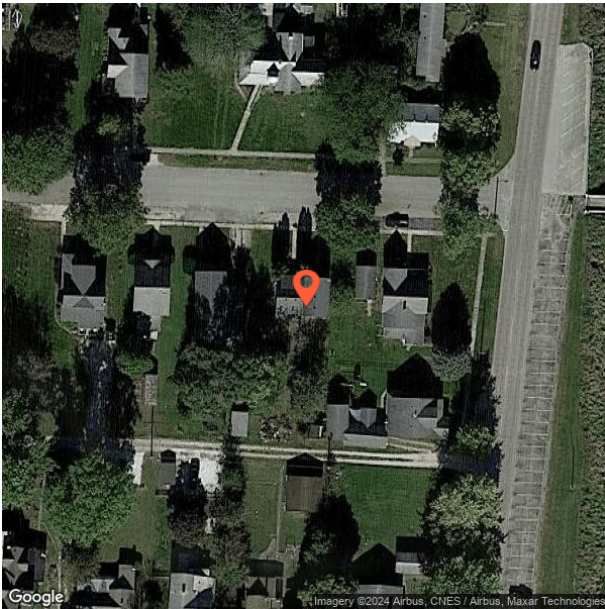




Property Address	311 E WASHINGTON ST	Order #	6233868
	KENTLAND, IN 47951 - NEWTON COUNTY	Loan #	N/A
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: Unknown
Lender	Robert Steele		
Borrower	DALTON COOPER		
Coborrower	N/A		
Evaluated Value	\$105,000	Reasonable Exposure Time	
Effective Date	7/28/2024		30 - 70 Days

## PROPERTY DETAILS



Property Type	Single Family Residence	County	NEWTON
Lot Size	8,550	Parcel Number	56-16-21-442-038.000-011
Year Built	1880	Assessed Year	2023
Gross Living Area	1,172	Assessed Value	\$67,500
Bedroom	3	Assessed Taxes	\$1,351
Baths	2.0	Sold Date	
Pool	No	Sold Price	\$0
Condition	Good	List Date	11/16/2023
Carrier Route	C001	List Price	\$169,900
HOA	No		
Location Comments	Typical		
Owner of Public Records	KIRKENLOW REMODELING INC		
Amenities	Typical		
Legal Description	LOT:7,8 SEC:21 DIST:0006 CITY/MUNI/TWP:JEFFERSON TOWNSHIP E 30' LOT 7 & W 27' LOT 8 BLK 22 ORIGINAL PLAT KENTLAND MAP REF:15-21-442-095		

## 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	14	19	11	-21.4% ↓	-42.1% ↓
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	\$60,000	\$159,900	\$96,000	60% ↑	-40% ↓
Median Comparable Sales Days on Market	11d	45d	38d	245.5% ↑	-15.6% ↓
Median Sale Price as % of List Price	85%	95%	97%	14.1% ↑	2.1% -
Median Comparable List Price (Currently Active)	\$159,900	\$172,500	\$184,900	15.6% ↑	7.2% ↑
Median Competitive Listings Days on Market (Currently Active)	66d	31d	46d	-30.3% ↓	48.4% ↑
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	311 E WASHINGTON ST KENTLAND IN, 47951	306 E CARROLL ST KENTLAND IN, 47951		502 N 2ND ST KENTLAND IN, 47951		305 E WASHINGTON ST KENTLAND IN, 01145	
MLS Comments	--	The Cottage is a charming bungalow boasting 1207SF and in need of some TLC, it...		Back on the market due to no fault of the seller or property		Main level boasts an enclosed porch with beadboard ceiling, the living room, an...	
Proximity (mi)	--	0.23 W		0.19 W		0.03 W	
MLS#   DOC#	--	803126		202321578		543359	
Sale Price / Price per Sq.Ft.	--	\$75,500 / \$63/sqft		\$80,000 / \$56/sqft		\$159,900 / \$115/sqft	
List Price / Price per Sq.Ft.	--	\$69,500 / \$58/sqft		\$97,500 / \$68/sqft		\$159,900 / \$115/sqft	
Sale Price % of List Price	--	1.09 / 109%		0.82 / 82%		1.00 / 100%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		06/28/24		11/03/23		03/28/24	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Typical	Typical		Typical		Typical	
Site	8,550	7,501	\$525	11,250	-\$1,350	12,000	-\$1,725
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Good	Average	\$7,500	Average	\$8,000	Good	
Age	1880	1880		1880		1880	
Condition	Good	Fair	\$7,500	Average	\$4,000	Good	
Bedrooms	3	2	\$4,000	4	-\$4,000	3	
Full / Half Baths	2 / 0	1 / 0	\$4,000	2 / 0		2 / 0	
Gross Living Area	1,172	1,207		1,437	-\$2,650	1,392	-\$2,200
Basement	No Basement	No Basement		No Basement		No Basement	
Parking Type	None	None		None		None	
Parking Spaces	0	0		0		0	
Pool	No	No		No		No	
Amenities	Typical	Typical		Typical		Typical	
Other							
Other							
Net Adj. (total)		31.16%	\$23,525	5.00%	\$4,000	-2.45%	-\$3,925
Gross Adj.		31.16%	\$23,525	25.00%	\$20,000	2.45%	\$3,925
Adj. Price			\$99,025		\$84,000		\$155,975
Price and Listing History		Sold	11/03/2023	Sold	03/28/2024		
		Price	\$80,000	Price	\$159,900		
		Pending	09/16/2023	Listed	01/02/2024		
		Price	\$97,500	Price	\$159,900		
		Relisted	09/07/2023				
		Price	\$97,500				
		Pending	08/19/2023				
		Price	\$97,500				
		Price Changed	08/08/2023				
		Price	\$97,500				
		Listed	06/22/2023				
		Price	\$105,000				

