$181/sqft	\$335,000 / \$233/sqft
Sale Price % of List Price		1.05 / 105%	1.00 / 100%	1.04 / 104%
Property Type	SFR	SFR	SFR	SFR
	Value (Subject)	Value Adj	Value Adj	Value Adj
Sale/List Date		06/06/23	08/15/23	06/15/23
Location	Adverse	Adverse	Adverse	Neutral -\$7,500
Location Comment	Faces Busy Street	Sides to Busy Street	Proximate to Commercial	Average
Site	10,350			10,170 \$180
View	None	None	None	None
Design	Typical	Typical	Typical	Typical
Quality	Average	Average	Average	Average
Age	1965	1976	1965	1965
Condition	Good	Good	Good	Good
Bedrooms	3	3	4	3
Full / Half Baths	2/0	1/1 \$2,500		
Gross Living Area	1,408	1,129 \$6,975		-
Basement	No Basement	No Basement		Partial Basement -\$3,500
Parking Type	Garage	Garage	Garage	Garage
Parking Spaces	2	2	1 \$2,500	-
Pool	No	No	No	No
Amenities	Typical	Typical	Typical	Typical
Other	No Basement / No Finish	No Basement / No Finish	Unfinished Basement	Partially Finished -\$3,500 Basement
Other				
Net Adj. (total)		3.08% \$9,717	-4.89% -\$16,855	-4.32% -\$15,120
Gross Adj.		3.08% \$9,717		
Adj. Price		\$324,717		\$334,880
Price and Listing		Sold 06/05/2023		
History		Price \$315,000		
		Pending 05/04/2023		
		Price \$299,900		
			Price Changed 07/18/2023	
		Price \$299,900		Price \$335,000
			Listed 07/13/2023 Price \$365,000	





	Subject Property	List Comp 1	
Address	708 CUMBERLAND AVE WEST LAFAYETTE IN, 47906	200 CUMBERLAND AVE WEST LAFAYETTE IN, 47906	
MLS Comments			
Proximity (mi)		0.55 E	
MLS# DOC#		202405766	
Sale Price / Price per Sq.Ft.			
List Price / Price per Sq.Ft.		\$338,000 / \$201/sqft	
Sale Price % of List Price	-		
Property Type	SFR	SFR	
	Value (Subject)	Value Adj	
Sale/List Date		02/23/24 14 DOM	
Location	Adverse	Adverse	
Location Comment	Faces Busy Street	Faces Busy Street	
Site	10,350	11,610 -\$1,260	
View	None	None	
Design	Typical	Typical	
Quality	Average	Average	
Age	1965	1976	
Condition	Good	Good	
Bedrooms	3	3	
Full / Half Baths	2/0	1/0 \$5,000	
Gross Living Area	1,408	1,682 -\$6,850	
Basement	No Basement	Partial Basement -\$3,500	
Parking Type	Garage	Garage	
Parking Spaces	2	2	
Pool	No	No	
Amenities	Typical	Typical	
Other	No Basement / No Finish	Partially Finished -\$3,500 Basement	
Other			
Net Adj. (total)		-2.99% -\$10,110	
Gross Adj.		5.95% \$20,110	
Adj. Price		\$327,890	
Price and Listing		Listed 02/23/2024	
History		Price \$338,000	
		Sold 02/06/2023	
		Price \$235,000	
		Pending 12/13/2022	
		Price \$265,000	
		Price Changed 11/28/2022	
		Price \$265,000	
		Price Changed 11/25/2022	
		Price \$279,900	
		Price Changed 11/21/2022	
		Price \$289,900	
		Listed 11/17/2022	
		Price \$299,900	





SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

Subject is located in a suburban area. Subject conforms to the area. No significant foreclosure rate present. Subject faces a busy street. Proximity to schools do not have a positive or negative impact on the subject.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$324,717 to \$334,880

SALES COMMENTARY

Due to a lack of recent and similar comparables, it was deemed necessary to utilize comparables with a date of sale time over 120 days & utilize comparables with over 20% difference in GLA. 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 & #2 adverse locations are valued similarly as subject's location; therefore, no location adjustments were deemed necessary. Sale #3 adjusted for its superior location. Due to similar marketability between a 3 bedroom and 4 bedroom property, no bedroom adjustments were deemed necessary.

LISTING COMMENTARY

Due to a lack of recent and similar listings, only 1 comparable listing was found and deemed reasonable for comparison.

