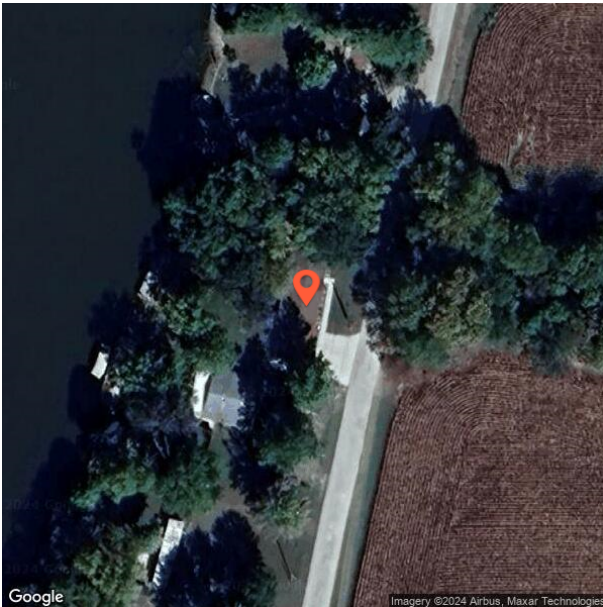




Property Address	3554 ROLAND DR	Order #	6205236
KINGMAN, IN 47952 - FOUNTAIN COUNTY		Loan #	N/A
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: Unknown
Lender	Robert Steele		
Borrower	John Ostrum		
Coborrower	N/A		
Evaluated Value	\$175,000	Reasonable Exposure Time	
Effective Date	6/10/2024		35 - 65 Days

PROPERTY DETAILS





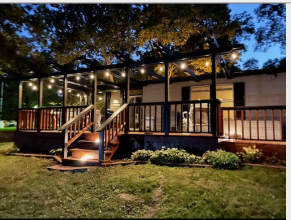
Property Type	Single Family Residence	County	FOUNTAIN
Lot Size	16,792	Parcel Number	23-15-15-404-015.000-020
Year Built	2005	Assessed Year	2023
Gross Living Area	1,456	Assessed Value	\$149,700
Bedroom	3	Assessed Taxes	\$214
Baths	2.0	Sold Date	
Pool	No	Sold Price	\$0
Condition	Good	List Date	
Carrier Route	R073	List Price	
HOA	No		
Location Comments	Waterfront		
Owner of Public Records	OSTRUM JOHN E / OSTRUM RITA K		
Amenities	Boat Ramp		
Legal Description	LOT:10-11 DIST:0006 CITY/MUNI/TWP:MILLCREEK TOWNSHIP 005-01680-00 LAKE HOLIDAY HIDE-A-WAY PLAT H BLK 1 LOTS 10 & 11 MP E13-15-404-01500		

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	9	18	16	77.8% ↑	-11.1% ↓
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	\$271,900	\$85,000	\$90,000	-66.9% ↓	5.9% ↑
Median Comparable Sales Days on Market	32d	16d	39d	21.9% ↑	143.8% ↑
Median Sale Price as % of List Price	98%	93%	95%	-3.1% -	2.2% -
Median Comparable List Price (Currently Active)	\$205,000	\$120,000	\$149,000	-27.3% ↓	24.2% ↑
Median Competitive Listings Days on Market (Currently Active)	62d	42d	39d	-37.1% ↓	-7.1% ↓
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	0	0	0	0% -	0% -

REO Sales	0	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	3554 ROLAND DR KINGMAN IN, 47952	3487 ELM DR KINGMAN IN, 47952		3624 ROLAND DR KINGMAN IN, 47952		3649 POPLAR DR KINGMAN IN, 47952	
MLS Comments	--	3 bedrooms, 1 bath, partial fenced in yard. Nice large sunroom on the back of...		2 bedroom, 1 bath property boasts an inviting open concept design, seamlessly...		1,568 square feet of living space. 3 bedrooms and 2 bathrooms, ensuring ample...	
Proximity (mi)	--	0.17 W		0.18 S		0.34 SW	
MLS# DOC#	--	21922289 202302211		202411346		21980061 202301652	
Sale Price / Price per Sq.Ft.	--	\$130,000 / \$82/sqft		\$160,000 / \$185/sqft		\$180,000 / \$115/sqft	
List Price / Price per Sq.Ft.	--	\$145,000 / \$91/sqft		\$170,000 / \$197/sqft		\$210,000 / \$134/sqft	
Sale Price % of List Price	--	0.90 / 90%		0.94 / 94%		0.86 / 86%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		09/27/23		05/17/24		07/28/23	
Location	Beneficial	Beneficial		Beneficial		Beneficial	
Location Comment	Waterfront	Waterfront		Waterfront		Waterfront	
Site	16,792	8,002	\$8,790	12,062	\$4,730	10,267	\$6,525
View	Lake	Lake		Lake		Lake	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	2005	1971		1991		1991	
Condition	Good	Average	\$13,000	Average	\$16,000	Good	
Bedrooms	3	3		2		3	
Full / Half Baths	2 / 0	1 / 0		1 / 0		2 / 0	
Gross Living Area	1,456	1,590	-\$670	864	\$2,960	1,568	-\$560
Basement	No Basement	No Basement		No Basement		No Basement	
Parking Type	Garage	None		Garage		None	
Parking Spaces	2	0	\$4,000	2		0	\$4,000
Pool	No	No		No		No	
Amenities	Boat Ramp	Boat Ramp		Boat Ramp		Boat Ramp	
Other							
Other							
Net Adj. (total)		22.40%	\$29,120	19.81%	\$31,690	5.54%	\$9,965
Gross Adj.		23.43%	\$30,460	19.81%	\$31,690	6.16%	\$11,085
Adj. Price			\$159,120		\$191,690		\$189,965
Price and Listing History		Sold	09/14/2023	Sold	05/17/2024	Pending	06/02/2024
		Price	\$130,000	Price	\$160,000	Price	\$210,000
		Pending	08/10/2023	Pending	05/06/2024	Price Changed	05/24/2024
		Price	\$145,000	Price	\$170,000	Price	\$210,000
		Price Changed	06/27/2023	Price Changed	05/03/2024	Listed	05/17/2024
		Price	\$145,000	Price	\$170,000	Price	\$215,000
		Listed	05/19/2023	Pending	04/15/2024	Sold	07/20/2023
		Price	\$150,000	Price	\$180,000	Price	\$180,000
				Listed	04/04/2024	Pending	06/06/2023
				Price	\$180,000	Price	\$185,000
						Price Changed	06/06/2023
						Price	\$185,000
						Listed	05/19/2023
						Price	\$200,000