## 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.

Per Public Records, the subject appears to have a prior sale on 06/16/2023 for \$30,000. The subject appears to have another prior sale on 11/30/2022 for \$35,000. Further details unknown.

## COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$84,000 to \$155,975

### \*\*\*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. Sales #1 and #2 adjusted for inferior quality of construction. Sales #1 and #2 adjusted for condition based on listing photos and/or listing remarks. Subject GLA not bracketed, but Sale #1 is within 100 sq. ft. and no adjustment applied.

### \*\*\*Summary of Listings Comparison Approach\*\*\*

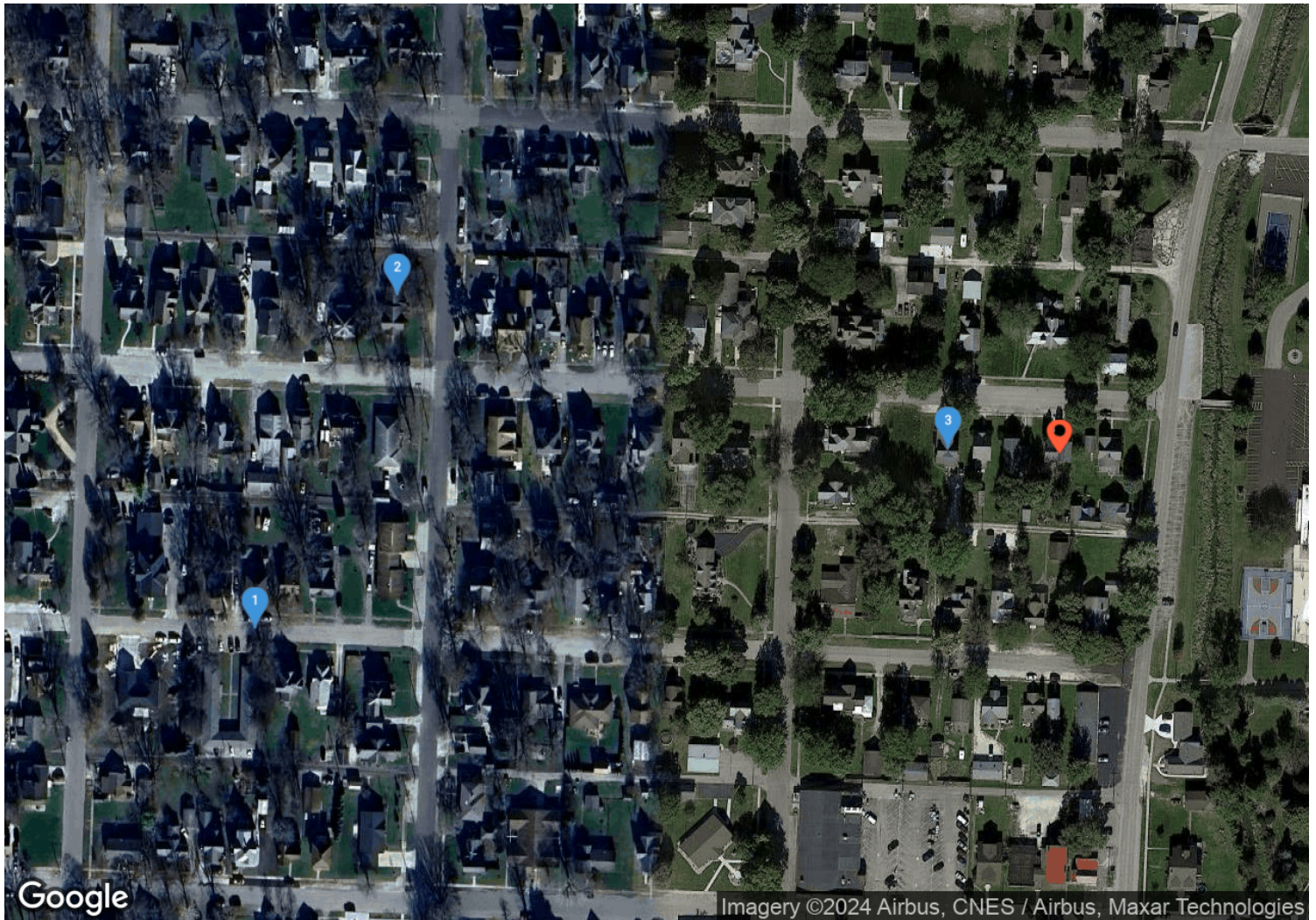
An attempt was made to find comparable listings in the subject's area. Secondary data sources did not appear to provide any similar comparable listings in the area; therefore, none were provided in the grid for comparison.

