APPRAISAL OF REAL PROPERTY



LOCATED AT

930 French St Philadelphia, PA 19122 WARD 20 LOT 285

FOR

See attached addenda. 25531 Commercentre Dr., Ste 250 Lake Forest, CA, 92630

OPINION OF VALUE

149,000

AS OF

08/04/2024

BY

Walery Suslow Nice Appraisal 212 Bergen Ave Voorhees, NJ 08043 (551) 697-0172 walery.suslow.appraisal@gmail.com



Nice Appraisal 212 Bergen Ave Voorhees, NJ 08043 (551) 697-0172

08/05/2024

See attached addenda. 25531 Commercentre Dr., Ste 250 Lake Forest, CA, 92630

Re: Property: 930 French St Philadelphia, PA 19122 Borrower: Anna Liachenko File No.: 2612790

Opinion of Value: \$ 149,000 Effective Date: 08/04/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Walery Suston

Walery Suslow License or Certification #: RL140388 State: PA Expires: 06/30/2025 walery.suslow.appraisal@gmail.com

Borrower/Client	Anna Liachenko		File No.	2612790
Property Address	930 French St			
City	Philadelphia	County Philadelphia	State PA	Zip Code 19122
Lender	See attached addenda.			

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Dennis Suslov

	Uniform Residentia	Appraisal Report	File # 2612790
	ort is to provide the lender/client with an ac		binion of the market value of the subject property.
Property Address 930 French St Borrower Anna Liachenko	Owner of Public Record	City Philadelphia Housing Solutions4U Llc	State PA Zip Code 19122 County Philadelphia
Legal Description WARD 20 LOT	285		
Assessor's Parcel # 201092800 Neighborhood Name Hartranft		Tax Year 2024 Map Reference 37964	R.E. Taxes \$ 1,567 Census Tract 0377.00
Occupant Owner X Tenant Vac	ant Special Assessments \$	• • • • • • •	JD HOA \$ 0 per year per month
Property Rights Appraised 🔀 Fee Simple	Leasehold Other (describe)		
Assignment Type X Purchase Transaction Lender/Client See attached addenda	Refinance Transaction Other (de Address 25531 (escribe) Commercentre Dr., Ste 250 La	ka Earaat CA 02620
	or has it been offered for sale in the twelve months		
Report data source(s) used, offering price(s), and	date(s). BrightMLS/Tax Records	. Private sale, not listed in ML	
I 🗙 did 🗌 did not analyze the contract for	sale for the subject purchase transaction. Explain	the results of the analysis of the contrac	t for sale or why the analysis was not
	ject is being purchased as part of the		
5			
	tract 06/13/2024 Is the property seller the ale concessions, gift or downpayment assistance,	e owner of public record? Xes	
If Yes, report the total dollar amount and describe		etc.) to be paid by any party on benan t	
	· • • • • • • • • • • • • • • • • • • •		
Note: Race and the racial composition of the	neighborhood are not appraisal factors		
Note: Nace and the racial composition of the Neighborhood Characteristics		lousing Trends	One-Unit Housing Present Land Use %
Location 🗙 Urban 🗌 Suburban 🗌	Rural Property Values Increasing	Stable Declining	PRICE AGE One-Unit 70
Built-Up 🗙 Over 75% 🗌 25-75% 🗌	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs) 2-4 Unit 4 0
Growth 🗌 Rapid 🔀 Stable 🗌 Neighborhood Boundaries THE NEIGHB	Slow Marketing Time 🔀 Under 3 mt ORHOOD IS BOUND BY W LEHIGH AVE		54 Low 0 Multi-Family 1 870 High 109 Commercial 15
	O THE SOUTH, AND N 24TH ST TO THE		346 Pred. 99 Other 10 ^o