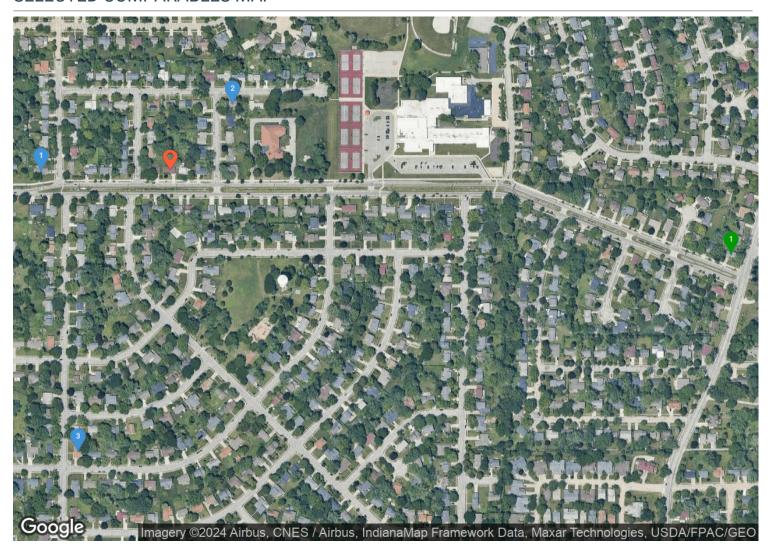
ADDITIONAL NOTES

- 1. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis.
- 2. It is noted that all comparables were verified either with MLS comments from Quantarium or online sources.
- 3. Outbuildings have only been reported as an amenity and in the grid if appear to be located on permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Similarly, above ground pools are considered personal property and no value could be given.
- 4. Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
- 5. Due to a lack of similar and more proximate comparables, it was deemed necessary to expand search parameters across major roadways and highways.
- 6. Property characteristics were verified with Public Records.
- 7. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.





SELECTED COMPARABLES MAP



	Address	Туре	Sale Price	Sale Date	Dist (mi)	Site	Year	Bed	Bath	GLA	Bsmt	Pool	Sale	Source
							Built						Type	
	708 CUMBERLAND AVE	Single Family				10350	1965	3	2	1408		No		Public Records
	WEST LAFAYETTE, IN 47906	Residence												
1	900 CUMBERLAND AVE	Single Family	\$315,000	06/06/2023	0.13	10108	1976	3	2	1129		No		MLS, Public Records
	WEST LAFAYETTE, IN 47906	Residence												
2	625 AVONDALE ST	Single Family	\$345,000	08/15/2023	0.09	11305	1965	4	3	1904	832	No		MLS, Public Records
	WEST LAFAYETTE, IN 47906	Residence												
3	2700 COVINGTON ST	Single Family	\$350,000	06/15/2023	0.29	10170	1965	3	2	1440	1176	No		MLS, Public Records
	WEST LAFAYETTE, IN 47906	Residence												
1	200 CUMBERLAND AVE	Single Family	\$338,000	02/23/2024	0.55	11610	1976	3	3	1682	674	No		MLS
	WEST LAFAYETTE, IN 47906	Residence												





SELECTED COMPARABLES PHOTOS



Comp 1: 900 CUMBERLAND AVE WEST LAFAYETTE IN, 47906



Comp 2: 625 AVONDALE ST WEST LAFAYETTE IN, 47906



Comp 3: 2700 COVINGTON ST WEST LAFAYETTE IN, 47906







Listing 1: 200 CUMBERLAND AVE WEST LAFAYETTE IN, 47906





PRICE AND LISTING HISTORY

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

Event	Date	Price	Change	Source
Sold	10/18/2019	\$180,000	-2.65%	MLS
Pending	09/23/2019	\$184,900		MLS
Listed	09/18/2019	\$184,900		MLS

07/07/2011 Resale

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 03/07/2024.

