

Eval File ID: 2404-15944

Report Date: April 26, 2024

Report Type: Commercial Evaluation
Property Type: Commercial Mixed-Use
Occupancy: Owner-Occupied
Client & Intended User: Touchstone Bank, Attn: Lending Department
Intended Use: Lending or Servicing Decisions
Client File ID: 240419011
Property Owner: Bridgers Building 2012 Inc
Borrower: N/A
Listings/Pending Contracts: None Known
Current/Projected Use: Commercial Mixed-Use
Type and Extent of Analysis: Sales Comparison Approach
Inspection Type: Exterior
Inspector: Performed by Proxy Pics on: 04/22/2024
Property Rights Considered: Fee Simple
Effective Date: April 22, 2024



As-Is Market Value Conclusion Rounded: \$1,330,000

The following commercial evaluation is an evaluation report; this commercial evaluation was not prepared by a state licensed or certified appraiser, unless specifically stated. This report is subject to the Terms and Conditions stated below which contain information regarding the assumptions, methods, and limitations of liability of Eval.com, Inc., in addition to the As-Is evaluation of the real property. This report is intended to be compliant with the reporting requirements for an evaluation as specified in the December 10, 2010 Interagency Appraisal and Evaluation Guidelines. The intended user of this report is limited to the client named above.

Extent of Data Research: The preparer maintains a comprehensive database of county and public records for the subject area, in addition to market and property specific data developed with the assistance of local appraisal firms and real estate agents, city, county, state, and national government agencies. Additional data was sourced via external resources including, but not limited to: Google, Mapright, and DataUSA.

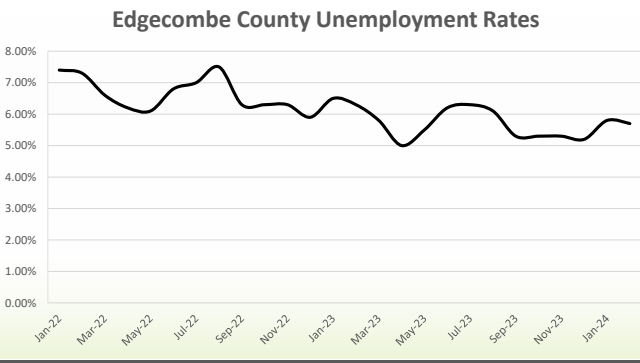
Valuation Approaches: The market value indicated in this evaluation has been developed based on an analysis restricted to the sales comparison approach only. The cost approach and income approach were not developed as they were not necessary to achieve credible assignment results.

Assumptions: The interior was not inspected; therefore, the interior condition is assumed to be similar to the exterior. It is assumed that there have been no adverse effects to the subject property or the market from the time of inspection until the date of value/report, and that if this proves to be false it could affect assignment results.

Neighborhood Type: Commercial

Neighborhood Location: The subject property is located in a commercial area in Tarboro, North Carolina. The neighborhood consists primarily of commercial retail, office, and restaurant-type businesses. The neighborhood has access along North Glenwood Street. This area has good access to public utilities and amenities.

Market Area Summary: In 2021 the population of Edgecombe County was estimated to be 49,609, a decrease of approximately 6,644 people over the 2011 population estimate. According to Data USA, the three largest industries in the local economy by number of employees are Manufacturing, Health Care & Social Assistance, and Retail Trade. Based on the most recent data available from Costar, the average price per square foot for retail property sales in the Rocky Mount Market Area show an increasing trend over the last three years with a current average sales price of \$136.47/SF. The changes in the market resulted in the use of individualized time adjustments to account for current market conditions using the most recent data available. The graph below gives a more thorough breakdown of average sale prices in the subject's market area over the last several quarters. The unemployment rate for the area was reported to be 5.70% in February 2024.