Subject Property		Sale Comp 4		
				
Address	3554 ROLAND DR KINGMAN IN, 47952	906 CHARLIE CT KINGMAN IN, 47952		
MLS Comments	--	Sitting on 3 large lots this 2 bedroom, 1 bath house, you will have plenty of...		
Proximity (mi)	--	0.33 S		
MLS# DOC#	--	21970015		
Sale Price / Price per Sq.Ft.	--	\$140,000 / \$146/sqft		
List Price / Price per Sq.Ft.	--	\$149,000 / \$155/sqft		
Sale Price % of List Price	--	0.94 / 94%		
Property Type	SFR	SFR		
	Value (Subject)	Value	Adj	
Sale/List Date		05/08/24		
Location	Beneficial	Beneficial		
Location Comment	Waterfront	Waterfront		
Site	16,792	17,969	-\$1,177	
View	Lake	Lake		
Design	Typical	Typical		
Quality	Average	Average		
Age	2005	1979		
Condition	Good	Good		
Bedrooms	3	2	\$4,000	
Full / Half Baths	2 / 0	1 / 0	\$4,000	
Gross Living Area	1,456	960	\$2,480	
Basement	No Basement	No Basement		
Parking Type	Garage	Garage		
Parking Spaces	2	2		
Pool	No	No		
Amenities	Boat Ramp	Boat Ramp		
Other				
Other				
Net Adj. (total)		6.65%	\$9,303	
Gross Adj.		8.33%	\$11,657	
Adj. Price			\$149,303	
Price and Listing History		Sold	05/08/2024	
		Price	\$140,000	
		Pending	04/20/2024	
		Price	\$149,000	
		Listed	04/05/2024	
		Price	\$149,000	

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

No adverse site factors appear present. The subject appears to be in a suburban area. Subject conforms to the area. No significant foreclosure rate present.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$149,303 to \$191,690

Summary of Sales Comparison Approach

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 and 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. Subject year built not bracketed, but all sales are within 40 years and no adjustments applied. Sales #1 and #2 adjusted for condition based on listing photos and/or listing remarks.