TRANSACTION HISTORY

Timeline







History



10/30/2019 Resale

Recording Date	10/30/2019	Lender	N/A
Transaction Type	Resale	Title Co	METROPOLITAN TITLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	201919018930	Loan Type	N/A
Seller	WESTSIDE RENTAL PROPERTIS LLC	Rate Type	N/A
Buyer/Borrower	POPUSOI,ION	Loan Doc #	N/A



07/07/2011 Resale

Recording Date	07/07/2011	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	201111011366	Loan Type	N/A
Seller	HAGEMAN,SANDRA L & SANDRA	Rate Type	N/A
Buyer/Borrower	WESTSIDE RENTAL PROPERTIES LLC	Loan Doc #	N/A







05/14/2009 Resale

Recording Date	05/14/2009	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	200909010019	Loan Type	N/A
Seller	GRAF,EVELYN G	Rate Type	N/A
Buyer/Borrower	HAGEMAN,SANDRA L	Loan Doc #	N/A



03/09/2004 Resale

Recording Date	03/09/2004	Lender	N/A
Transaction Type	Resale	Title Co	N/A
Value	N/A	1st Loan Amt	N/A
Doc Type	Quitclaim	2nd Loan Amt	N/A
Doc#	04006162	Loan Type	N/A
Seller	GRAF,RICHARD D & EVELYN G	Rate Type	N/A
Buyer/Borrower	GRAF,EVELYN G	Loan Doc #	N/A

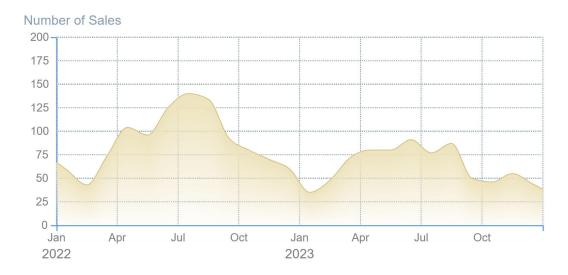






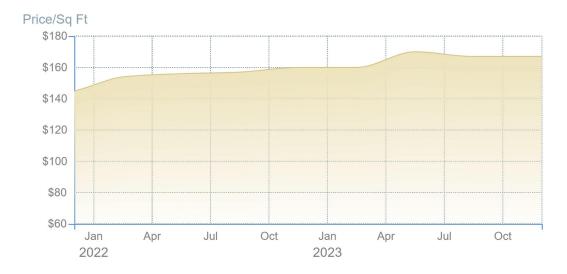
Number of Properties Sold in 47906

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



Median Sale Price/Sq.Ft. (quarterly) in 47906

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.

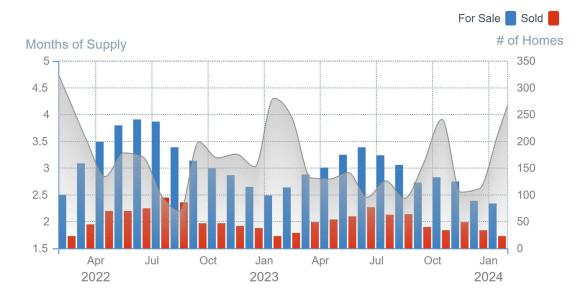






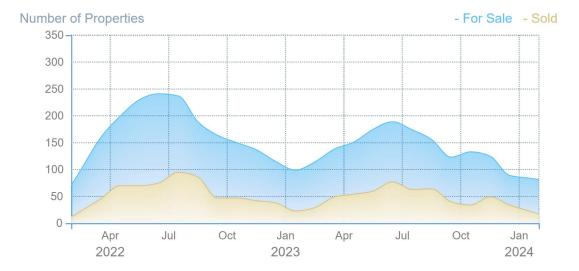
Months of Supply in 47906

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 47906

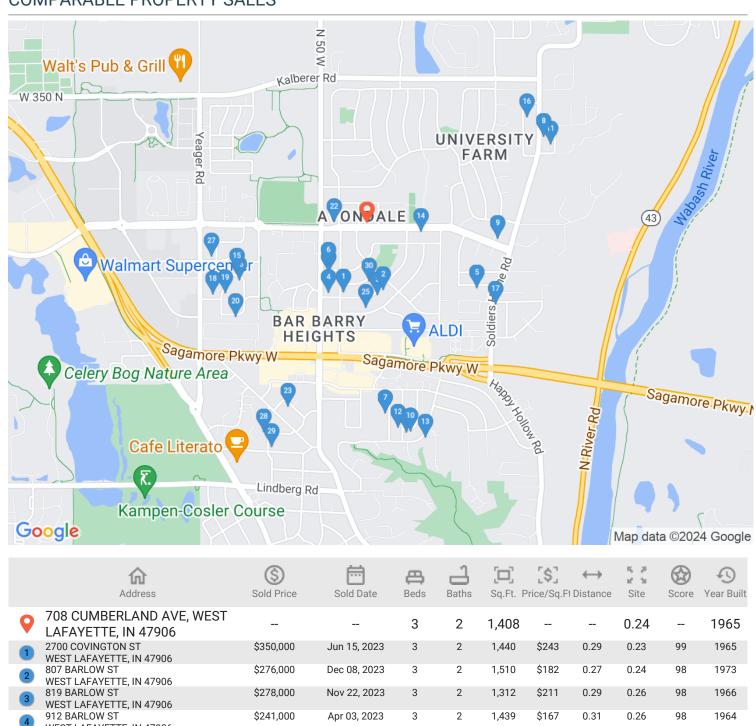
The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.







