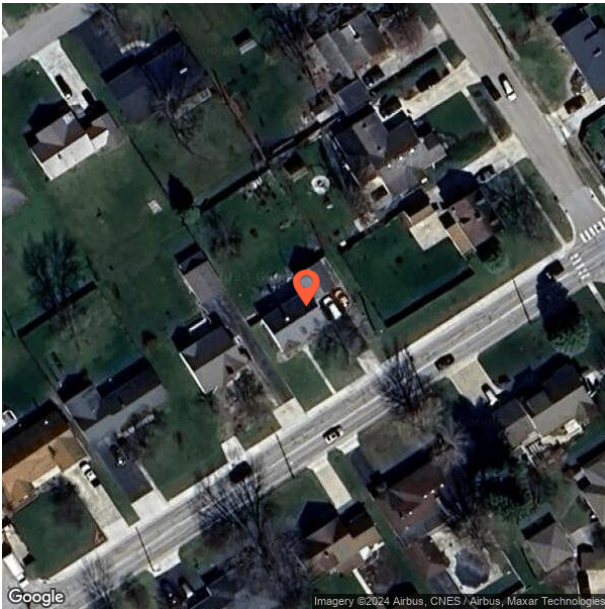




Property Address	Order #	6186390
518 W GRACE ST	Loan #	Not Specified
RENSSELAER, IN 47978 - JASPER COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: N/A
Lender	Robert Steele	
Borrower	ROBERT BYARS II	
Coborrower	Not Specified	
Evaluated Value	\$195,000	Reasonable Exposure Time
Effective Date	5/2/2024	30 - 60 Days

PROPERTY DETAILS



Property Type	Single Family Residence	County	JASPER
Lot Size	11,326	Parcel Number	37-07-30-006-009.009-027
Year Built	1947	Assessed Year	2023
Gross Living Area	2,256	Assessed Value	\$156,400
Bedroom	3	Assessed Taxes	\$794
Baths	1.1	Sold Date	08/05/2022
Pool	No	Sold Price	\$170,000
Condition	Good	List Date	7/7/2022
Carrier Route	C003	List Price	\$179,900
HOA	No		
Location Comments	Commercial		
Owner of Public Records	BYARS ROBERT L II / BYARS LEENA M		
Amenities	Unfinished Basement		
Legal Description	DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP ROBINSON SO. ADD. LOT 16 BLK 6		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	45	27	35	-22.2% ↓	29.6% ↑
Absorption rate (total sales/month)	15	9	11	-26.7% ↓	22.2% ↑
Total # of Comparable Active Listings	57	59	45	-21.1% ↓	-23.7% ↓
Months of housing supply (Total listings / ab. rate)	4	7	4	0% -	-42.9% ↓
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	\$78,000	\$185,000	\$177,500	127.6% ↑	-4.1% -
Median Comparable Sales Days on Market	16d	97d	70d	337.5% ↑	-27.8% ↓
Median Sale Price as % of List Price	98%	93%	95%	-3.1% -	2.2% -
Median Comparable List Price (Currently Active)	\$245,900	\$237,500	\$230,000	-6.5% ↓	-3.2% -
Median Competitive Listings Days on Market (Currently Active)	161d	91d	42d	-73.9% ↓	-53.8% ↓
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	1	1	0% -	0% -
Short Sales	1	1	1	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	518 W GRACE ST RENSSELAER IN, 47978	704 W GROVE ST RENSSELAER IN, 47978		535 W KANNAL AVE RENSSELAER IN, 47978		612 W MILROY AVE RENSSELAER IN, 47978	
MLS Comments	--						
Proximity (mi)	--	0.20 NW		0.07 S		0.27 NW	
MLS# DOC#	--	537684 F197755		202405455		527226 F195700	
Sale Price / Price per Sq.Ft.	--	\$212,000 / \$118/sqft		\$175,000 / \$81/sqft		\$170,000 / \$87/sqft	
List Price / Price per Sq.Ft.	--	\$200,000 / \$112/sqft		\$175,000 / \$81/sqft		\$170,000 / \$87/sqft	
Sale Price % of List Price	--	1.06 / 106%		1.00 / 100%		1.00 / 100%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		10/23/23		03/28/24		05/25/23	
Location	Adverse	Adverse		Adverse		Adverse	
Location Comment	Commercial	Commercial		Commercial		Commercial	
Site	11,326	6,970		8,712		8,973	
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1947	1918		1939		1965	
Condition	Good	Good		Average	\$17,500	Average	\$17,000
Bedrooms	3	4	-\$2,000	3		3	
Full / Half Baths	1 / 1	1 / 1		1 / 0	\$1,000	2 / 0	-\$1,000
Gross Living Area	2,256	1,792	\$4,640	2,160		1,946	\$3,100
Basement	Full Basement	Full Basement		Full Basement		Full Basement	
Parking Type	Garage	None		Garage		Garage	
Parking Spaces	1	0	\$2,000	2	-\$2,000	0	\$2,000
Pool	No	No		No		No	
Amenities	Unfinished Basement	Partially Finished Basement	-\$10,000	Unfinished Basement		Unfinished Basement	
Other	None	None		None		Outbuilding	-\$2,000
Other							
Net Adj. (total)		-2.53%	-\$5,360	9.43%	\$16,500	11.24%	\$19,100
Gross Adj.		8.79%	\$18,640	11.71%	\$20,500	14.76%	\$25,100
Adj. Price			\$206,640		\$191,500		\$189,100
Price and Listing History		Sold Price 10/18/2023 \$212,000		Sold Price 03/28/2024 \$175,000		Sold Price 05/22/2023 \$170,000	
		Listed Price 08/30/2023 \$200,000		Pending Price 03/05/2024 \$175,000		Price Changed Price 03/28/2023 \$170,000	
		Sold Price 04/01/2021 \$166,900		Listed Price 02/21/2024 \$175,000			