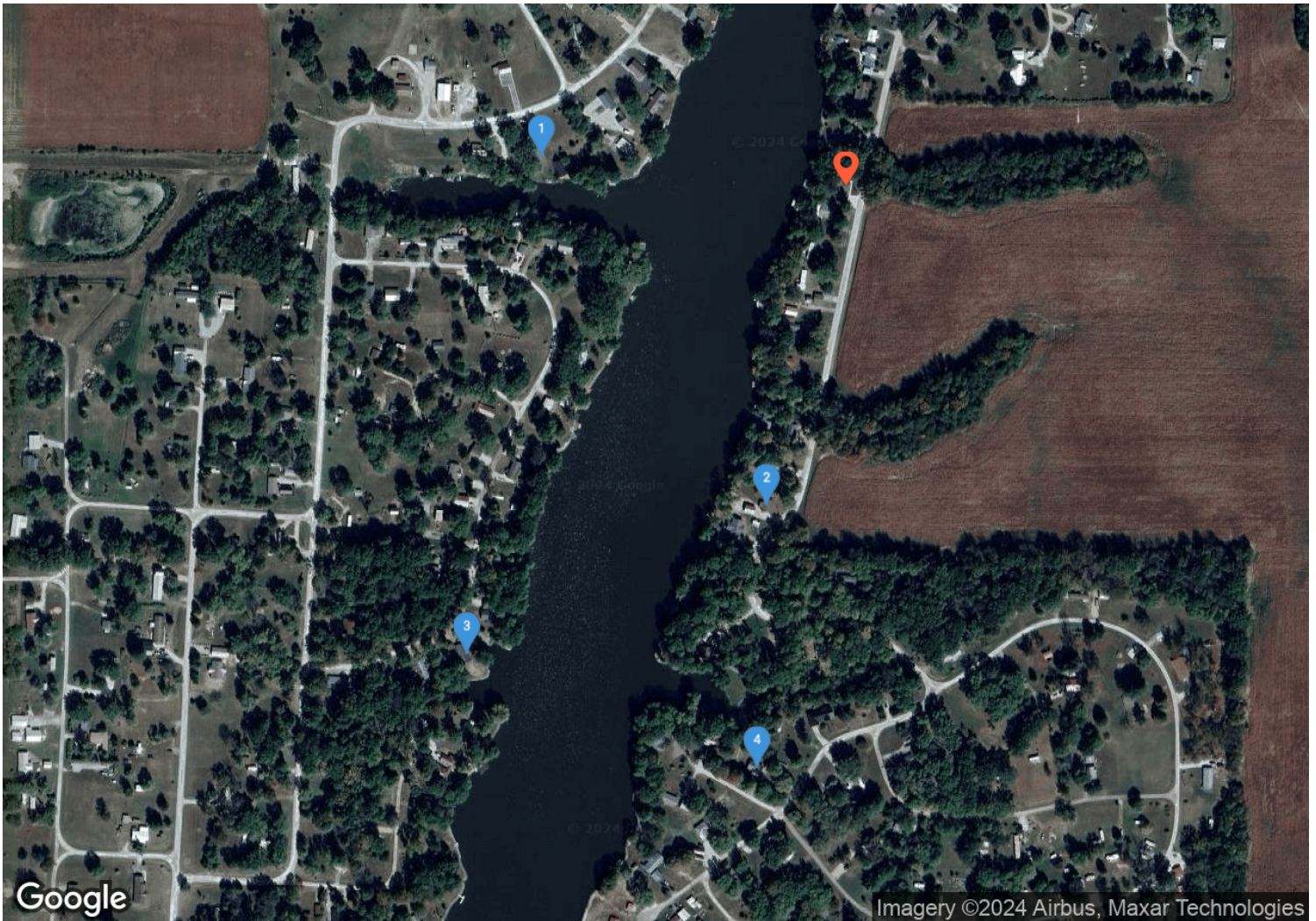
Summary of Listings Comparison Approach

An attempt was made to find comparable listings in the subject's area. Secondary data sources did not appear to provide any similar comparable listings in the area; therefore, none were provided in the grid for comparison.

ADDITIONAL NOTES

1. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
2. 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 was given.
3. Due to a lack of similar and more proximate comparables, it was deemed necessary to expand search parameters across major roadways and highways.
4. The subject and all comparables appear proximate to a highway and railroad tracks. This is deemed typical for the area and no value was given in the grid.
5. While the inspection report indicates the subject is a manufactured home, Public Records and assessor records indicate the subject is a detached single family residence which is assumed correct and has been utilized.
6. Due to a lack of similar comparables, the single line and net adjustments have exceeded the recommended 10% and 15% guidelines. Adjusted values in the report also appear wide. This is likely due to a lack of recent lakefront comparables in the subject's area.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	3554 ROLAND DR KINGMAN, IN 47952	Single Family Residence				16792	2005	3	2	1456		No		Public Records
1	3487 ELM DR KINGMAN, IN 47952	Single Family Residence	\$130,000	09/27/2023	0.17	8002	1971	3	1	1590		No		MLS, Public Records
2	3624 ROLAND DR KINGMAN, IN 47952	Single Family Residence	\$160,000	05/17/2024	0.18	12062	1991	2	1	864		No		MLS
3	3649 POPLAR DR KINGMAN, IN 47952	Single Family Residence	\$180,000	07/28/2023	0.34	10267	1991	3	2	1568		No		MLS, Public Records
4	906 CHARLIE CT KINGMAN, IN 47952	Single Family Residence	\$140,000	05/08/2024	0.33	17969	1979	2	1	960		No		MLS, Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 3487 ELM DR
KINGMAN IN, 47952

3 bedrooms, 1 bath, partial fenced in yard. Nice large sunroom on the back of the home. Home is just waiting for you to come in and make it your own.



Comp 2: 3624 ROLAND DR
KINGMAN IN, 47952

2 bedroom, 1 bath property boasts an inviting open concept design, seamlessly integrating the kitchen, dining and family room areas. Convenient stackable washer and dryer laundry closet in guest bedroom. Your vehicles will find a home in the detached 2 car garage, offering ample storage space for all of your outdoor gear.. Stay connected with high-speed internet, ideal for remote work or streaming your favorite shows. Recent property improvements in the last 5 years, including new windows, flooring, roof and detached garage ensure peace of mind and modern comfort. Property is being sold "As-Is".



Comp 3: 3649 POPLAR DR
KINGMAN IN, 47952

1,568 square feet of living space. 3 bedrooms and 2 bathrooms, ensuring ample space for family and guests. The home also includes a primary bedroom w/an en suite, living room, dining room, and kitchen. Shed & Private boat dock complete with electricity. A new well pressure tank was installed in 2022. Deck & exterior of home has been refinished/painted in 2023.