COMPARABLE PROPERTY SALES



9	708 CUMBERLAND AVE, WEST LAFAYETTE, IN 47906			3	2	1,408			0.24		1965
1	2700 COVINGTON ST WEST LAFAYETTE, IN 47906	\$350,000	Jun 15, 2023	3	2	1,440	\$243	0.29	0.23	99	1965
2	807 BARLOW ST WEST LAFAYETTE, IN 47906	\$276,000	Dec 08, 2023	3	2	1,510	\$182	0.27	0.24	98	1973
3	819 BARLOW ST WEST LAFAYETTE, IN 47906	\$278,000	Nov 22, 2023	3	2	1,312	\$211	0.29	0.26	98	1966
4	912 BARLOW ST WEST LAFAYETTE, IN 47906	\$241,000	Apr 03, 2023	3	2	1,439	\$167	0.31	0.26	98	1964
5	133 LINDA LN WEST LAFAYETTE, IN 47906	\$230,100	Oct 13, 2023	3	2	1,381	\$166	0.50	0.23	98	1965
6	912 ESSEX ST WEST LAFAYETTE, IN 47906	\$272,000	May 01, 2023	3	2	1,372	\$198	0.22	0.28	97	1963
7	2225 HURON RD WEST LAFAYETTE, IN 47906	\$292,900	Jul 26, 2023	3	2	1,459	\$200	0.75	0.24	97	1963
8	3315 SOLDIERS HOME RD WEST LAFAYETTE, IN 47906	\$213,000	Apr 24, 2023	3	2	1,420	\$150	0.76	0.24	97	1969
9	108 CRIMSON CT WEST LAFAYETTE, IN 47906	\$275,000	Apr 26, 2023	3	2	1,344	\$204	0.51	0.27	96	1975
10	2204 MIAMI TRL WEST LAFAYETTE, IN 47906	\$381,500	Dec 04, 2023	3	2	1,446	\$263	0.83	0.24	96	1961
11	3305 INDIAN ROCK LN WEST LAFAYETTE, IN 47906	\$0	Jan 02, 2024	3	2	1,268	\$0	0.77	0.24	95	1967
12	2209 DELAWARE DR WEST LAFAYETTE, IN 47906	\$249,000	Jun 26, 2023	3	2	1,312	\$189	0.81	0.26	95	1958