### \*\*\*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, Sales #1 and #3 appear proximate to sports fields and commercial influences. However, the properties appear to be sufficiently backed off as to not be significantly impacted and no value was given in the grid.
5. 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.
6. While the Public Records indicates the subject has a bath count of "1.0", the inspection report and MLS sources indicate the subject has a bath count of "2.0" which is assumed correct and has been utilized.
7. Due to a lack of similar comparables, the single line, net and gross adjustments have exceeded the recommended 10%, 15% and 25% guidelines. Adjusted values in the report also appear wide. This is likely due to a lack of comparables with similar year built in the subject's area.
8. All comparables have been verified as single family residences through Public Records and/or MLS sources.



## SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	311 E WASHINGTON ST KENTLAND, IN 47951	Single Family Residence	\$169,900	03/22/2024		8550	1880	3	2	1172		No		Public Records
1	306 E CARROLL ST KENTLAND, IN 47951	Single Family Residence	\$75,500	06/28/2024	0.23	7501	1880	2	1	1207		No		MLS
2	502 N 2ND ST KENTLAND, IN 47951	Single Family Residence	\$80,000	11/03/2023	0.19	11250	1880	4	2	1437	1437	No		MLS
3	305 E WASHINGTON ST KENTLAND, IN 01145	Single Family Residence	\$159,900	03/28/2024	0.03	12000	1880	3	2	1392		No		MLS



## SELECTED COMPARABLES PHOTOS



Comp 1: 306 E CARROLL ST  
KENTLAND IN, 47951

The Cottage is a charming bungalow boasting 1207SF and in need of some TLC, it features two bedrooms & one bath. Inside you'll find original details throughout beginning with hardwood floors & bright white door frames draw you into each room. Home offers two enclosed porches, spacious interiors, french doors, high ceilings and a fully applianced kitchen.



Comp 2: 502 N 2ND ST  
KENTLAND IN, 47951

Back on the market due to no fault of the seller or property



Comp 3: 305 E WASHINGTON ST  
KENTLAND IN, 01145

Main level boasts an enclosed porch with beadboard ceiling, the living room, an updated kitchen including appliances, a breakfast/dining area, the master bedroom, a full bath, dedicated laundry room and a mud room. Two additional bedrooms are on the upper level and the second full bath. With freshly painted interiors, new flooring, and many more updates all you'll need to do is unpack. This home is ready and waiting for its new owners! Home qualifies for 100% USDA financing, inquire today for more details!