Building Area SF:	30,496	Site Size (SF):	7,848
Leasable Area SF	25,876	Site Size (Acres):	0.18
LTB Ratio:	0.3 to 1	Zoning:	B-1
Construction Type:	Class C	Topography:	Level
Foundation:	Concrete Basement	Utilities:	All Public
Condition/Quality:	Average / Average	Curb Appeal:	Average
Year Built:	1912	Exposure/Access:	Average / Average
Basement SF / % Finished	7,674 / 60%	Site Improvements:	None

Flood Map Number: 3720473800K	Flood Map Date: 6/2/2015	SFHA Category: Zone X
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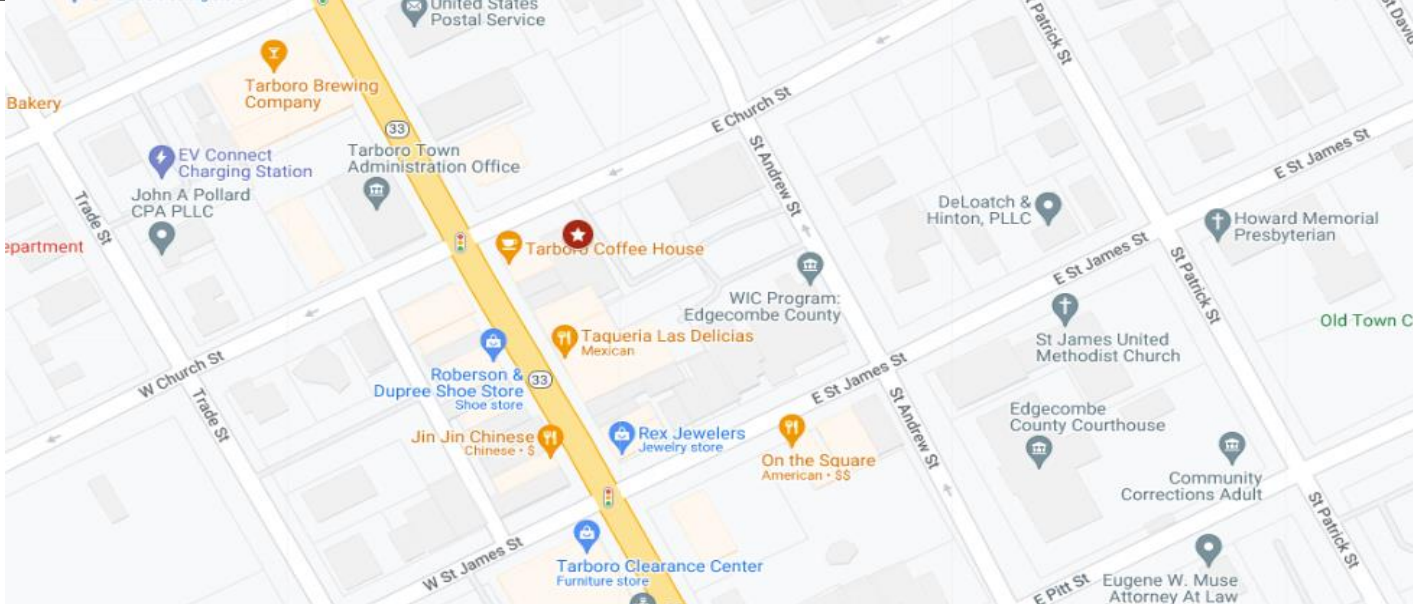
Legal Description: City of Tarboro, Edgecombe County, BRIDGERS BUILDING 423-35 MAIN & 105 E CHURCH ST Recorder's Map Ref: 4738.1

Property Comments: The subject is a mixed-use commercial building located in Tarboro, North Carolina. The property has a mix of retail units and residential units. The county records state that the property has 25,876 SF of leasable area on a 7,848 SF lot. The exterior of the buildings appears to be brick masonry and a built-up tar and gravel roof. The mechanical systems including electrical, plumbing, and HVAC are assumed to be typical of commercial buildings in the market.