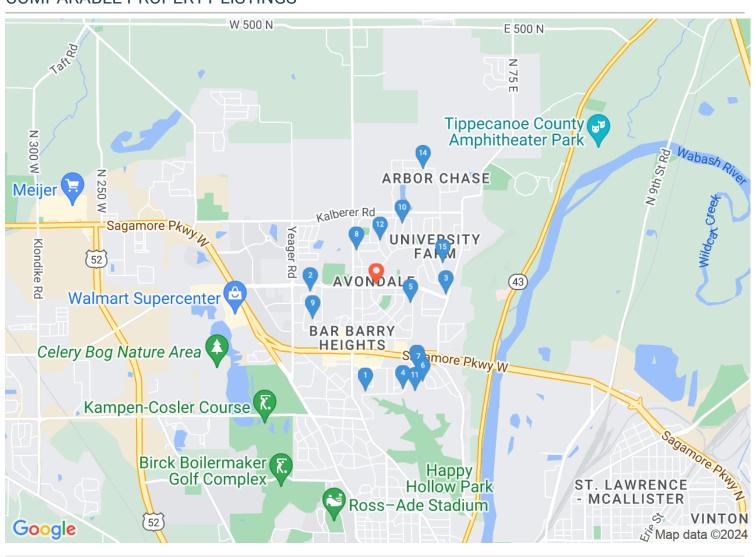


13	2212 INDIAN TRAIL DR WEST LAFAYETTE. IN 47906	\$0	Nov 13, 2023	3	2	1,434	\$0	0.87	0.21	95	1959
14	619 CUMBERLAND AVE WEST LAFAYETTE, IN 47906	\$259,900	Sep 21, 2023	3	2	1,649	\$157	0.21	0.26	94	1966
15	979 DEVON ST WEST LAFAYETTE, IN 47906	\$240,000	Sep 05, 2023	4	2	1,600	\$150	0.54	0.24	94	1973
16	152 PROPHET DR WEST LAFAYETTE, IN 47906	\$260,000	Jul 17, 2023	3	3	1,564	\$166	0.74	0.23	94	1960
17	101 MYRTLE DR WEST LAFAYETTE, IN 47906	\$237,000	Mar 27, 2023	3	2	1,656	\$143	0.59	0.24	93	1962
18	1110 ETON ST WEST LAFAYETTE, IN 47906	\$330,000	Dec 01, 2023	3	2	1,561	\$211	0.66	0.29	93	1966
19	2700 CAMBRIDGE ST WEST LAFAYETTE, IN 47906	\$265,000	Dec 20, 2023	3	2	1,665	\$159	0.61	0.27	91	1968
20	1005 DEVON ST WEST LAFAYETTE, IN 47906	\$318,000	Apr 04, 2023	3	1	1,728	\$184	0.63	0.24	88	1970
21	2200 MIAMI TRL WEST LAFAYETTE, IN 47906	\$0	Apr 28, 2023	4	2	1,704	\$0	0.83	0.23	88	1960
22	900 CUMBERLAND AVE WEST LAFAYETTE, IN 47906	\$315,000	Jun 06, 2023	3	2	1,129	\$279	0.13	0.23	87	1976
23	2317 CARMEL DR WEST LAFAYETTE, IN 47906	\$299,000	Mar 13, 2023	3	2	1,698	\$176	0.78	0.29	87	1965
24	913 ESSEX ST WEST LAFAYETTE, IN 47906	\$281,000	Sep 05, 2023	3	2	1,120	\$250	0.25	0.26	86	1963
25	832 ASHLAND ST WEST LAFAYETTE, IN 47906	\$300,000	Jun 22, 2023	4	3	1,728	\$173	0.33	0.25	86	1976
26	986 DEVON ST WEST LAFAYETTE, IN 47906	\$0	Jun 30, 2023	3	2	1,236	\$0	0.54	0.31	85	1975
27	1188 MONTGOMERY ST WEST LAFAYETTE, IN 47906	\$285,000	Jul 03, 2023	3	2	1,576	\$180	0.62	0.31	85	1979
28	2125 CARLISLE RD WEST LAFAYETTE, IN 47906	\$225,000	Jul 24, 2023	3	2	1,134	\$198	0.91	0.24	84	1978
29	2100 CARLISLE RD WEST LAFAYETTE, IN 47906	\$0	Dec 20, 2023	3	1	1,144	\$0	0.95	0.28	83	1956
30	813 SPARTA ST WEST LAFAYETTE, IN 47906	\$395,000	Jun 26, 2023	4	3	1,802	\$219	0.23	0.26	81	1968