## PRICE AND LISTING HISTORY

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

## TRANSACTION HISTORY

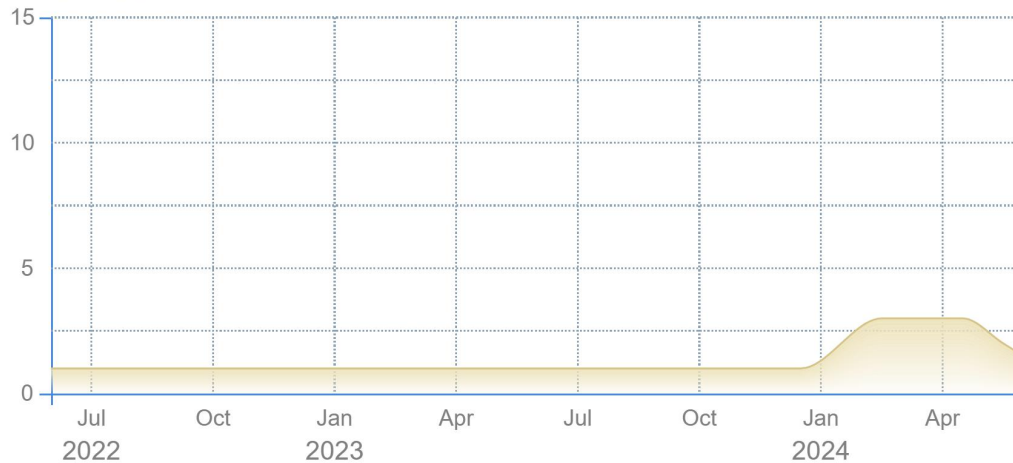
There is no property transaction history available.

## ZIP-CODE DATA

### Number of Properties Sold in 47951

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

Number of Sales



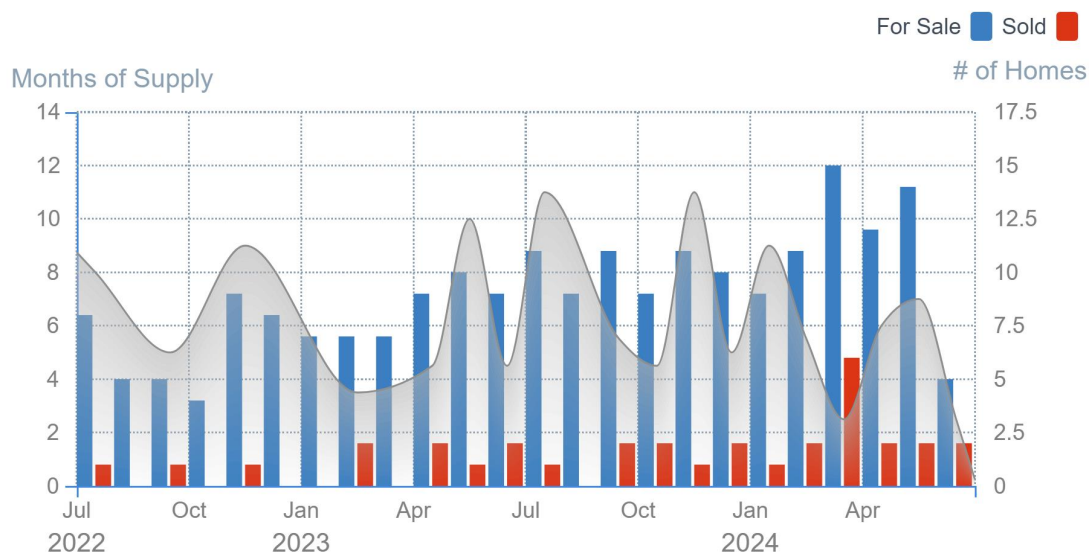
### Median Sale Price/Sq.Ft. (quarterly) in 47951