			ECT THE SUBJECTS MARKETABILITY
		R TRANSPORTATION ROUT	ES. ALL AMENITIES ARE LOCATED
WITHIN A REASONABLE DISTANC Market Conditions (including support for the abor		IRRENT STATISTICAL DATA	PROPERTY VALUES HAVE BEEN
REASONABLY STABLE OVER THE	· · · · · · · · · · · · · · · · · · ·		
Dimensions 14x43	Area EDE of	Shane DECTANC	
Specific Zoning Classification RM1	Area 595 sf Zoning Description F	Shape RECTANG RESIDENTIAL, MIN LOT 1,440	
Zoning Compliance 🗌 Legal 🔀 Legal Non	conforming (Grandfathered Use) 🛛 No Zonin	g 📃 Illegal (describe) See attac	hed addenda.
Is the highest and best use of subject property as	s improved (or as proposed per plans and specific	ations) the present use?	Yes 🗌 No If No, describe NONE
Utilities Public Other (describe)	Public Other (de	scribe) Off-site Imp	ovements – Type Public Private
Electricity	Water 🔀 🗌	Street ASF	
Gas	Sanitary Sewer 🗙 🗌	Alley NO	
FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical	No FEMA Flood Zone X for the market area? X Yes N	FEMA Map # 4207570182H o If No, describe	FEMA Map Date 11/18/2015
	factors (easements, encroachments, environment		🗙 Yes 🗌 No 🛛 If Yes, describe
	CHMENTS NOTED. NO SURVEY AN	AILABLE AT THE TIME OF T	HE APPRAISAL. THE SUBJECT IS
LOCATED IN AUDIBLE DISTANCE	TO RAIL ROAD.		
General Description	Foundation		Is/condition Interior materials/condition
Units X One One with Accessory Unit # of Stories 2	Concrete Slab Crawl Space	Foundation Walls CONCRET Exterior Walls BRICK/VIN	
# of Stories 2 Type Det. Att. X S-Det./End Unit		Exterior Walls BRICK/VIN Roof Surface RUBBER/A	
Existing Proposed Under Const.	Basement Finish 0 %	Gutters & Downspouts ALUMINUM	M/AVG Bath Floor CERAMIC/AVG
Design (Style) End Unit	Outside Entry/Exit Sump Pump	Window Type D.H./AVG	Bath Wainscot CERAMIC/AVG
Year Built1920Effective Age (Yrs)25	Evidence of Infestation	Storm Sash/Insulated YES/AVG Screens YES/AVG	Car Storage 🔀 None
Attic 🔀 None	Heating 🗙 FWA 🗌 HWBB 🗌 Radiant	Amenities 🗌 Woodsto	ove(s) # O Driveway Surface
Drop Stair Stairs	Other Fuel GAS	Fireplace(s) # 0 Fence	
☐ Floor	Cooling 🔀 Central Air Conditioning		NONE Carport # of Cars O NONE Att. Det. Built-i
Appliances 🗙 Refrigerator 🔀 Range/Oven	Dishwasher Disposal X Microw		(describe)
Finished area above grade contains:	4 Rooms 2 Bedrooms		99 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items	, etc.). NONE.		
Describe the condition of the property (includina	needed repairs, deterioration, renovations, remode	ling, etc.). C3:No un	dates in the prior 15 years;ALTHOUGH
THE HOME HAS NOT RECENTLY I	BEEN RENOVATED, IT HAS BEEN P	ROPERLY MAINTAINED. AL	L MAJOR MECHANICAL SYSTEMS
	ER. THE UTILITIES WERE ON AT T	THE TIME OF INSPECTION. F	Roof recoated in 2023. Upgraded hot
water heater and high efficiency HVA	au Unit.		
Are there any physical deficiencies or adverse co	nditions that affect the livability, soundness, or str	uctural integrity of the property?	Yes 🗙 No If Yes, describe
NONE OBSERVABLE AT TIME OF			
Does the property generally conform to the neigh	borhood (functional utility, style, condition, use, c	onstruction, etc.)?	Yes 🔄 No If No, describe
`	<u>.</u>		
reddie Mac Form 70 March 2005	UAD Version 9/2011 Page 1	of 6	Fannie Mae Form 1004 March 200

Uniform Residential Appraisal Report

File # 2612790

_											•	File #		+			
_							he subject neighborh						to)\$ 22	0,00	0	
Т	There are 39 comparable	e sales	in the subject	neighb	orhood w	rithin	the past twelve mont	hs rang	ging in a	sale pri	ice from \$ 105,00	0		to \$	220,	000	
	FEATURE		SUBJECT	-			E SALE # 1				LE SALE # 2		00	MPARAE			
^			0000001	000 5				4400				0400					
F	Address 930 French St			930 E	Edgley S	st		1120	W Ne	evada	St			eese S			
	Philadelphia, PA	19122	2	Phila	delphia,	PA	19122	Phila	delphi	<u>a, PA</u>	19133	Phila	idelp	hia, PA	<u>\ 191</u>	33	
F	Proximity to Subject			0.02	miles S			0.18	miles	NW		0.46	mile	s NE			
	Sale Price	\$	6,000,000				\$ 105,000				\$ 215,000				\$	2	15,000
						0	Ψ 105,000			0	Ψ 215,000	φ.					15,000
_	Sale Price/Gross Liv. Area	\$ 6	006.01 sq.ft.		118.11				155.12					67 sq.ft			
Γ	Data Source(s)			BrtMI	LS#PAP	PH23	311468;DOM 19	BrtM	LS#PA	APH23	305900;DOM 28	BrtM	LS#F	PAPH2	2726	588;DO	M 136
١	/erification Source(s)			Brigh	tMLS/Ta	av R	ecords	Brigh	tMLS/	Tay R	Records	Briat	ntML 9	S/Tax I	Reco	orde	
	ALUE ADJUSTMENTS	DE	SCRIPTION		SCRIPTION		+ (-) \$ Adjustment		SCRIPTI		+(-) \$ Adjustment		SCRIF			(-) \$ Adju	otmont
_		DE				N	+(-) φ Aujustinent	-			+ (-) & Aujustinent			TION	+	(-)	SUITEIL
S	Sales or Financing			ArmL	.th			ArmL	.th			Arml	_th				
C	Concessions			Cash	:0			FHA:	12900)	-12,900	Conv	v:0				
Г	Date of Sale/Time				24;c01/2	Λ			24;c01		,)5/24			
_						-				/24				5/24			1 0 0 0
	ocation	A;RR		A;RR				A;RF				N;Re					-4,300
	easehold/Fee Simple	Fee S	Simple	Fee S	Simple			Fee S	Simple)		Fee	Simp	le			
S	Site	595 s	sf	595 s	sf			1,03	l sf		-3,052	973	sf				-2,646
١	/iew	N;Re		N;Re				N;Re				N;Re					
							4.050										0.450
	Design (Style)		End Unit		Twnhse		-1,050		⊨nd U	Init		AT2;	ı wnl	nse			+2,150
	Quality of Construction	Q4		Q4			+10,500	Q4			+10,800	Q4					
A	Actual Age	104		104				99			0	104					
	Condition	C3		C3			+10,500				+10,800				1		17,200
			Delana D. II		Ddaar -	۰ مللہ -	+10,500		Delari	D-U.	+10,800		D.L.	0 D-//	+	-	17,200
	Above Grade		Bdrms. Baths			Baths			Bdrms.	Baths		Total	Bdrm		+		
F	Room Count	4	2 1.0	5	2 1	1.0	0	7	5	3.0	-8,000	7	4	1.0			0
(Gross Living Area		999 sq.ft.		889	sq.ft.	+5,500		1.386	s a.ft.	-19,350		1.20	90 sq.ft		-	14,550
	Basement & Finished	120-		444s					f550sf		-2,300	576-			1		
		420S	05111	444S	1051111		0										-1,560
	Rooms Below Grade	L							r1.0ba		-9,550						-9,760
	unctional Utility	2 BE	DROOMS	2 BE	DROOM	1S		5 BE	DROC	OMS	-18,000	4 BE	DRC	<u>OMS</u>			12,000
	leating/Cooling	FHA/			NONE		+4,000				.,	FHA					,
ă۲,	Energy Efficient Items						·+,000							•	+		
2		NON		NON				NON				NON			+		
<u>d</u> (Garage/Carport	None	•	None	;			None)			None	Э				
Ā	Porch/Patio/Deck	Patio		None	;		+6,000	Patio			+3,000	Patio)				+3,000
б (Other Amenities	None		None				None				None					
ŝ			•	NONC	,				,			NOIN	5		-		
AR-															-		
δN	let Adjustment (Total)				+ 🗌	-	\$ 35,450		+ 🕽	Χ-	\$ -48,552] + [Χ-	\$	-	56,866
0	Adjusted Sale Price			Net Ad		.8 %		Net Ad		22.6 %		Net Ac		26.4 %	-		
Ш′	of Comparables						\$ 140,450				¢						
				Gross	Adi. 35	.8 %		Gross	Adi. 4	45.5 %	\$ 166,448	GLOSS	Adj.	31.2 %	Þ	1	58,134
N.																	
SAI		the sale					ty and comparable sal										
		the sale															
SAI SAI		the sale															
	X did ☐ did not research t		or transfer histo	bry of th	e subject p	orope	ty and comparable sal	es. If no	t, explair	1	forthis data of this own						
N	Ay research 🗌 did not research t		or transfer histo	bry of th	e subject p	orope	ty and comparable sal	es. If no	t, explair	1	fective date of this appr	aisal.					
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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, 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (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 assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser 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. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