COMPARABLE PROPERTY LISTINGS



Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft. P	[\$] Price/Sq.Ft	←→ Distance	Site	Score	Year Built
708 CUMBERLAND AVE, WES LAFAYETTE, IN 47906	ST		3	2	1,408			0.24		1965
1965 INDIAN TRAIL DR WEST LAFAYETTE, IN 47906	\$270,000	Feb 08, 2024	3	2	1,580	\$170	0.84	0.26	93	1960
2921 BROWNING ST WEST LAFAYETTE, IN 47906	\$290,000	Feb 26, 2024	3	2	1,520	\$190	0.51	0.23	92	1980
3 200 CUMBERLAND AVE WEST LAFAYETTE, IN 47906	\$338,000	Feb 23, 2024	3	3	1,682	\$200	0.55	0.27	88	1976
2213 INDIAN TRAIL DR WEST LAFAYETTE, IN 47906	\$282,800	Jan 24, 2024	3	2	1,794	\$157	0.84	0.27	81	1965
2825 HENDERSON ST WEST LAFAYETTE, IN 47906	\$400,000	Nov 21, 2023	4	3	1,820	\$219	0.31	0.28	78	1969
127 PAWNEE DR WEST LAFAYETTE, IN 47906	\$447,500	Mar 05, 2024	3	2	1,720	\$260	0.84	0.72	42	1961
115 E NAVAJO ST WEST LAFAYETTE, IN 47906	\$349,000	Feb 22, 2024	5	3	2,436	\$143	0.76	0.32	39	1962
3153 COVINGTON ST WEST LAFAYETTE, IN 47906	\$639,000	Feb 16, 2024	4	4	2,258	\$282	0.30	0.30	38	2002
992 DEVON ST WEST LAFAYETTE, IN 47906	\$375,000	Mar 05, 2024	4	2	2,720	\$137	0.56	0.27	37	1977
3407 BOONE ST WEST LAFAYETTE, IN 47906	\$595,000	Mar 07, 2024	4	3	2,579	\$230	0.51	0.26	36	1992
108 TECUMSEH PÄRK CT WEST LAFAYETTE, IN 47906	\$295,000	Jan 25, 2024	3	4	2,216	\$133	0.89	0.52	35	1959
3306 CRAWFORD ST WEST LAFAYETTE, IN 47906	\$575,000	Jan 26, 2024	4	3	2,648	\$217	0.34	0.28	34	1996





13	108 E NAVAJO ST WEST LAFAYETTE, IN 47906	\$415,000	Sep 29, 2023	4	3	2,904	\$142	0.73	0.23	34	1965
14	3427 TUNBRIDGE WAY WEST LAFAYETTE, IN 47906	\$474,000	Feb 29, 2024	4	3	2,964	\$159	0.96	0.23	27	2011
15	3064 SULLIVAN ST WEST LAFAYETTE, IN 47906	\$599,000	Mar 01, 2024	4	3	3,796	\$157	0.54	0.23	26	1986





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	Blake Reid
Evaluator Signature	Blue Pei
Signature Date	3/11/2024

	PROPERTY INSPECTION AT	VALYSIS	Loan #		
SUBJECT & CLIENT					
Address 708 Cumberland Ave	City West Lafayette	County Tippecanoe	State IN	Zip 47906	
Borrower Ion Popusoi	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			