Aerial Map



Neighborhood Map



Flood Map



Assessment and Taxes

Parcel Number:	4738-35-9036-00	Tax Year:	2023
Market Value Land:	\$88,440	Real Estate Taxes:	\$5,495
Market Value Improvements:	\$587,330	Total Market Value:	\$675,770

Subject Photos



Sales Comparison Approach

	Subject	Sale 1		Sale 2		Sale 3	
							
Address	435-439 Main St and 105 E Church St	101 E Virginia Ave	Adj.	143 E Main St	Adj.	133 S Main St	Adj.
City/State	Tarboro, NC	Bessemer City, NC		Spartanburg, SC		Salisbury, NC	
Price		\$460,000		\$2,300,000		\$800,000	
Sale Price/SF		\$40.44		\$57.50		\$54.68	
Sale Date		7/25/2023	3.62%	12/13/2021	11.42%	11/2/2021	11.31%
Sale Data Source		CoStar		CoStar		CoStar	
Adjusted Sale Price/SF		\$41.91		\$64.06		\$60.87	
Leasable Area SF	25,876	11,375	-5%	40,000	10%	14,630	-5%
Land Size SF	7,848	7,841		33,541		9,296	
LTB Ratio	0.3 to 1	0.7 to 1	0%	0.8 to 1	0%	0.6 to 1	0%
Year Built	1912	1938		1900		1900	
Property Condition	Average	Average	0%	Good	-15%	Average	0%
Quality of Construction/Finishes	Average	Similar	0%	Similar	0%	Similar	0%
Market Area		≈ Retail Market	0%	↑ Retail Market	-10%	↑ Retail Market	-10%
Location: Exposure	Average	Inferior	20%	Similar	0%	Similar	0%
Location: Access	Average	Similar	0%	Similar	0%	Similar	0%
Net Adjustments		\$6.29	15%	-\$9.61	-15%	-\$9.13	-15%
Net Adjusted Sale Price/SF		\$48.20		\$54.45		\$51.74	
Weight		\$16.39	34%	\$17.97	33%	\$17.07	33%
Indicated Value/SF	\$51.43						

Sales Comparison Analysis

Analysis and Conclusion:

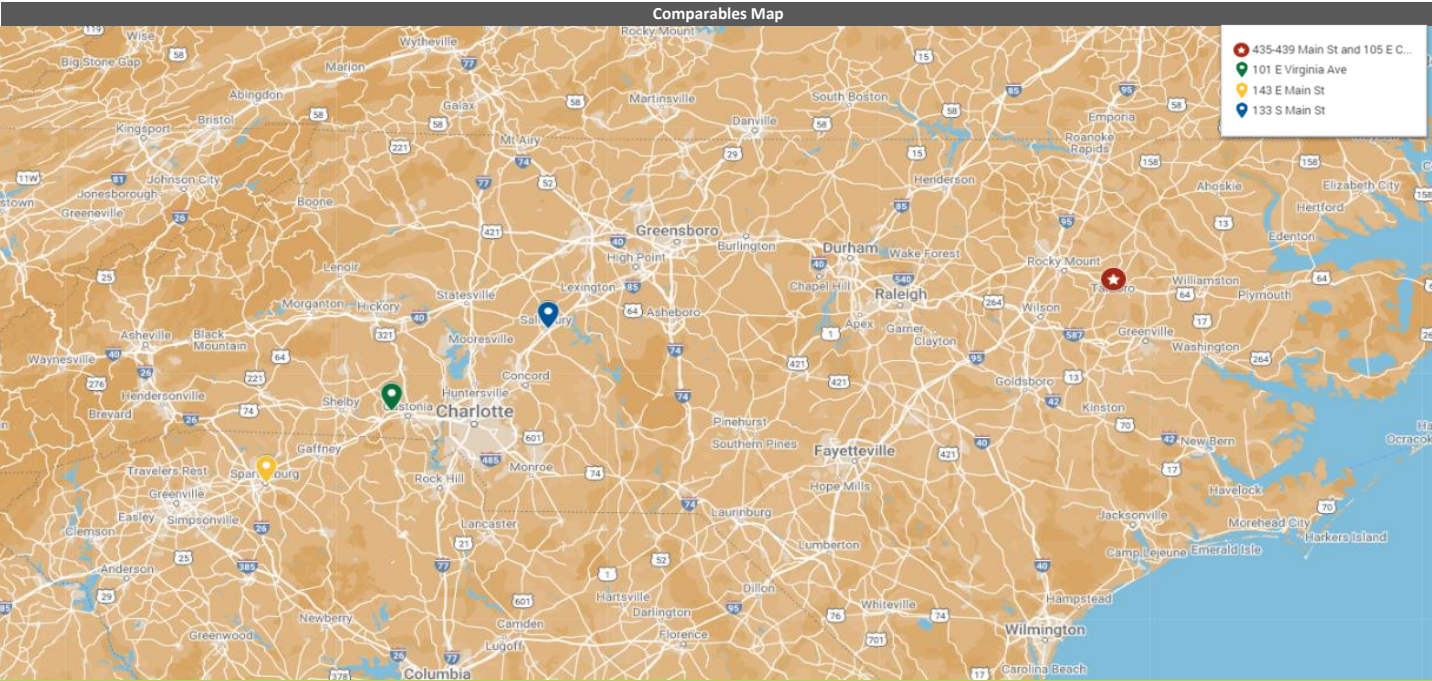
Due to the limited sales of mixed-use commercial buildings in similar condition with comparable amenities and zoning, the search parameters were expanded to include a wider area with sales that required slightly higher adjustments to bring them equal to the subject. The sales included in this analysis best reflect the current market of similar types of properties within the area.