Subject Property		List Comp 1		
				
Address	518 W GRACE ST RENSSELAER IN, 47978	326 South Home Avenue RENSSELAER IN, 47978		
MLS Comments	--			
Proximity (mi)	--	0.16 NW		
MLS# DOC#	--	544286		
Sale Price / Price per Sq.Ft.	--			
List Price / Price per Sq.Ft.	--	\$192,000 / \$109/sqft		
Sale Price % of List Price	--			
Property Type	SFR	SFR		
	Value (Subject)	Value	Adj	
Sale/List Date		01/26/24 97 DOM		
Location	Adverse	Adverse		
Location Comment	Commercial	Commercial		
Site	11,326	11,238		
View	None	None		
Design	Typical	Typical		
Quality	Average	Average		
Age	1947	1940		
Condition	Good	Good		
Bedrooms	3	3		
Full / Half Baths	1 / 1	1 / 1		
Gross Living Area	2,256	1,768	\$4,880	
Basement	Full Basement	Full Basement		
Parking Type	Garage	Garage		
Parking Spaces	1	2	-\$2,000	
Pool	No	No		
Amenities	Unfinished Basement	Unfinished Basement		
Other	None	None		
Other				
Net Adj. (total)		1.50%	\$2,880	
Gross Adj.		3.58%	\$6,880	
Adj. Price			\$194,880	
Price and Listing History				

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to conform to the area. No significant foreclosure rate present. Subject is 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. The subject has a prior sale on 08/05/2022 for \$170,000. Further details unknown.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$189,100 to \$206,640

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. Due to lack of recent sales subject site size could not be bracketed, however all Sales are within 6,000 SF and no adjustment applied. Sales #2 and #3 adjusted for condition based on listing photos and/or listing remarks. Due to lack of recent sales subject GLA could not be bracketed, however Sale #2 is within 100 sqft of subject and no adjustment applied.