Comp 4: 906 CHARLIE CT
KINGMAN IN, 47952

Sitting on 3 large lots this 2 bedroom, 1 bath house, you will have plenty of space to spread out and relax. Items being left with the home include the kitchen appliances, washer, dryer, and beds in the back bedroom.

PRICE AND LISTING HISTORY

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

TRANSACTION HISTORY

Timeline



History

11/22/2013 Resale

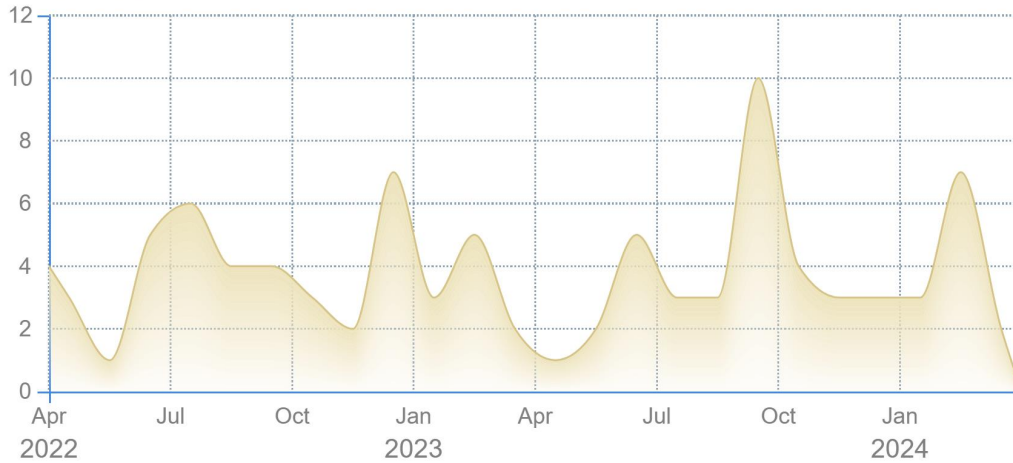
Recording Date	11/22/2013	Lender	N/A
Transaction Type	Resale	Title Co	N/A
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	201302877	Loan Type	N/A
Seller	JAMES R,JAMES R LONG,NORMA JEAN	Rate Type	N/A
Buyer/Borrower	OSTRUM,JOHN E & RITA K	Loan Doc #	N/A

ZIP-CODE DATA

Number of Properties Sold in 47952

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

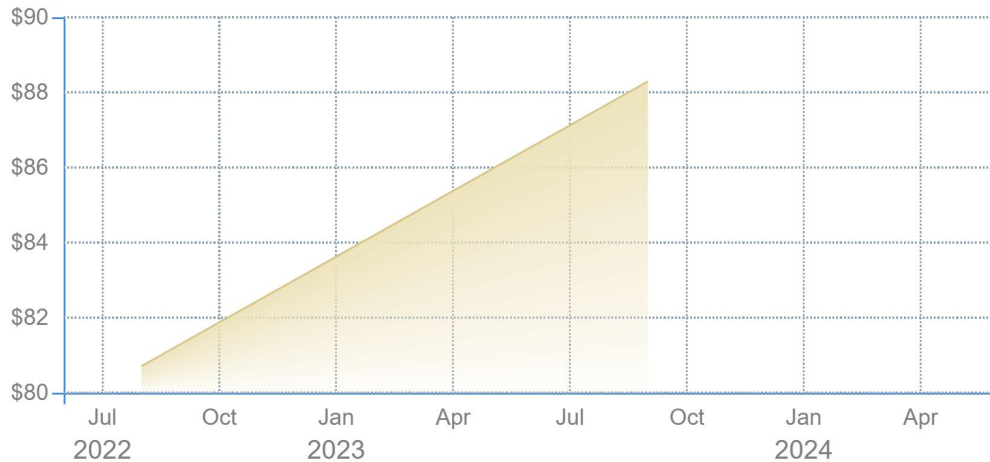
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47952

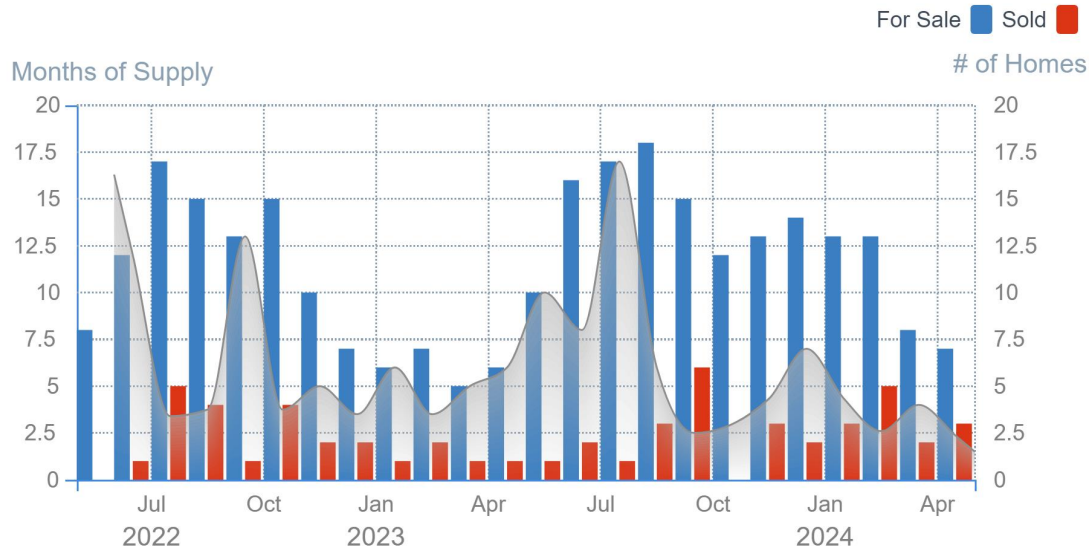
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