All sales are mixed-use commercial buildings in the region market area and have been adjusted to be equal to the subject for size (economies of scale), land-to-building ratio, condition, quality, market area, access, and exposure. Sale 1 is a smaller commercial building in average condition located in Bessemer City, NC. Sale 1 was given an upward adjustment due to being located in an area with inferior commercial exposure in comparison to the subject. Sale 2 is a larger commercial building in good condition as it was recently renovated located in the superior market of Spartanburg, SC. Sale 3 is a smaller commercial building located in the slightly superior market of Salisbury, NC.

Sales Comparison Approach - Value Conclusion

Indicated Value/SF	\$51.43
Subject Leasable Size SF	25,876
Indicated Value As-Is:	\$1,330,769

As-Is Market Value Conclusion Rounded: \$1,330,000



Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior, and defensibility of each approach, are considered and weighed. In this report, one approach to value was applied.

Value Indications

Sales Comparison Approach: \$1,330,000

The sales comparison approach is usually the fastest to react to the market. The sales analyzed here have provided a range of values that I was able to narrow through quantitative and qualitative analysis. This approach had very good recent data available; the quantity and quality of sales used here has given a good reflection of the market, and this approach has arrived at a credible estimation of value.

As-Is Market Value Conclusion Rounded: \$1,330,000

Date Evaluation Completed: April 26, 2024

Preparer's Signature

Preparer's Name: Neal Hilston

Certified Appraiser: Yes

Research Assistant: Michael Jackson

Contact Information: orders@eval.com, 307.200.8951

Preparer's Digital Signature:



Definitions

Market Value: Market value means 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: 12 C.F.R. Part 34.42(h).)