Client Robert Steele Agency Inc	Address 11 Motif Boulevard		City Brownsburg	State IN Zip 46112
TYPE OF INSPECTION PERFORMED	EXTERNAL FACTORS		PROPERTY TYPE	
□ Exterior-Only From Street	Adverse External Factors		SFR - Detached	☐ Condo - Garden Style
☐ Walk-In Interior & Exterior	Fronts/Sides/Backs Busy Street	⊠Yes □ No	☐ SFR - Attached	Condo - Mid-Rise or High-Rise
☐ Virtual Exterior-Only From Street	High Tension Electrical Wires	□Yes ⊠ No	☐ SFR - Semi-Detached / End	Condo - Other
☐ Virtual Walk-In Interior & Exterior	Vacant/Abandoned Property	□Yes ⊠ No	☐ SFR - With Accessory Unit	☐ Manufactured [Add Date]
	Landfill or Transfer Station	□ Yes ⊠ No	☐ Duplex	☐ Commercial / Mixed-Use
EVIDENCE OF LISTING STATUS	Commercial/Industrial Influences	□Yes ⊠ No	☐ Triplex	☐ Other []
Evidence Subject For Sale Yes No	Railroad Tracks	□Yes ⊠ No	☐ Quadruplex	
If Yes, Distressed Listing Yes No	Freeway/Highway Influence	□Yes ⊠ No		
List Price [\$]	Private or Public Airport	□Yes ⊠ No	CONDO OR PLANNED UNIT DEV	
List Date [] DOM []	Other [□Yes ⊠ No	Subject is in a Condo or PUD	
MARKET INFLUENCES	Positive External Factors		Dues [Carport # Cars []
Significant Area Non-Residential Use	Golf Course	□Yes ⊠No	Dues Term [Garage # Cars [2]
Commercial ☐ Yes ☒ No	Waterfront	□ Yes ⊠ No		☐ ☐ Driveway # Cars [2]
Industrial ☐ Yes ☒ No	Beach Access	□ Yes ⊠ No		Surface [Concrete]
Agricultural ☐ Yes ☒ No	Lake Access	□ Yes ⊠ No		Garage/Carport Design
Golf/Recreational ☐ Yes ☒ No	Marina/Boat Ramp Access	□ Yes ⊠ No		☐ ☑ Attached
Lake or Ocean ☐ Yes ☒ No	Gated Community / Security Gate	□ Yes ⊠ No		☐ Detached
National Park/Forest ☐ Yes ☒ No	View [□Yes ⊠No	*Homeowner's association information	J
Vacant ☐ Yes ☒ No	Other [West Lafayette Schools]	⊠Yes □No	is provided as available. Lender may wish to confirm with the association.	
Other [] 🗆 Yes 🖾 No	Ctrici (17 cot 2 di dy ette comocio)		Wish to commin with the association.	_
, ,			ADDITIONAL IMPROVEMENTS	ADDITIONS OR CONVERSIONS
SUBJECT CONDITION			☐ Accessory Unit	☐ Apparent Additions
☐ New / Like New Occupancy			☐ Outbuildings	Added GLA [SqFt]
☐ Very Good	Vacant (If Vacant, Is Home Secured?	□Yes □No)	☐ Solar Panels [] Permitted? ☐ Yes ☐ No
☑ Good ☐ Tenant Occup	pied		☑ Porch [Front] Conversions
☐ Average Rent []	☐ Patio [1
☐ Fair / Below-Average]	☐ Pool [1
\square Poor / Uninhabitable Length []	☐ Fence [1
Subject Condition Related to Neighboring P	roperties		☐ Other [1
⊠ Similar ☐ Inferior ☐ Superior	Unknown		SUBJECT SITE / LOT	
Deferred Maintenance			Lot Size [0.24]	Lot Shapo [Irrogular
Siding Damaged ☐ Yes ☒ No	Roof Disrepair / Lifting Shingles	□Yes ⊠No		Lot Shape [Irregular] ic Other Description
Peeling Paint ☐ Yes ☒ No	Dry Rot / Decaying Wood	□Yes ⊠No		
Broken Windows ☐ Yes ☒ No	Fire / Wildfire or Smoke Damage	□Yes ⊠No	Electricity 🖂	
Foundation Damaged 🔲 Yes 🖾 No	Water or Flood Damage	□Yes ⊠No		
Landscape Not Maintained $\ \square$ Yes $\ \square$ No	Storm or Hurricane Damage	□ Yes ⊠ No	Water ⊠ Sewer ⊠	
Landscape Damage ☐ Yes ☒ No	Earthquake Damage	□ Yes ⊠ No	561161	
Under Construction ☐ Yes ☒ No	Tornado Damage	□ Yes ⊠ No	Offsite Improvements Publi	•
Other (Describe Below) \square Yes \boxtimes No	Safety or Habitability Issues Noted	□ Yes ⊠ No	Street	
Was any of the above deferred maintenance	caused by a recent natural disaster?	□Yes ⊠No	Alley	☐ [None
If yes, does it appear the interior suffere	·	□Yes □No	SUBJECT IMPROVEMENTS	
Is the property located in an active FEMA dis	= =	□ Yes ⊠ No	# Stories [1] Year Built	[1965] Foundation / Basement
Rate the disaster related damage to the pro			Design [Ranch	Concrete Slab
Percent of neighborhood properties that suf			Construction [Wood Frame	Crawl Space
Estimate of total cost to repair: [\$	Estimated time to repair:	1	Exterior Walls Brick / Mason	1 _ '
Describe the damage to the subject and any	• • •	[Roof Surface [Comp Shingle	
		 	Fireplace # [] [None] Partial
			Heating Type [Forced] % Finished [%]
			Cooling Type [Central/Force	
		'-		-

ROOM INFORMATION AND LOCATION

- [6] # Total Rooms Above Grade
- [3] # Bedrooms Above Grade
- [2.0] # Bathrooms Above Grade

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PROPERTY INSPECTION ANALYSIS

File # 6162036.2 Loan #

SUBJECT & CLIENT				
Address 708 Cumberland Ave	City West Lafayette	County Tippecanoe	State IN	Zip 47906
Borrower Ion Popusoi	Co-Borrower			
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					-

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Easy Access to Purdue University. Highly desirable local schools. No access to the yard for a rear view Cumberland is a thru street

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 and 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 Mark	F Howells		Location Validation (VPI Inspection Only)
Address 40 Ve	ermont Ct		
City, St Zip Lafay	ette, IN 47905		
Phone (765)	429-7448		
	Mark Howells	/ 03/08/2024	
	Inspector / Inspection	on Date	

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