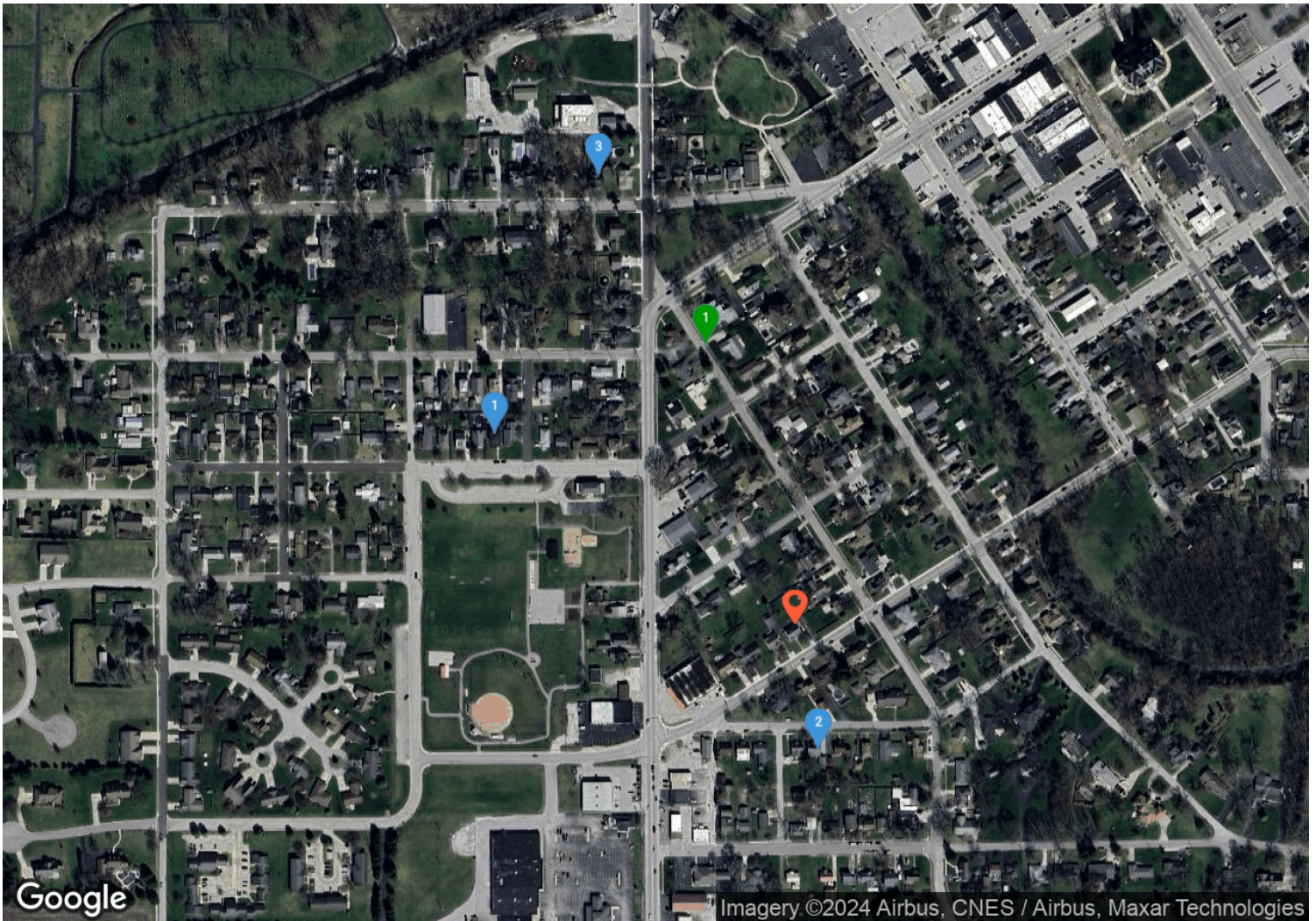
Listing Commentary

Due to lack of recent similar listings, only 1 comparable listing has been provided.

Additional Notes

- Per MLS - 3 bed 1.5 bath.
- 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 120 days.
- 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.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	518 W GRACE ST RENSSELAER, IN 47978	Single Family Residence	\$170,000	08/05/2022		11326	1947	3	2	2256	1128	No		Public Records
1	704 W GROVE ST RENSSELAER, IN 47978	Single Family Residence	\$212,000	10/23/2023	0.20	6970	1918	4	2	1792	896	No		MLS, Public Records
2	535 W KANNAL AVE RENSSELAER, IN 47978	Single Family Residence	\$175,000	03/28/2024	0.07	8712	1939	3	1	2160	280	No		MLS, Public Records
3	612 W MILROY AVE RENSSELAER, IN 47978	Single Family Residence	\$170,000	05/25/2023	0.27	8973	1965	3	2	1946	518	No		MLS, Public Records
1	326 South Home Avenue RENSSELAER, IN 47978	Single Family Residence	\$192,000	01/26/2024	0.16	11238	1940	3	2	1768		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 704 W GROVE ST
RENSSELAER IN, 47978



Comp 2: 535 W KANNAL AVE
RENSSELAER IN, 47978



Comp 3: 612 W MILROY AVE
RENSSELAER IN, 47978



Listing 1: 326 SOUTH HOME AVENUE
RENSSELAER IN, 47978

PRICE AND LISTING HISTORY

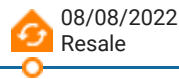
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Change	Source
 Sold	08/05/2022	\$170,000	-5.50%	MLS
Pending	07/16/2022	\$179,900		MLS
Listed	07/07/2022	\$179,900		MLS

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 05/02/2024.