Limiting Conditions

*** THIS EVALUATION IS NOT AN APPRAISAL AND HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP), unless it is accompanied by and made part of an appraisal report with an appraiser's certification.** This evaluation report and any appraisal report to which it is attached and made part of are referred to in these Limiting Conditions as the "Evaluation." If the evaluation report is made part of an appraisal report, the appraiser signing the certification assumes responsibility for all elements of the Evaluation requiring an appraiser license or certification in the state in which the subject property is located and for the value conclusions of the Evaluation. The Evaluation is intended to comply with the requirements for an evaluation of real property within the meaning of, and for purposes consistent with, the federal Interagency Appraisal and Evaluation Guidelines ("Guidelines"). Except as specifically indicated and typically considered as a part of the real estate, furnishings, equipment, other personal property, or business operations have been disregarded with only the real estate being considered in the value. *** Acceptance of Terms and Conditions:** All orders for evaluations require acceptance in the State of Wyoming before Eval.com is contractually engaged to perform the work. This Evaluation and its use are subject to the terms, limiting conditions and assumptions stated below (collectively "Terms and Conditions"). Use of or reliance on the Evaluation by any party, regardless of whether such use or reliance is known by the preparer(s) of the Evaluation or Eval.com, Inc. ("Eval.com"), constitutes acceptance of the Terms and Conditions. References to Eval.com in the Terms and Conditions below mean and include Eval.com and its affiliated business entities, any appraisal firm providing information or assistance to Eval.com, and their respective members, partners, shareholders, officers, directors, contractors and employees. *** Use of the Evaluation:** This Evaluation has been provided for the Client's internal use only and solely for a use permitted by the Guidelines. The Evaluation should not be used or relied on by any other party and should not be used or relied on for any other purpose. Under no circumstances should the Evaluation be used or relied on by any borrower, or any buyer or seller of the property for any purpose. It should not serve as the basis for any property purchase decision or any appraisal or valuation contingency in a purchase agreement relating to the property. Neither the preparer(s) of the Evaluation nor Eval.com shall be responsible to parties other than the Client or for any use of the Evaluation other than the described intended use. Client is solely responsible for determining whether its use of the Evaluation, rather than a different type of valuation or appraisal, is an appropriate collateral valuation method for the subject transaction considering associated risks and is permissible for Client's use under applicable Guidelines and laws, regulations or directives. Neither all nor part of this report may be disseminated publicly or published in any media or used in any sales offerings. *** Scope of Inspection:** Information about the property's physical condition, key property characteristics and neighborhood/market area were obtained by the preparer(s) of the Evaluation from an exterior viewing of the property only, unless otherwise stated, performed by third party inspectors. Any inspection of the property for this Evaluation was not the equivalent of a professional home or building inspection and should not be relied on for such purposes. It was performed only for consideration in the Evaluation. Any sketches, maps, and photographs in the report are included to assist the reader in visualizing the property and are not necessarily to scale. No interior inspection was performed unless indicated within the report. *** No Responsibility for Certain Conditions and Assumptions:** Notwithstanding that the Evaluation may comment on, consider or assume certain conditions about the property, neither the preparer(s) of the Evaluation nor Eval.com shall have any responsibility for investigating or have any liability for matters pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, environmental problems, mold, pollution, storage tanks, soil problems, biological contamination, animal or insect infestations and other hazardous or hidden conditions affecting the property; (f) encroachments, easements or property line issues, and (g) any other conditions and matters for which persons performing valuations for lending purposes under the Guidelines are not customarily deemed to have professional expertise. The determination of such matters was not part of the scope of work for this Evaluation and it is assumed, unless otherwise stated in the report, that the property is not impaired or affected by any such factors. Such factors, if discovered, however, could affect the value estimate. *** Maximum Time Period for Legal Actions:** Unless the time period is shorter under applicable law, any legal action or claim against the preparer(s) of the Evaluation or Eval.com relating to the Evaluation shall be filed within one (1) year from the date of delivery of the Evaluation or, in the case of acts or conduct by the preparer(s) or Eval.com after delivery of the report, one (1) year from the date of the alleged acts or conduct. The time period stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time period stated in this section shall apply to all claims or causes of action of any type, except for intentional fraud or intentionally wrongful conduct. *** Subpoenas and Testimony:** In the event that a preparer of this Evaluation or Eval.com is compelled by subpoena or other legal or administrative process to provide testimony or produce documents relating to the Evaluation, whether in court, deposition, arbitration or any other proceeding, the party seeking such testimony or documents agrees to compensate such person or Eval.com, as applicable, for the reasonable time incurred in connection with preparation for and provision of such testimony and/or documents at such party's rates in effect at that time and reimburse reasonable actual expenses. *** Additional Terms:** There are no third-party beneficiaries of this Evaluation or of any agreement or contract pertaining to the services rendered with this Evaluation. Any liability of any preparer of this evaluation, Eval.com or the Client to each other or to any third party for claims or causes of action in relation to this Evaluation, other than intentionally fraudulent or intentionally wrongful conduct, shall be limited to the compensation actually paid for the Evaluation. In any event, neither the preparer(s), Eval.com or Client shall under any circumstances be liable to each other or any other party for special, exemplary, punitive or consequential damages, including, without limitation, loss of profits or damages proximately caused by loss of use of any property, whether arising from a party's negligence, breach of an agreement or otherwise, whether or not a party was advised, or knew, of the possibility of such damages, or such possibility was foreseeable.