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

There is insufficient data to provide Median Sale Price/Sq.Ft. for this area

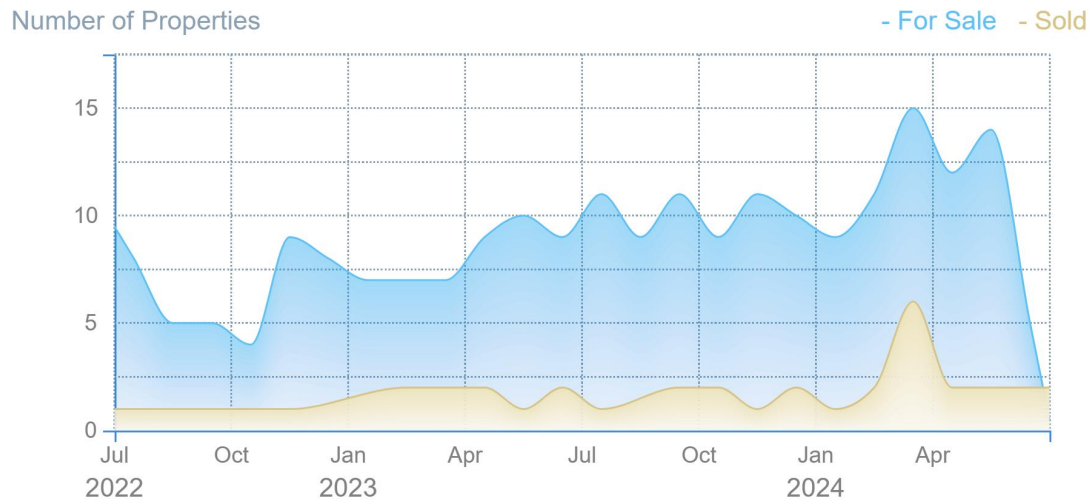
### Months of Supply in 47951

This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.



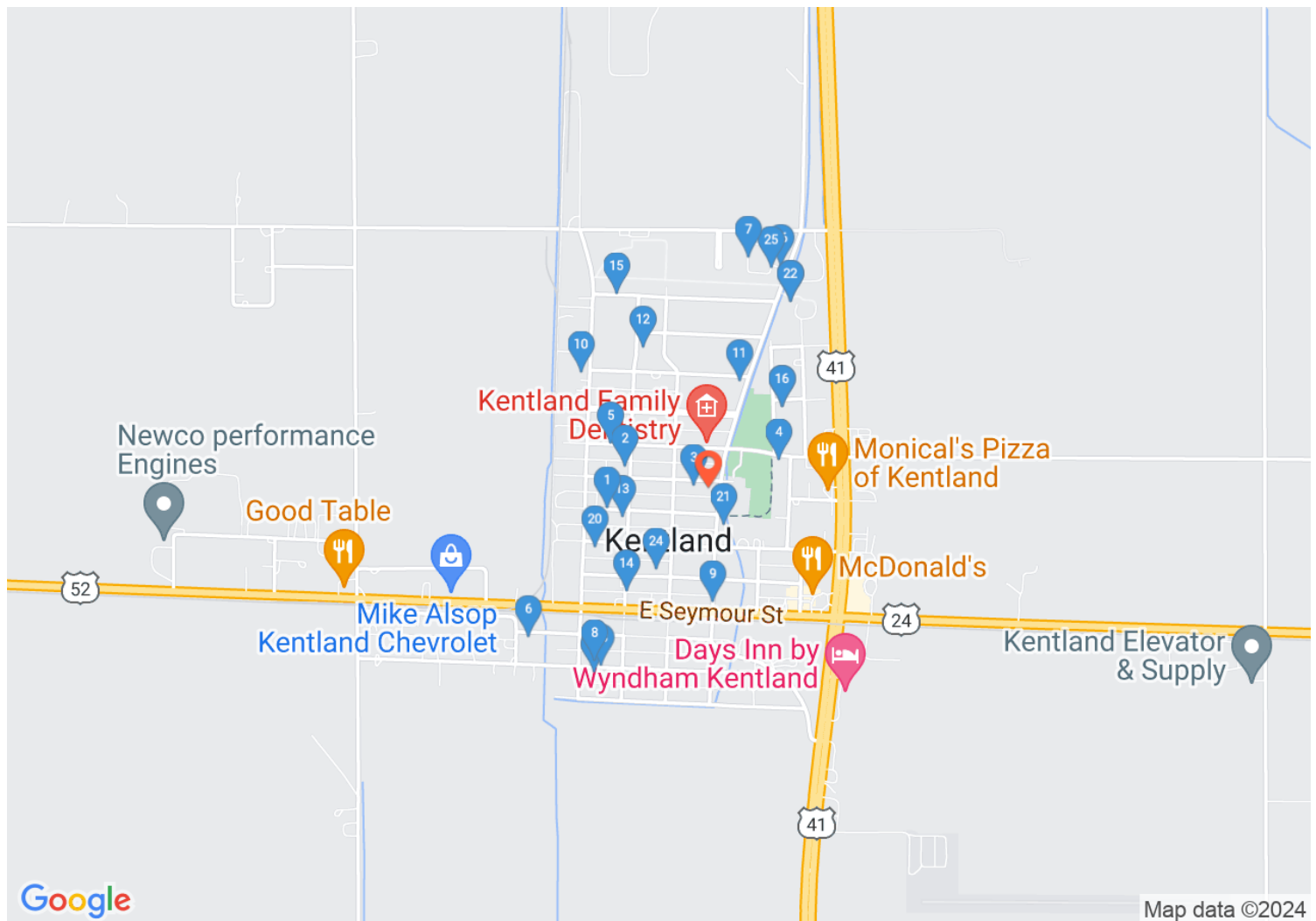
## Supply / Demand in 47951

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





## COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	311 E WASHINGTON ST, KENTLAND, IN 47951	--	--	3	2	1,172	--	--	0.20	--	1880
1	CARROLL KENTLAND, IN 47951	\$75,500	Jun 28, 2024	2	1	1,207	\$62	0.23	0.17	97	1880
2	502 N 2ND ST KENTLAND, IN 47951	\$80,000	Nov 03, 2023	3	1	1,437	\$55	0.19	0.26	81	1880
3	WASHINGTON KENTLAND, IN 01145	\$159,900	Mar 28, 2024	3	2	1,392	\$114	0.03	0.28	77	1880
4	501 E LINCOLN ST KENTLAND, IN 47951	\$138,400	Jul 26, 2024	2	2	1,029	\$134	0.17	0.17	70	1954
5	LINCOLN KENTLAND, IN 01136	\$138,400	Jul 26, 2024	2	2	1,029	\$134	0.23	0.21	70	1954
6	111 W GOSS ST KENTLAND, IN 47951	\$116,000	Mar 28, 2024	3	1	1,056	\$109	0.52	0.17	59	1981
7	NORTHROSE KENTLAND, IN 47951	\$188,700	Jun 07, 2024	3	2	1,410	\$133	0.51	0.19	52	1995
8	106 E ALLEN ST KENTLAND, IN 47951	\$96,000	Apr 16, 2024	3	2	856	\$112	0.46	0.14	51	1946
9	4TH KENTLAND, IN 47951	\$154,000	May 22, 2024	3	2	1,766	\$87	0.25	0.14	47	1922
10	1ST KENTLAND, IN 01003	\$129,500	Jan 04, 2024	3	1	1,456	\$88	0.38	0.42	46	1938
11	706 N 4TH ST KENTLAND, IN 47951	\$57,500	Feb 26, 2024	1	1	847	\$67	0.24	0.13	45	1960
12	2ND 12 KENTLAND, IN 01008	\$115,500	Oct 13, 2023	2	1	728	\$158	0.34	0.19	45	1941

13	308 N 2ND ST KENTLAND, IN 47951	\$23,000	Feb 26, 2024	3	2	2,056	\$11	0.20	0.24	42	1890
14	2ND KENTLAND, IN 47951	\$275,000	May 31, 2024	3	2	1,794	\$153	0.29	0.24	42	1968
15	HOLLEY KENTLAND, IN 47951	\$187,900	Jul 12, 2024	3	2	1,680	\$111	0.47	0.29	42	1964
16	ADE KENTLAND, IN 01025	\$185,000	Dec 11, 2023	3	2	1,508	\$122	0.24	0.41	41	1960
17	509 N ADE ST KENTLAND, IN 47951	\$185,000	Dec 01, 2023	3	2	1,508	\$122	0.24	0.41	41	1960
18	ALLEN KENTLAND, IN 47951	\$96,000	Apr 16, 2024	3	2	1,456	\$65	0.46	0.44	35	1998
19	105 E ALLEN ST KENTLAND, IN 47951	\$147,900	Feb 05, 2024	3	1	2,094	\$70	0.48	0.31	35	1920
20	DUNLAP KENTLAND, IN 01206	\$240,000	Nov 27, 2023	4	2	2,261	\$106	0.28	0.31	33	1907
21	303 N 4TH ST KENTLAND, IN 47951	\$214,000	Sep 15, 2023	3	2	1,822	\$117	0.09	0.57	28	1970
22	HAWKEYE KENTLAND, IN 01171	\$376,000	Mar 15, 2024	5	3	3,020	\$124	0.45	0.57	18	1979
23	501 E HAWKEYE LN KENTLAND, IN 47951	\$376,000	Mar 15, 2024	5	4	3,020	\$124	0.45	0.57	18	1979
24	214 E GRAHAM ST #218 KENTLAND, IN 47951	\$0	Apr 15, 2024	0	0	6,828	\$0	0.21	0.11	16	1911
25	NORTHMEARE KENTLAND, IN 47951	\$27,500	Mar 22, 2024	0	0	0	--	0.50	0.29	11	0
26	MEARE KENTLAND, IN 47951	\$27,500	Jun 14, 2024	0	0	0	--	0.51	0.32	11	0

## A map of Kentland, Indiana, showing a grid of streets. Major roads include S 350 W, E Seymour St, and N 7th St. Landmarks and businesses marked include Kentland Family Dentistry, Don's Drive-In, Monical's Pizzeria of Kentland, McDonald's, Days Inn by Wyndham Kentland, Si Señor Authentic Mexican, Good Table, Mike Alsop Kentland Chevrolet, and Kentland. Numbered blue pins (1-14) are scattered throughout the map. The map is credited to Google and has data from 2024.