TRANSACTION HISTORY

Timeline



History

08/08/2022 Resale

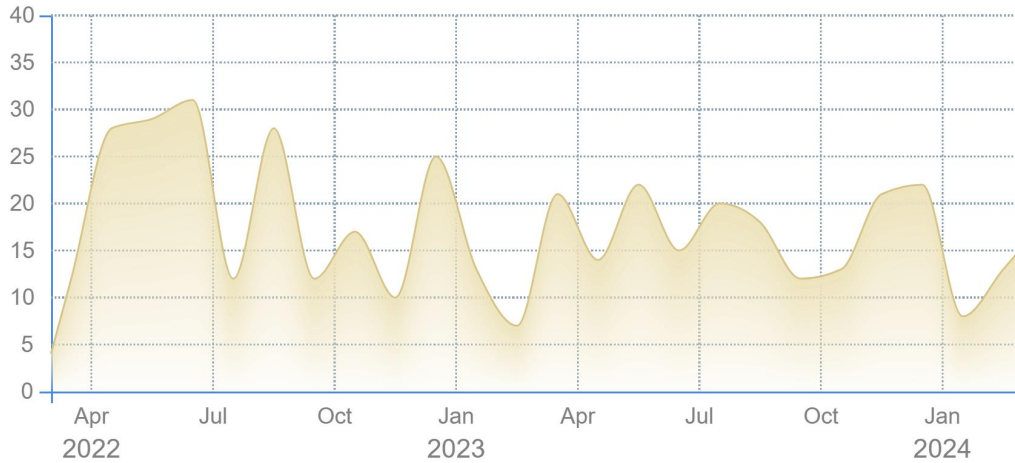
Recording Date	08/08/2022	Lender	LAKE MORTGAGE CO INC
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$170,000	1st Loan Amt	\$85,000
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	F191574	Loan Type	N/A
Seller	ROWLAND,INEZ	Rate Type	N/A
Buyer/Borrower	BYARS II,ROBERT L BYARS,LEENA M	Loan Doc #	F191575

ZIP-CODE DATA

Number of Properties Sold in 47978

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

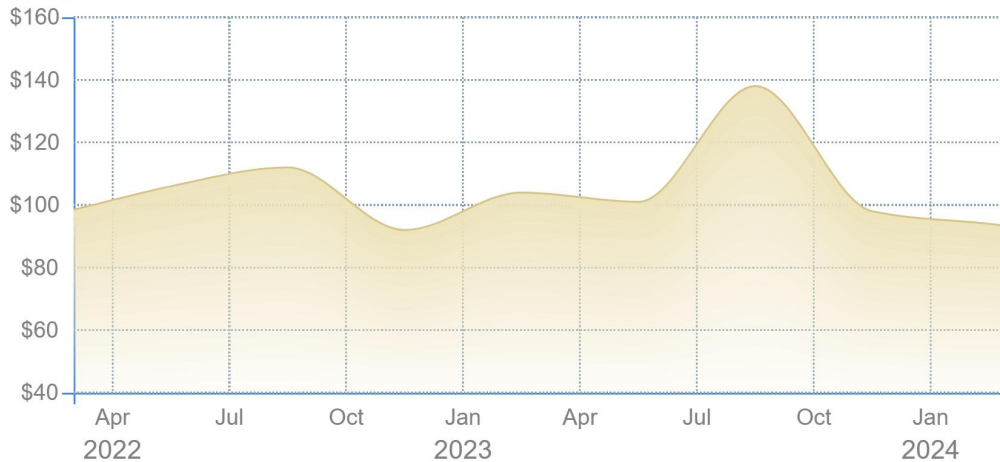
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47978

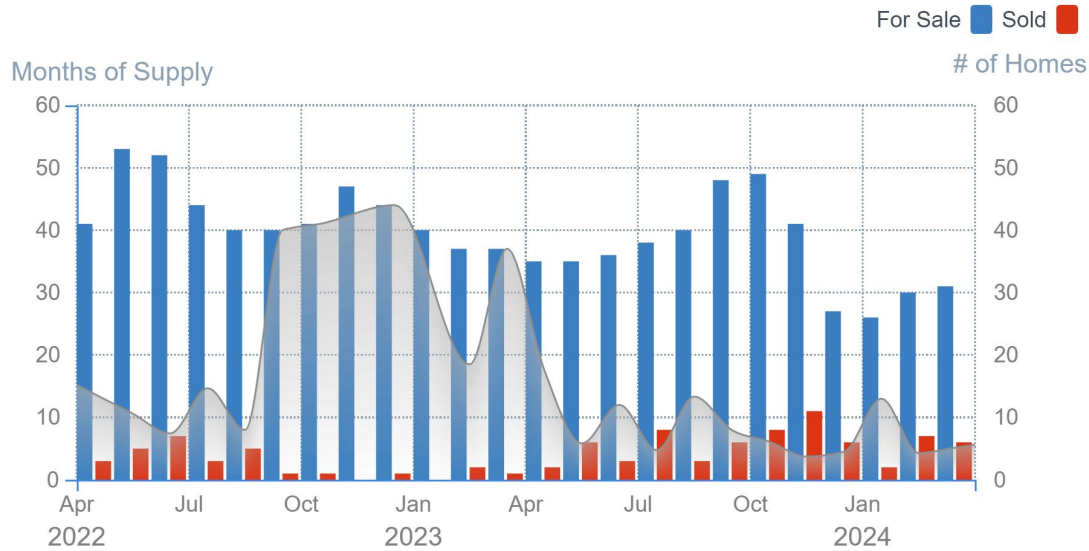
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