Restricted Appraisal Report and Appraiser's Certification
Incorporating Commercial Evaluation Report

Important Note Regarding Appraiser's Certification: The purpose of the Appraiser's Certification and appraiser's involvement with the evaluation is to comply with laws or regulations in the subject property's state that may require opinions of value to be provided only by licensed or certified appraisers and/or be performed in compliance with USPAP. The evaluation, however, is solely for use as an "evaluation" within the meaning of the federal Interagency Appraisal and Evaluation Guidelines and is only for use when an appraisal is not required.

Assignment Objective:	To develop an opinion of the Market Value, as defined by the federal financial institution regulatory agencies, of the stated interest in the subject property, as of the effective date indicated.	
Incorporation of CommercialEvaluation Report Form:	This report incorporates the Commercial Evaluation Report Form to which it is attached and taken together they form a restricted appraisal report within the meaning of the Uniform Standards of Professional Appraisal Practice (USPAP). The client, any other intended users, intended use, identification of the subject property, relevant property characteristics, property interest appraised, definition of value, existing use of the subject property, scope of work and supporting statements and analyses are contained within the body of the Commercial Evaluation Report Form.	
Assignment Conditions:	Hypothetical Conditions:	None.
	Extraordinary Assumptions:	The data provided by any third inspection or data provider described in the Commercial Evaluation Report is factual and accurate and if no interior inspection has been performed, the interior condition is assumed to be similar in condition to the exterior. These assumptions might have affected the assignment results.
Report Type and Description:	This report is a Restricted Appraisal Report in an Evaluation Format and is intended to meet the requirements for an "evaluation" under the federal Interagency Appraisal and Evaluation Guidelines and in compliance with USPAP. Additional supporting documentation is retained in the appraiser's workfile. Due to the evaluation format of this report, a limited scope of reporting has been applied and the development of the appraiser's opinions and conclusions set forth in this report might not be understood properly without additional information in the appraiser's workfile. However, in order to meet the requirements for an "evaluation" under the Interagency Appraisal and Evaluation Guidelines, this report has been supplemented with additional information about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. It is the appraiser's opinion that, while limited, the scope of research and analysis associated with this appraisal assignment is adequate to produce a credible value conclusion that will serve the needs of the client.	
Valuation Approaches:	The market value indicated in this appraisal has been developed based on analysis restricted to the sales comparison approach and/or income approach only, unless this is insufficient to provide credible assignment results. The cost approach was not developed and is not necessary to achieve credible assignment results.	
Highest and Best Use:	Commercial: Commercial Mixed-Use	
Exposure Time:	≤12 Months	
Three-Year Sales History	The subject has no prior transfer/sales in the previous three years. The current owner has owned the property in excess of three years	

Limiting Conditions

This restricted appraisal report (including the Commercial Evaluation Report incorporated herein) is subject to all statements, assumptions and limiting conditions stated in the body of the Commercial Evaluation Report.

Reconciliation and Value Conclusion

This analysis was conducted by a Certified General Appraiser to determine the market value of the subject property being evaluated. The appraiser maintains/has access to a comprehensive database of relevant market data, including from sources such as prior assignments, local appraisers and real estate agents, multiple listing services, as well as government agencies. Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusion, subject to the Limiting Conditions and assumptions of this appraisal.

As-Is Market Value Conclusion Rounded: \$1,330,000

Effective Date: 04/22/2024

Report Date: 04/26/2024

Certification

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- 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.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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 appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- I have not made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance as an appraiser to the appraiser signing this certification. Michael Jackson, an Eval.com analyst, provided non-appraisal assistance, data or property information. The appraiser is responsible for all elements of analysis requiring an appraiser license or certification in the state in which the property is located.

Appraisers Name: Neal Hilston
Appraisers State License/Certification: A8652

Appraisers Signature:



