

Table with columns for Valuation Section, Cost Approach, and Comments. Includes rows for Estimated Site Value, Estimated Reproduction Cost-New of Improvements, Depreciation, and Indicated Value by Cost Approach.

Table with columns for Item, Subject, Comparable No. 1, Comparable No. 2, and Comparable No. 3. Includes rows for Address, Proximity to Subject, Sales Price, Price/Gross Liv. Area, Data and/or Verification Sources, Value Adjustments, and Net Adj. (total).

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): All 5 comps are considered to be the most competitive, compatible, and comparable the s/p. All are in Warren Township and have both well and septic or one or the other. They all are on at least one acre or more. All are ranches. Sq.ftge differences were calculated at \$10/sf. The site adjust. represents lot value differences. #3 was given a design and appeal adjustment. It is a brown county style of home with an art deco flair and there is simply a significant charm factor there that clearly is recognized by the market. As you know, land values in Warren (continued)

Table with columns for Item, Subject, Comparable No. 1, Comparable No. 2, and Comparable No. 3. Includes rows for Date, Price and Data, Source for prior sales within year of appraisal.

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 135,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$

This appraisal is made [] "as is" [] subject to the repairs, alterations, inspections, or conditions listed below [] subject to completion per plans and specifications. Conditions of Appraisal:

Final Reconciliation:

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$

APPRaiser: Signature Name Date Report Signed State Certification # Or State License # SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Name Date Report Signed State Certification # Or State License # [] Did [] Did Not Inspect Property

SALES COMPARISON ANALYSIS

File No. XXXXXXXXXX

These recent sales of properties are most similar and proximate to subject and have been considered in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 5	COMPARABLE NO. 6	COMPARABLE NO.
Address	Dadianapolis	1106 Franklin Road Indianapolis, IN	6635 E. 9th Street Indianapolis, IN	
Proximity to Subject		1 mile north	1.4 miles	
Sales Price	\$ Market	\$ 137,000	\$ 124,900	\$
Price/Gross Liv. Area	\$ <input type="checkbox"/>	\$ 54.93 <input type="checkbox"/>	\$ 74.97 <input type="checkbox"/>	\$ <input type="checkbox"/>
Data and/or Verification Sources	MLS, Assessors, Inspection	MLS, Assessors, Driveby Realtors listing & sellin	MLS, Assessor, driveby	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION
Sales or Financing		VA		Cash
Concessions		Closng Costs	none	None
Date of Sale/Time		03/30/2012		07/28/2011
Location	3s/82E	11n/80e		9n/66e
Leasehold/Fee Simple	Fee	Fee		Fee
Site	1.75 acres	0.52 acre	+10000	0.74 Acre
View	Residential	Residential		Residential
Design and Appeal	Ranch/good	Ranch/good		Ranch/good
Quality of Construction	Aboveavg/brick	Aboveavg/brick		Aboveavg/brick
Age	50a/15e	36a/10e	-2500	61a/15e
Condition	Good	Above Average	+3500	Above Average
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths
Room Count	6 3 2.0	9 4 3.0	-3500ba	6 3 2.5
Gross Living Area	1500 Sq. Ft.	2494 Sq. Ft.	-9900	1666 Sq. Ft.
Basement & Finished	Crawl	Crawl		Crawl
Rooms Below Grade	Not Applicable	Not Applicable		Not Applicable
Functional Utility	Good	Good		Good
Heating/Cooling	Elecfa/hp	elecfa/hp		elecfa/ca
Energy Efficient Items	Thermopanes	thermopanes		Wd Db1 Hg
Garage/Carport	2 Att + 1 det	2 cardet strshd		2 car att
Porch, Patio, Deck, Fireplace(s), etc.	Lrgcovpor/wddk	stoop/scrnpor		Stoop/openpat
Fence, Pool, etc.	None	1 Great Room	-1500	1 gas log
Kitchen	Partial	None		None
Kitchen	Upgraded	Original	+5000	Upgraded galley
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,300	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15,000
Adjusted Sales Price of Comparable		\$ 138,100	\$ 136,200	\$ 15,000
Date, Price and Data Source for prior sales within year of appraisal		Not in the last 5 years	Not in the last 5 years	Not in the last 5 years

Comments on Market Data values increase in Warren moving north to south and west to east. Thus the land value on #3 is somewhat higher per square foot. On #2 it is right next to I-70 so even though it is bigger it is north and worth less. There is no exit off of I-70 at that point, so the noise is a huge negative. The effective age adjustment on #1 is simply the recognition that it was built in 1911. It was redone in 1998 and so the condition adjustment reflects the 10-12 year difference in age of the improvements versus the improvements you have made in the last 4 -5 years. #4 is a pending sale. I spoke with both agents and both confirmed that it is a VA loan with \$2000 in closing costs and both confirmed that the sales price is very close to the list price but neither would confirm the actual sales price. The extra square footage is a converted garage and thusly I am confident that its added value is truly what is referred to as excess square footage. what sells your home is a many things. The fact that it was gutted and all electrical, plumbing and drywall along with everything else...kitchen, floor coverings, bathrooms, windows, roof, etc makes it essentially new construction. The fact that the second parcel is a buildable lot will stand it in good stead as it will increase in value as those who have to get closer to work with increased gas prices will move to marion county. your homes excellent access to highways and downtown make it a superior location as you have no impact in terms of sound from your proximity but still have a rural feeling. The depth and width of your lots are excellent. The physical change in the roof line to give such a killer front porch is an absolute rarity in the world of ranches. The fact that you did it right by changing the joists to accomodate a 10-11 foot wide porch with a pastoral setting across the street will play well in the market.

Finally, what I am seeing is appreciation for the first time in what I call the meat of the market. This \$120,000 to \$400,000 range. This range covers 90% of all transactions. While the two ends of the spectrum, high and low are struggling a little more the meat is recovered nicely in Indianapolis. The fact that new construction is picking up tells me the big boys know that the market has stabilized as well.

Comp #5 has a double lot but there is still a superiority in your lot which the market will recognize because of its size, width, depth and location. This