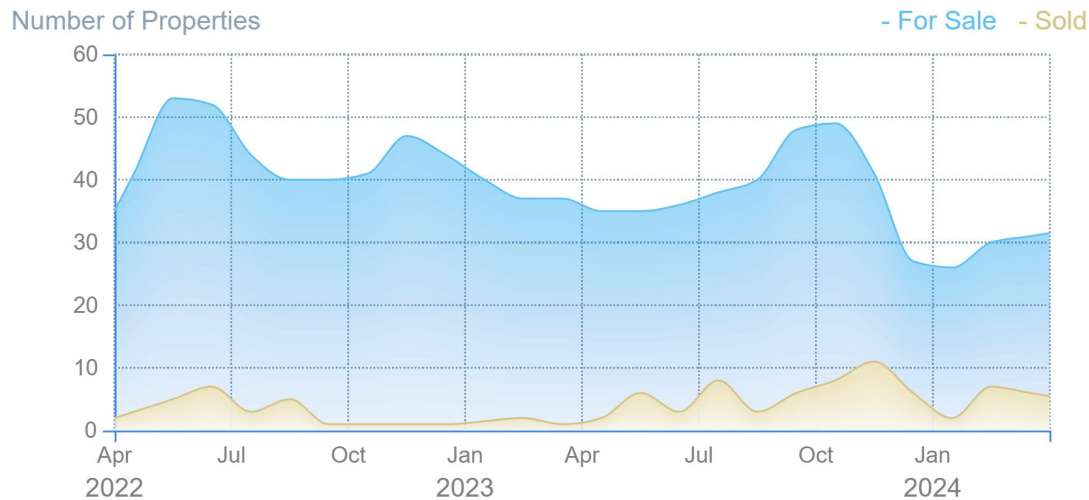
Months of Supply in 47978

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.