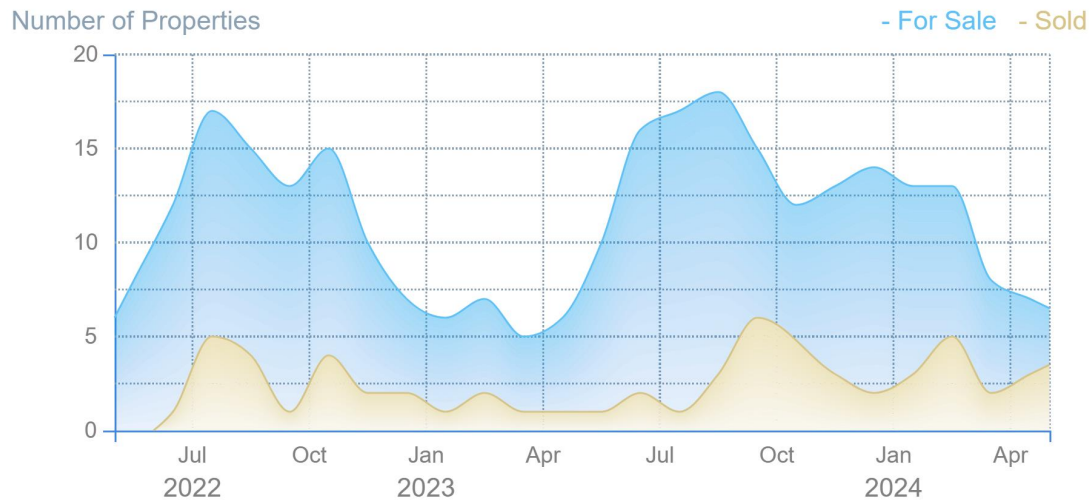
Months of Supply in 47952

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.

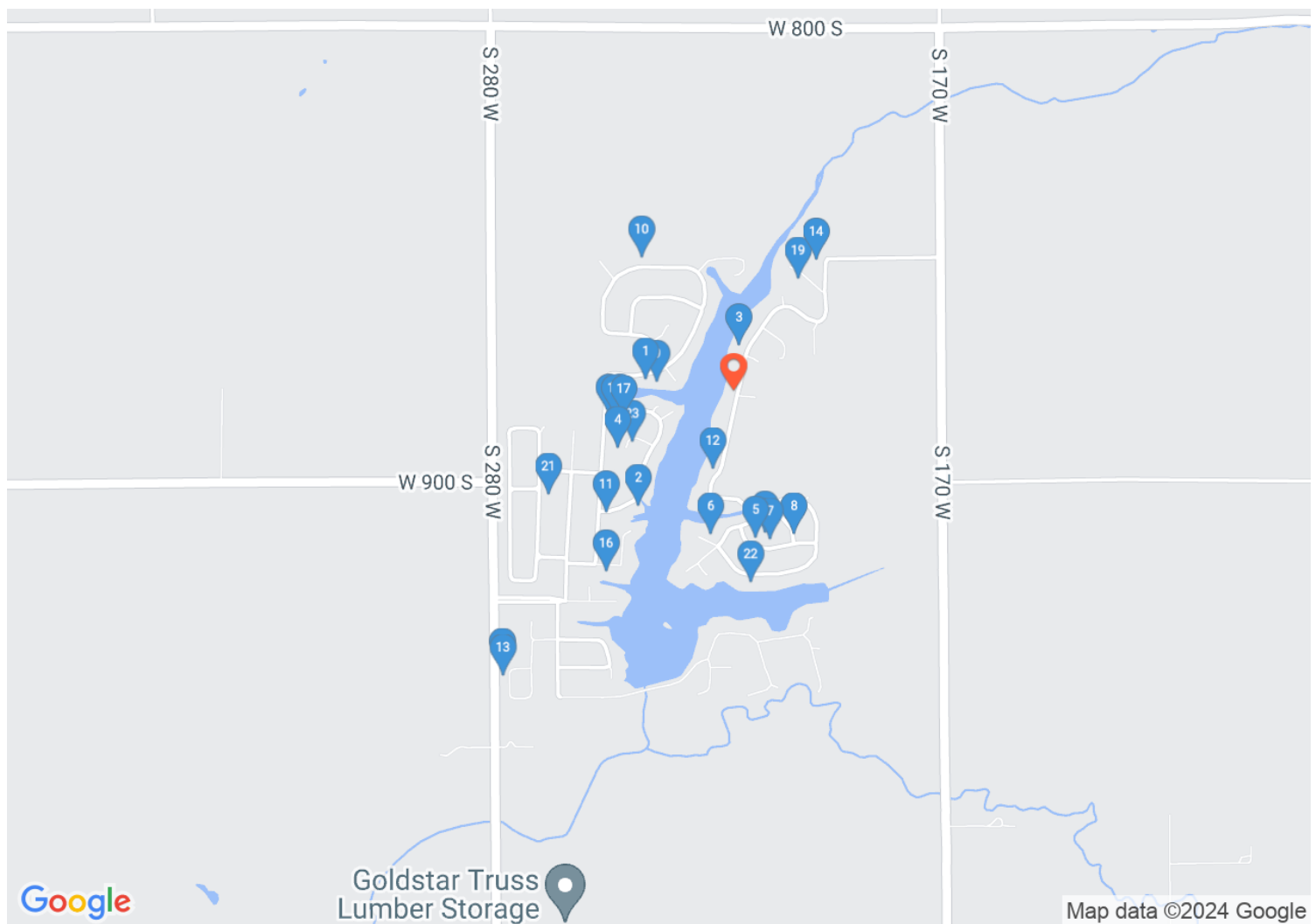


Supply / Demand in 47952

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



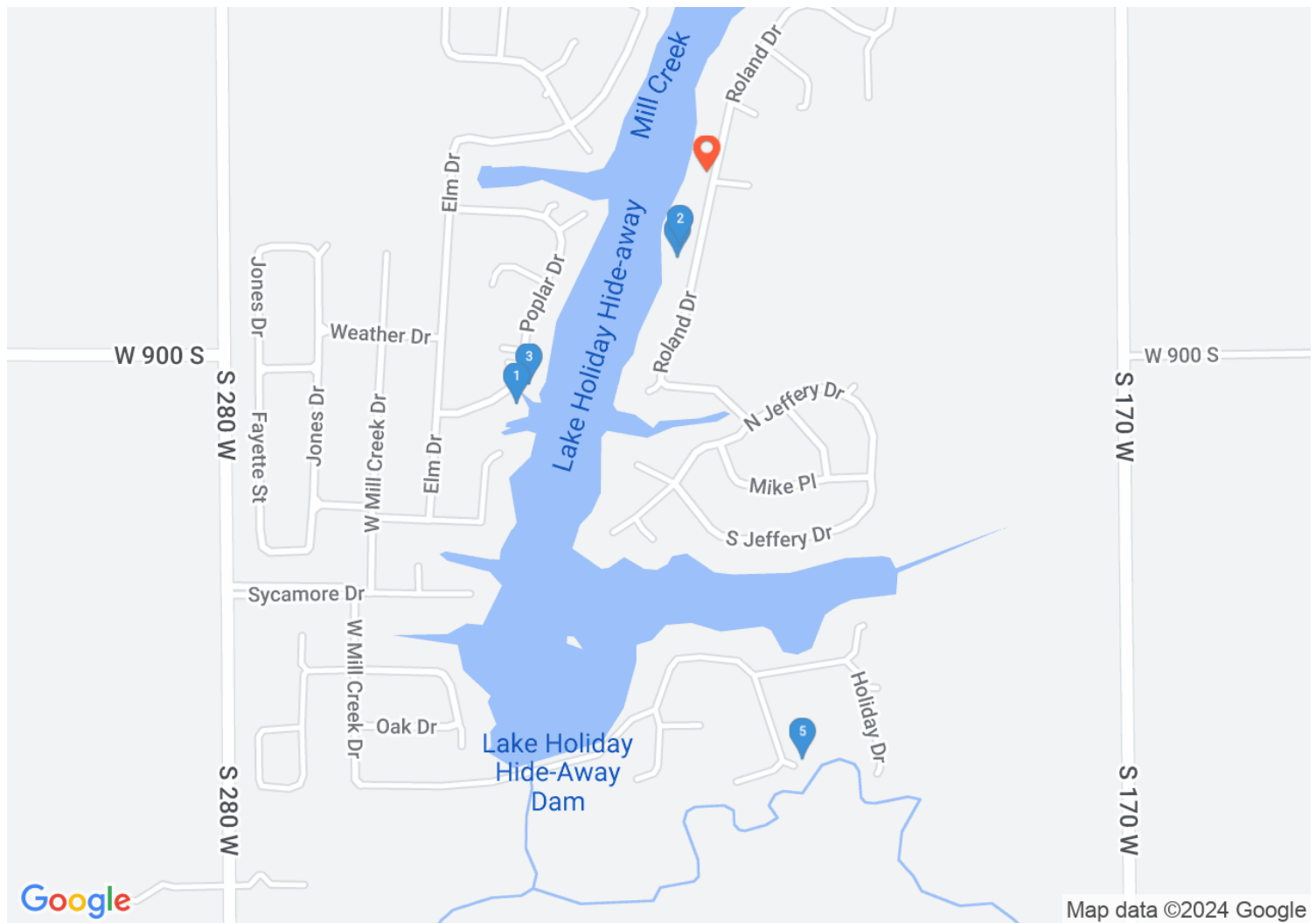
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	3554 ROLAND DR, KINGMAN, IN 47952	--	--	3	2	1,456	--	--	0.39	--	2005
1	3491 ELM DR KINGMAN, IN 47952	\$92,500	Apr 05, 2024	2	2	1,278	\$72	0.20	0.30	63	1976
2	3649 POPLAR DR KINGMAN, IN 47952	\$180,000	Jul 28, 2023	4	2	1,568	\$114	0.34	0.24	60	1991
3	3522 ROLAND DR KINGMAN, IN 47952	\$91,000	Aug 22, 2023	2	1	1,280	\$71	0.10	0.26	56	1976
4	1038 BERT CT KINGMAN, IN 47952	\$99,900	Sep 27, 2023	2	1	1,128	\$88	0.29	0.46	53	1957
5	866 MIKE PL KINGMAN, IN 47952	\$45,000	Nov 27, 2023	3	1	1,305	\$34	0.33	0.20	46	1975
6	906 CHARLIE CT KINGMAN, IN 47952	\$140,000	May 08, 2024	2	1	960	\$145	0.33	0.41	45	1979
7	842 MIKE PL KINGMAN, IN 47952	\$55,000	Dec 12, 2023	2	1	1,334	\$41	0.34	0.77	45	1973
8	816 MIKE PL KINGMAN, IN 47952	\$107,000	Sep 19, 2023	2	2	1,058	\$101	0.35	0.61	45	1980
9	3487 ELM DR KINGMAN, IN 47952	\$130,000	Sep 27, 2023	3	1	1,590	\$81	0.17	0.18	44	1971
10	1036 N ELM DR KINGMAN, IN 47952	\$55,000	Apr 01, 2024	2	2	840	\$65	0.36	0.45	44	2000
11	3673 POPLAR DR KINGMAN, IN 47952	\$106,000	Jun 14, 2023	3	1	1,196	\$88	0.39	0.19	43	1975
12	3624 ROLAND DR KINGMAN, IN 47952	\$160,000	May 17, 2024	2	1	864	\$185	0.18	0.28	39	1991

13	3785 S WALNUT DR KINGMAN, IN 47952	\$0	May 08, 2024	0	1	784	\$0	0.82	0.37	37	2002
14	3400 ROLAND DR KINGMAN, IN 47952	\$62,000	Mar 25, 2024	2	1	938	\$66	0.34	0.77	34	2016
15	848 MIKE PL KINGMAN, IN 47952	\$33,000	Oct 31, 2023	0	1	816	\$40	0.33	0.63	30	1980
16	1065 MAPLE DR KINGMAN, IN 47952	\$137,500	Aug 31, 2023	2	1	814	\$168	0.49	0.74	28	1969
17	3514 POPLAR DR KINGMAN, IN 47952	\$160,000	Feb 09, 2024	1	1	792	\$202	0.25	0.20	26	2021
18	3506 POPLAR DR KINGMAN, IN 47952	\$0	Feb 16, 2024	0	1	792	\$0	0.27	0.20	26	2021
19	821 BUTTERNUT CT KINGMAN, IN 47952	\$56,700	Nov 21, 2023	1	1	550	\$103	0.29	0.15	21	1993
20	3787 S WALNUT DR KINGMAN, IN 47952	\$0	May 08, 2024	0	0	336	\$0	0.81	0.18	16	1991
21	3603 JONES DR KINGMAN, IN 47952	\$0	Apr 23, 2024	0	0	0	--	0.47	0.21	12	2008
22	728 S JEFFERY DR KINGMAN, IN 47952	\$30,000	Jul 28, 2023	0	0	0	--	0.43	0.21	11	1980
23	1031 BERT CT KINGMAN, IN 47952	\$0	Oct 06, 2023	0	0	0	--	0.25	0.18	11	1975
24	3510 POPLAR DR KINGMAN, IN 47952	\$0	Feb 16, 2024	0	0	0	--	0.26	0.20	11	2021
25	3557 ELM DR KINGMAN, IN 47952	\$0	Feb 16, 2024	0	0	0	--	0.28	0.20	10	0

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	3554 ROLAND DR, KINGMAN, IN 47952	--	--	3	2	1,456	--	--	0.39	--	2005
1	3649 POPLAR DR KINGMAN, IN 47952	\$210,000	May 17, 2024	3	2	1,568	\$133	0.34	0.24	60	1991
2	3594 ROLAND DR KINGMAN, IN 47952	\$110,000	May 06, 2024	2	1	1,152	\$95	0.09	0.20	43	1973
3	3641 POPLAR DR KINGMAN, IN 47952	\$254,900	May 24, 2024	3	1	960	\$265	0.31	0.28	41	1975
4	3598 ROLAND DR KINGMAN, IN 47952	\$144,900	May 21, 2024	3	2	920	\$157	0.10	0.23	33	1956
5	816 S MILL CREEK DR KINGMAN, IN 47952	\$49,999	Dec 17, 2023	0	1	608	\$82	0.66	0.81	23	2007

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.