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13	4TH KENTLAND, IN 47951	\$149,900	Mar 05, 2024	0	0	0	--	0.25	0.14	11	0
14	7TH KENTLAND, IN 47951	\$295,000	Mar 21, 2024	0	0	0	--	0.39	1.55	9	0

## 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.**

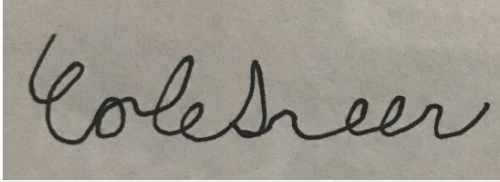
1. The evaluator will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator assumes that the title is good and marketable, and will not render any opinions about the title.
2. The evaluator will not give testimony or appear 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	8/1/2024

## SUBJECT &amp; CLIENT

Address 311 E WASHINGTON	City KENTLAND	County Newton	State IN	Zip 47951
Borrower DALTON COOPER		Co-Borrower		
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

## TYPE OF INSPECTION PERFORMED

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

## EVIDENCE OF LISTING STATUS

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

## MARKET INFLUENCES

## Significant Area Non-Residential Use

Commercial	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Industrial	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Agricultural	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Golf/Recreational	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lake or Ocean	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
National Park/Forest	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Vacant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other [ None ]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## EXTERNAL FACTORS

## Adverse External Factors

Fronts/Sides/Backs Busy Street	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
High Tension Electrical Wires	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Vacant/Abandoned Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Landfill or Transfer Station	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Commercial/Industrial Influences	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Railroad Tracks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Freeway/Highway Influence	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Private or Public Airport	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other [ None ]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## Positive External Factors

Golf Course	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Waterfront	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Beach Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Lake Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Marina/Boat Ramp Access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Gated Community / Security Gate	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
View [ Residential ]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Other [ None ]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## PROPERTY TYPE

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> SFR - Detached | <input type="checkbox"/> Condo - Garden Style          |
| <input type="checkbox"/> SFR - Attached            | <input type="checkbox"/> Condo - Mid-Rise or High-Rise |
| <input type="checkbox"/> SFR - Semi-Detached / End | <input type="checkbox"/> Condo - Other                 |
| <input type="checkbox"/> SFR - With Accessory Unit | <input type="checkbox"/> Manufactured [Add Date]       |
| <input type="checkbox"/> Duplex                    | <input type="checkbox"/> Commercial / Mixed-Use        |
| <input type="checkbox"/> Triplex                   | <input type="checkbox"/> Other [ ]                     |
| <input type="checkbox"/> Quadplex                  |  |

## CONDO OR PLANNED UNIT DEV

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

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

## CAR STORAGE

☒ None  
☐ Carport # Cars [ ]  
☐ Garage # Cars [ ]  
☐ Driveway # Cars [ ]  
Surface [ None ]

## Garage/Carport Design

- ☐ Attached  
☐ Detached  
☐ Built-In

## ADDITIONAL IMPROVEMENTS

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

## ADDITIONS OR CONVERSIONS

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

## SUBJECT CONDITION

<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	<b>Occupancy</b> <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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## Subject Condition Related to Neighboring Properties

☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

## Deferred Maintenance

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 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? ☐ Yes ☒ No

Rate the disaster related damage to the property: [ ]

Percent of neighborhood properties that suffered damage: [ ] %

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

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

There does not appear to be any damage to the property or any of the houses in the surrounding area.

## SUBJECT SITE / LOT

Lot Size [ 0.20 ] Lot Shape [ Rectangular ]

Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[ ]
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[ ]
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[ ]
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[ ]

Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[ Asphalt ]
Alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[ Dirt ]

## SUBJECT IMPROVEMENTS

# Stories [ 2 ]	Year Built [ 1880 ]	<b>Foundation / Basement</b>
Design [ Cape Cod ]		<input type="checkbox"/> Concrete Slab
Construction [ Wood Frame ]		<input checked="" type="checkbox"/> Crawl Space
Exterior Walls [ Other ]		<input type="checkbox"/> Basement
Roof Surface [ Comp Shingle ]		<input type="checkbox"/> Full
Fireplace # [ 0 ] [ None ]		<input type="checkbox"/> Partial
Heating Type [ Forced ]		% Finished [ ] %
Cooling Type [ None ]		

