Case No. **UNIFORM RESIDENTIAL APPRAISAL REPORT** Valuation Section File No. ESTIMATED SITE VALUE 24,250 Comments on Cost Approach (such as, source of cost estimate, ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS: site value, square foot calculation and, for HUD, VA and FmHA, the Dwelling 1,500 Sq. Ft@\$ 75.00 = \$ 112,500 estimated remaining economic life of the property): Sq. Ft@\$ Depreciation is a function between effective age Lump Sum Covered porch Wood Deck 10,000 and 15/65=23.1% Garage/Carport 600 Sq. Ft@\$ 25.00 = 15,000 Total Estimated Cost New = \$ 137.500 The contributory of value consists of your well, Physical Functional gazebo, pond, fence, driveway and sidewalks, and the External Depreciation 31730 31.730 = \$ extra garage. Depreciated Value of Improvements = \$ 105,770 Your lot value is \$12,500 for each lot and lot 5,000 'As-is" Value of Site Improvements = \$ value will increase rather dramatically over INDICATED VALUE BY COST APPROACH = \$ 135,020 next several years as energy prices increase COMPARABLE NO. 1 COMPARABLE NO. 2 ITEM COMPARABLE NO. 3 SUBJECT 12221 N. Wittfield St 2715 N. Cumberland Rd 2310 S. Davis Road Address Dadianapolis Indianapolis, IN Indianapolis, IN Indianapolis, IN 1.5 mile north don 29 2.5 miles north/east 1.5 mile south/east Proximity to Subject 123,000 \$ \$ 132,500 \$ Sales Price 160.000 \$ Market 82.66 🖾 💲 59.68 🖄 \$ Price/Gross Liv. Area \$ 133.33 🗹 □ \$ Data and/or MLS, Assessors, Drive by, Mls, Assessor Mls, Assessor, Drive by Drive by, MLS, Assessor Verification Sources Inspection Real tor VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION + (-) \$ Adjustment + (-) \$ Adjustment + (-) \$ Adjustment Sales or Financing Conventional Conventional Concessions None None None 07/27/2011 01/06/2012 10/28/2011 Date of Sale/Time Location 3s/82E 12n/93e 27n/120e 23s/95e Leasehold/Fee Simple **Fee** Fee Fee Fee +10000 +8000 Site 1.75 acres 1.06 2.66 2.02 acre -6000 Residential Residential Residen/Highway -8000 View Design and Appeal Ranch/good Ranch/good Ranch/good Ranch/Superior -16000 Quality of Construction Aboveavg/brick Aboveavg/brick AboveAvg/brick Brick/stone 50a/15e 101a/20e +2500 56a/15e 51a/15e Condition Good Above Average +3500 Above Average +3500 Above Average +3500 Above Grade Total Bdrms Total Bdrms Baths Total Bdrms Baths Total Bdrms Baths Baths 3 1.0 Room Count 2.0 1.0 +2500 +2500 6 3 2.0 6 3 3 Gross Living Area 1500 2220 -7200 1488 +100 1200 +3000 Sq. Ft. Sq. Ft. Sq. Ft. Sq. Ft 1200 SF -7500 Basement & Finished Crawl Craw1 Craw1 Rooms Below Grade Not Applicable Not Applicable Not Applicable RR/BR/BA/Fplc -10000 Functional Utility Good Good Good Good Gasfa/Ca Heating/Cooling Elecfa/hp Gasfa/Ca Gasfa/Ca Energy Efficient Items Thermopanes Wd Db1 Hung +1500 Metal Sliding +1500 Thermopanes 2 Att + 1 det -5000 +2000 +2000 Garage/Carport 4 car det 2 Attached 2 Attached Porch, Patio, Deck. Smcovpor/none +1500 stoop/brzway +1500 Lrgcovpor/wddk None/oppatio Fireplace(s), etc. 1 wood burn -1500 None 1 dbl sided -2000 Fence, Pool, etc. Partial None None none Upgraded Upgraded Upgraded Original +5000 3,800 X + Net Adj. (total) **X** + 9,600 X 22.500 Adjusted Sales Price of Comparable \$ 136,300 \$ 132,600 \$ 137,500 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 differnces. #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) COMPARABLE NO. 1 SUBJECT COMPARABLE NO. 2 COMPARABLE NO. 3 Not in the last 5 years Not in the last 5 years Date, Price and Data Not in the last Not in the last 5 years Source for prior sales years within vear 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 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: SUPERVISORY APPRAISER (ONLY IF REQUIRED): Did Did Not Signature Signature Inspect Property Name Name Date Report Signed Date Report Signed State Certification # State State Certification # State Or State License # State Or State License # State PAGE 2 OF 2 Fannie Mae Form 1004 6-93

SALES COMPARISON ANALYSIS

File No. 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. COMPARABLE NO. COMPARABLE NO 1106 Franklin Road 6635 E. 9th Street Address Dadianapolis Indianapolis, IN Indianapolis, IN 1 mile north Proximity to Subject 1.4 miles \$ 137,000 \$ 124,900 \$ Sales Price \$ Market 74.97 🖄 \$ 54.93 🖄 🖠 □ \$ Price/Gross Liv. Area \$ Data and/or MLS, Assessors, Mls, Assessors, Driveby Mls, Assessor, driveby Verification Sources Inspection Realtors listing & sellin VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION + (-) \$ Adjustment DESCRIPTION + (-) \$ Adjustment DESCRIPTION + (-) \$ Adjustment Sales or Financing 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 +4000 Residential View Residential Residential Design and Appeal Ranch/good Ranch/good Ranch/good Quality of Construction Aboveavg/brick Aboveava/brick Aboveavg/brick 50a/15e 36a/10e -2500 61a/15e Condition Good Above Average +3500 Above Average +3500 Total Bdrms Baths Above Grade Total Bdrms Baths Total Bdrms Baths Total Bdrms 6 3 2.5 Room Count 6 3 2.0 4 3.0 -3500ba -1000 1500 2494 1666 +15000 Gross Living Area Sq. Ft. Sq. Ft. -9900 Sq. Ft -1700 Sq. Ft. Basement & Finished Crawl Craw1 Craw1 Rooms Below Grade Not Applicable Not Applicable Not Applicable Functional Utility Good Good Good Heating/Cooling Elecfa/hp elecfa/hp elechp/ca Wd Db1 Ha Energy Efficient Items Thermopanes thermopanes +2000 Garage/Carport 2 Att + 1 det 2 cardet strshd 2 car att +2000 Porch, Patio, Deck. Lrgcovpor/wddk stoop/scrnpor Stoop/openpat +2500 Fireplace(s), etc. None 1 Great Room -1500 1 gas log -1500 Fence, Pool, etc. Partial None None Upgraded Upgraded galley Kitchen Original Net Adj. (total) **X** + 1,100 X + -\$ 11,300 X + 15.000 \$ Adjusted Sales Price of Comparable \$ 138.100 \$ 136,200 \$ 15.000 Date, Price and Data Not in the last 5 vears Not in the last 5 years Not in the last 5 years Source for prior sales within year of appraisal 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 niether 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 electrcial, 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