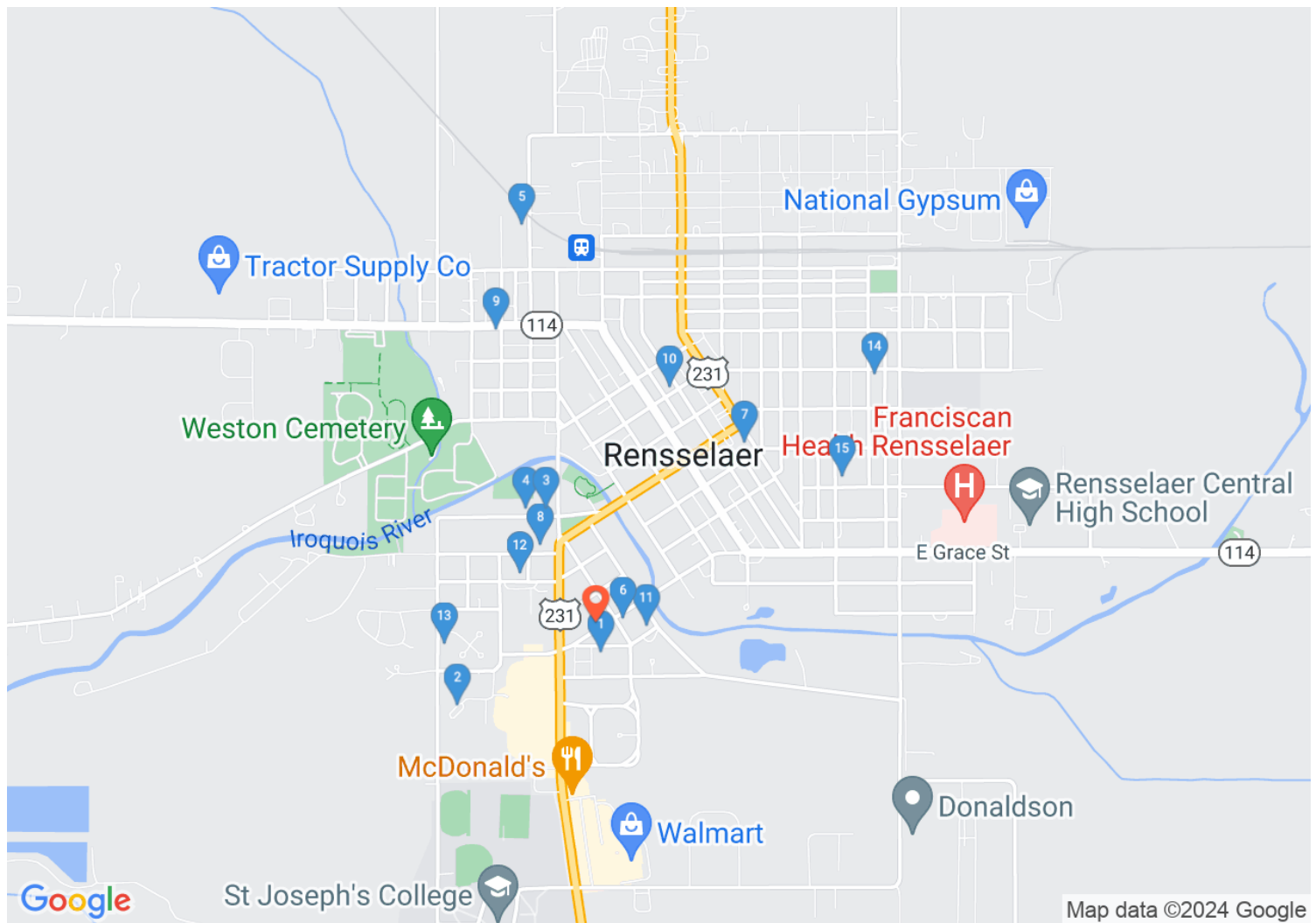


Supply / Demand in 47978

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



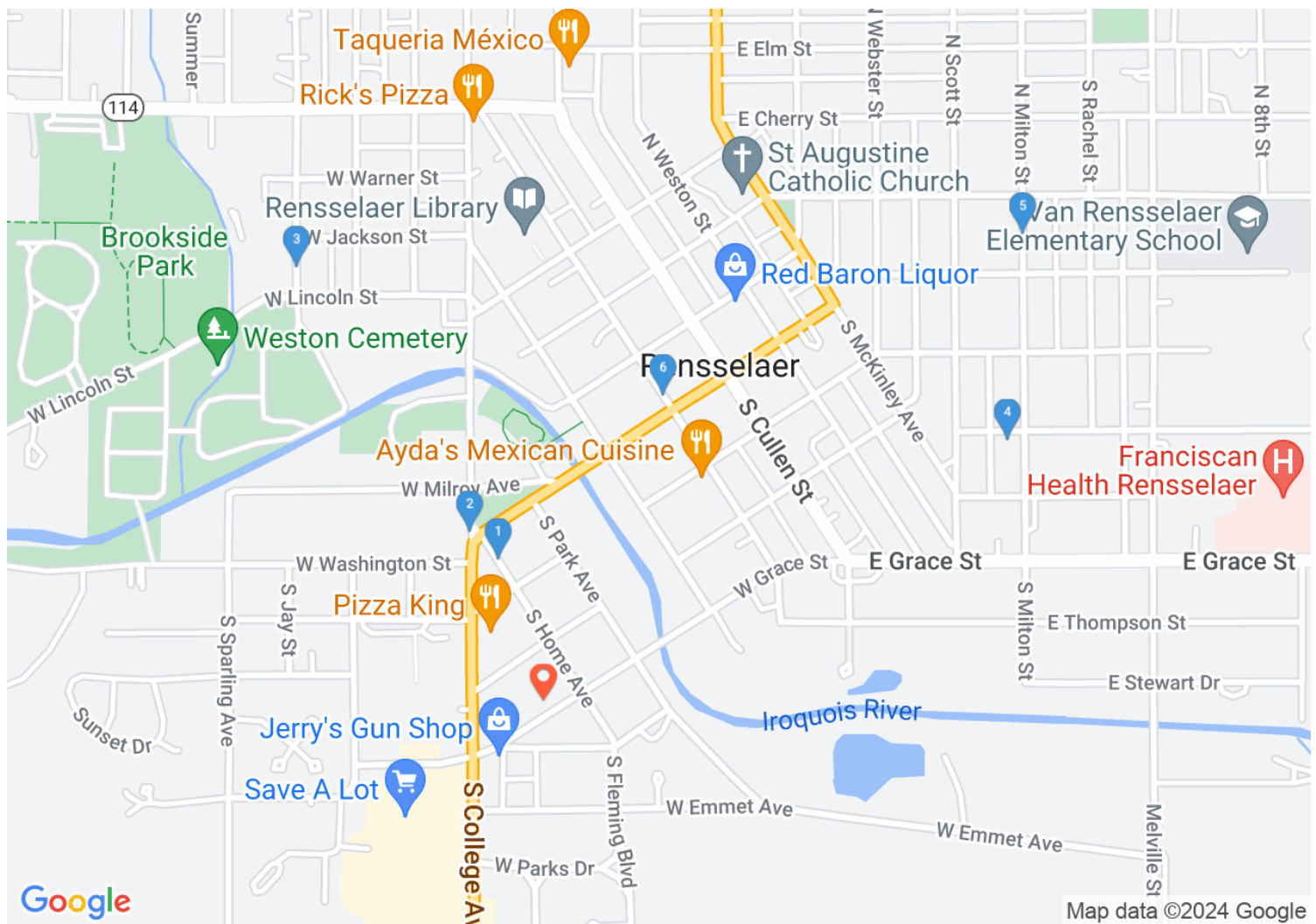
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	518 W GRACE ST, RENSSELAER, IN 47978	--	--	3	2	2,256	--	--	0.26	--	1947
1	535 W KANNAL AVE RENSSELAER, IN 47978	\$175,000	Mar 28, 2024	3	1	2,160	\$81	0.07	0.20	89	1939
2	KANNAL RENSSELAER, IN 03034	\$175,000	Mar 28, 2024	3	1	2,160	\$81	0.36	0.20	88	1939
3	612 W MILROY AVE RENSSELAER, IN 47978	\$170,000	May 25, 2023	4	2	1,946	\$87	0.27	0.21	85	1965
4	702 W MILROY AVE RENSSELAER, IN 47978	\$222,000	Jun 06, 2023	4	2	2,411	\$92	0.29	0.30	85	1910
5	838 N JEFFERSON ST RENSSELAER, IN 47978	\$177,500	Apr 01, 2024	3	3	2,735	\$64	0.89	0.25	80	1970
6	403 S HOME AVE RENSSELAER, IN 47978	\$224,500	Feb 22, 2024	3	3	1,755	\$127	0.06	0.22	79	1960
7	116 S MCKINLEY AVE RENSSELAER, IN 47978	\$231,500	Nov 03, 2023	4	2	2,124	\$108	0.51	0.34	77	1910
8	620 W WASHINGTON ST RENSSELAER, IN 47978	\$216,500	Sep 19, 2023	3	2	1,724	\$125	0.21	0.31	76	1959
9	403 W CLARK ST RENSSELAER, IN 47978	\$153,300	Jul 06, 2023	4	2	1,768	\$86	0.68	0.24	72	1908
10	302 N WESTON ST RENSSELAER, IN 47978	\$230,000	Mar 01, 2024	4	2	2,408	\$95	0.54	0.16	64	1910
11	PARK RENSSELAER, IN 03040	\$180,000	Feb 23, 2024	3	1	1,660	\$108	0.11	0.21	63	1915
12	704 W GROVE ST RENSSELAER, IN 47978	\$212,000	Oct 23, 2023	4	2	1,792	\$118	0.20	0.16	59	1918

13	449 S SPARLING AVE RENSSELAER, IN 47978	\$230,800	Nov 20, 2023	3	2	1,891	\$122	0.34	0.21	58	2000
14	135 N RACHEL ST RENSSELAER, IN 47978	\$222,500	Jul 31, 2023	4	2	1,608	\$138	0.82	0.35	57	1930
15	221 S MILTON ST RENSSELAER, IN 47978	\$189,000	Oct 23, 2023	3	2	1,584	\$119	0.63	0.18	50	1910

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	518 W GRACE ST, RENSSELAER, IN 47978	--	--	3	2	2,256	--	--	0.26	--	1947
1	HOME RENSSELAER, IN 03027	\$192,000	Jan 26, 2024	3	2	1,768	\$108	0.16	0.26	83	1940
2	COLLEGE RENSSELAER, IN 47978	\$224,900	Apr 24, 2024	3	2	2,144	\$104	0.20	0.34	74	1896
3	ABIGAIL RENSSELAER, IN 47978	\$239,900	Mar 20, 2024	3	2	2,325	\$103	0.55	0.38	65	1890
4	302 S MILTON ST RENSSELAER, IN 47978	\$225,000	Apr 04, 2024	3	2	1,620	\$138	0.59	0.22	65	1953
5	MILTON RENSSELAER, IN 47978	\$225,000	Apr 04, 2024	3	2	1,620	\$138	0.74	0.22	64	1953
6	VAN RENSSELAER RENSSELAER, IN 47978	\$169,900	Feb 28, 2024	3	3	2,900	\$58	0.36	0.19	60	1897

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.