## ROOM INFORMATION AND LOCATION

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

# PROPERTY INSPECTION ANALYSIS

File # 6233868.2

Loan #

## SUBJECT & CLIENT

Address 311 E WASHINGTON	City KENTLAND	County Newton	State IN	Zip 47951
Borrower DALTON COOPER	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

## COMMENTS

The subject is located in an area with houses that vary widely as to style and size. Most are maintained in average to good condition. The houses in the area vary in age from 60 to 100+ years old. There is no garage with the property. The parking is on the street.

I included the address of the property to the east of the subject, as there did not appear to be an address on the front of the house. If it is on the mailbox, it was so small that you would need to be standing on the front porch to read it. I know that I have the correct house, as prior to going to the property, I checked the mapping system in the county records and the mapping system in the local MLS.

## 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 / 07/28/2024

Inspector / Inspection Date



SUBJECT & CLIENT

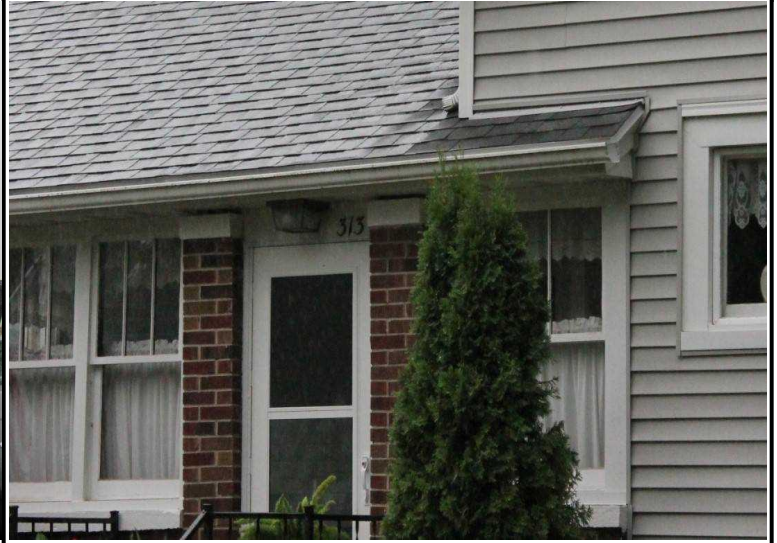
Address 311 E WASHINGTON	City KENTLAND	County Newton	State IN	Zip 47951
Borrower DALTON COOPER	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



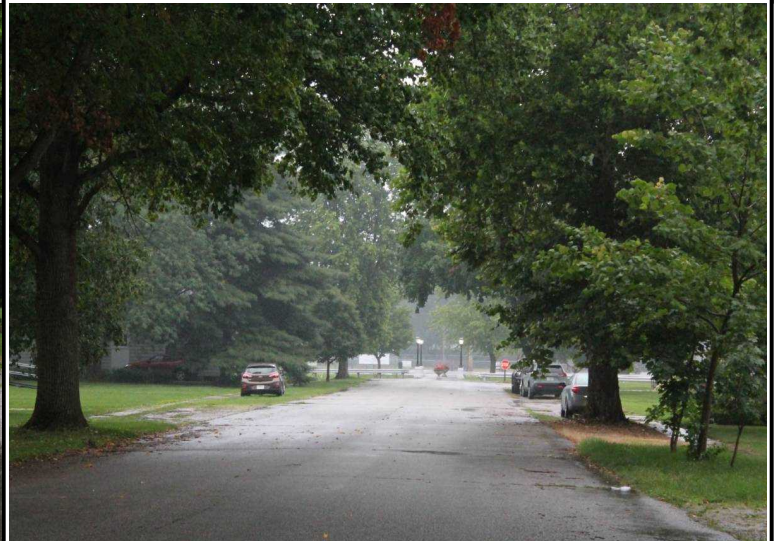
Right Side View



Left Street View



Right Street View






PROPERTY INSPECTION ANALYSIS

File # 6233868.2  
Loan #

SUBJECT & CLIENT				
Address 311 E WASHINGTON		City KENTLAND	County Newton	State IN Zip 47951
Borrower DALTON COOPER		Co-Borrower		
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SUBJECT PROPERTY PHOTO ADDENDUM	
Rear View (If accessible)	Street sign
	
Additional front picture	