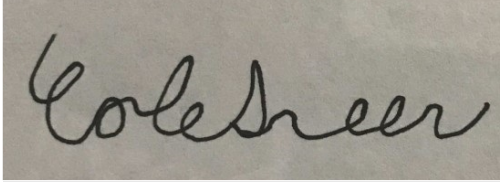
WARNING: The use of assumptions may affect assignment results.

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	Cole Green	
Evaluator Signature		
Signature Date	6/11/2024	

SUBJECT & CLIENT

Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112
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☒ Exterior-Only From Street
☐ Walk-In Interior & Exterior
☐ Virtual Exterior-Only From Street
☐ Virtual Walk-In Interior & Exterior

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

Commercial	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Industrial	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Agricultural	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Golf/Recreational	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Lake or Ocean	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
National Park/Forest	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Vacant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other [<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Fronts/Sides/Backs Busy Street	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
High Tension Electrical Wires	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Vacant/Abandoned Property	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Landfill or Transfer Station	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Commercial/Industrial Influences	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Railroad Tracks	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Freeway/Highway Influence	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Private or Public Airport	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other []	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Golf Course	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Waterfront	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Beach Access	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Lake Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Marina/Boat Ramp Access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Gated Community / Security Gate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
View []	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other []	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

☐ 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.

<input type="checkbox"/> None	
<input type="checkbox"/> Carport	# Cars []
<input checked="" type="checkbox"/> Garage	# Cars [2]
<input checked="" type="checkbox"/> Driveway	# Cars [2]
Surface [Other]

☒ Attached
☐ Detached
☐ Built-In

<input type="checkbox"/> New / Like New <input type="checkbox"/> Very Good <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable	Occupancy <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant (If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No) <input type="checkbox"/> Tenant Occupied Rent [_____] Terms [_____] Length [_____]
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☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

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

Was any of the above deferred maintenance caused by a recent natural disaster? ☐ 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:

☐ Accessory Unit
☐ Outbuildings
☐ Solar Panels []
☒ Porch [wooden front deck
☐ Patio []
☐ Pool []
☐ Fence []
☐ Other []

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

☐ Conversions

Lot Size [0.39] Lot Shape [Irregular]

Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[propane photo attached]
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Lake/well]
Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	[Septic]

Street ☐ ☒ [Gravel]

Alley ☐ ☐ [None]

# Stories [1]	Year Built [2005]	Foundation / Basement
Design [Ranch]		<input type="checkbox"/> Concrete Slab
Construction [Manufactured]		<input checked="" type="checkbox"/> Crawl Space
Exterior Walls [Other]		<input type="checkbox"/> Basement
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full
Fireplace # [] [Unknown]		<input type="checkbox"/> Partial
Heating Type [Forced]		% Finished [%]
Cooling Type [Central/Forced Air]		

```
[ 7 ] # Total Rooms Above Grade
[ 3 ] # Bedrooms Above Grade
[ 2.0 ] # Bathrooms Above Grade
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SUBJECT & CLIENT

Address 3554 Roland Dr	City Kingman	County Fountain	State IN	Zip 47952
Borrower John Ostrum	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

Well maintained with lake frontage. in a private community surrounded by farm land. Unable to access rear without trespassing on property. Lake has 2 Boat Ramp Access points for residents.

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 Classic Homes Cunningham Corp

Address 425 N Gilbert

City, St Zip Danville, IL 61832

Phone (217) 799-2465

Location Validation (VPI Inspection Only)

Michael Rohall / 06/10/2024

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6205236.2
Loan #

SUBJECT & CLIENT

Address 3554 Roland Dr	City Kingman	County Fountain	State IN	Zip 47952
Borrower John Ostrum	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



SUBJECT & CLIENT

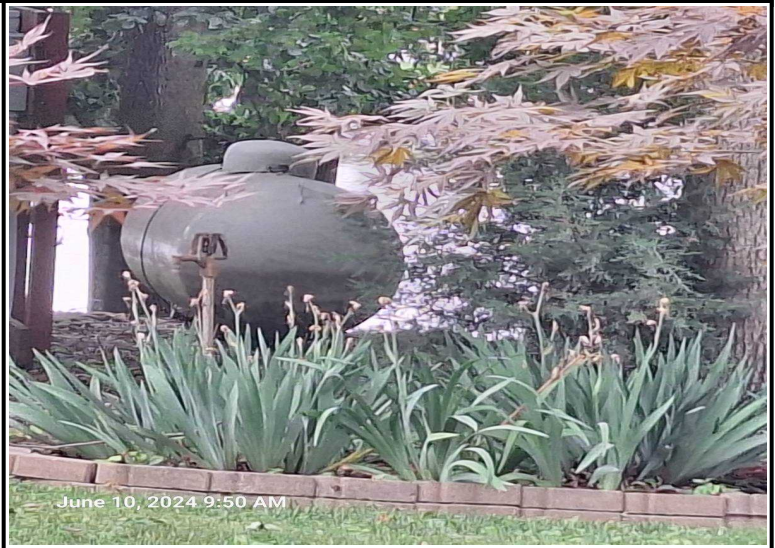
Address 3554 Roland Dr	City Kingman	County Fountain	State IN	Zip 47952
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SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If accessible)



Propane tank



Lake front



Community Entrance



Street Sign