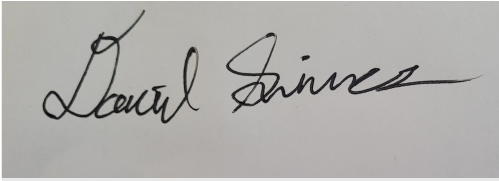
WARNING: The use of assumptions may affect assignment results.

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	5/3/2024

SUBJECT & CLIENT

Zip 47978

Co-Borrower

Zip 46112

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 []

☐ Quadruplex

☐ None

☐ Carport # Cars []

☒ Garage # Cars [1]

☒ Driveway # Cars [2]

Surface [Asphalt]

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 [Residential]	☐ Yes	☒ No
Other []	☐ Yes	☒ No

☐ 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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☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

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?

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:

There is no damage to the subject or the surrounding area. The subject appears to be in good condition.

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

☐ Apparent Additions
Added GLA [SqFt]
Permitted? ☐ Yes ☐ No

☐ Conversions

Lot Size [0.26] Lot Shape [Rectangular]

Utilities	Public	Other	Description
Electricity	☒	☐	[]
Gas	☒	☐	[]
Water	☒	☐	[]
Sewer	☒	☐	[]

Offsite Improvements	Public	Private	Description
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Street ☒ ☐ [Asphalt]

Alley ☒ ☐ [Gravel]

# Stories [2]	Year Built [1947]	Foundation / Basement	
Design [Cape Cod]		☐ Concrete Slab	
Construction [Wood Frame]		☐ Crawl Space	
Exterior Walls [Other]		☒ Basement	
Roof Surface [Comp Shingle]		☒ Full	
Fireplace # [] [None]		☐ Partial	
Heating Type [Forced]		% Finished [0%]	
Cooling Type [None]			

[6] # Total Rooms Above Grade

[4] # Bedrooms Above Grade

[1.5] # Bathrooms Above Grade

SUBJECT & CLIENT

Address 518 W GRACE ST	City RENSSELAER	County Jasper	State IN	Zip 47978
Borrower ROBERT BYARS II	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

The subject is a cape cod style home that appears to be in good condition. The surrounding homes are all in good condition.

SCOPE, CERTIFICATION AND LIMITING CONDITIONS

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

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

CERTIFICATION: The inspector, hereby certifies and agrees that:

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

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

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

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

Company Pamela J Drangmeister

Address 13425 Delaware Street

City, St Zip Crown Point, IN 46307

Phone _____

Location Validation (VPI Inspection Only)

Pamela Drangmeister / 05/02/2024

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6186390.2
Loan #

SUBJECT & CLIENT

Address 518 W GRACE ST	City RENNELLAER	County Jasper	State IN	Zip 47978
Borrower ROBERT BYARS II	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



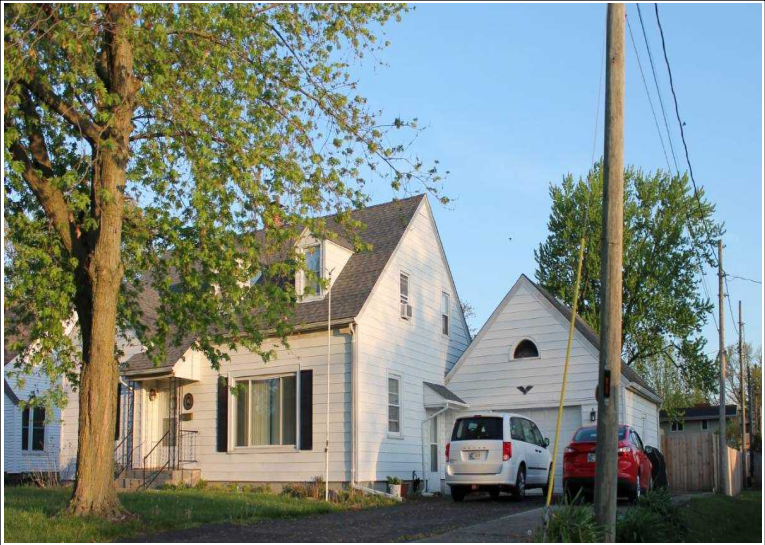
Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