File # 2612790

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
APPRAISER Signature Walery Suslow	Signature
Name Walery Suslow	Name
Company Name <u>Nice Appraisal</u>	Company Name
Company Address <u>212 Bergen Ave</u>	Company Address
Voorhees, NJ 08043	
Telephone Number (551) 697-0172	Telephone Number
Email Address walery.suslow.appraisal@gmail.com	Email Address
Date of Signature and Report 08/05/2024	Date of Signature
Effective Date of Appraisal 08/04/2024	State Certification #
State Certification # RL140388	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State PA	
Expiration Date of Certification or License 06/30/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
930 French St	Did inspect exterior of subject property from street
Philadelphia, PA 19122	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 149.000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name Class Valuation	COMPARABLE SALES
Company Name See attached addenda.	
Company Address 25531 Commercentre Dr., Ste 250	Did not inspect exterior of comparable sales from street
Lake Forest, CA, 92630	Did inspect exterior of comparable sales from street
Email Address <u>N/A</u>	Date of Inspection

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

Uniform Posidantial Appraisal Dan

			sidential A		•	File # 2612790	E 0.11 E 11
FEATURE	SUBJECT		_e sale # 4		ABLE SALE # 5	COMPARABL	E SALE # 6
Address 930 French St		2511 N Franklin		2016 N Leithge		2037 N 9th St	
Philadelphia, PA	19122	Philadelphia, PA	19133	Philadelphia, F	PA 19122	Philadelphia, PA	19122
Proximity to Subject	¢	0.41 miles NE	¢ (0= 000	0.47 miles SE	¢ (= (000	0.13 miles SE	¢ (00.00
Sale Price	\$ 6,000,000		\$ 135,000		\$ 154,900		\$ 199,00
Sale Price/Gross Liv. Area	\$ 6006.01 sq.ft.			\$ 154.90 sq		\$ 161.79 sq.ft.	
Data Source(s)		BrtMLS#PAPH2			2314716;DOM 192		
Verification Source(s)	DEGODIDITION	BrightMLS/Tax F		BrightMLS/Tax		BrightMLS/Tax R	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing		ArmLth		Listing	-3,100	Listing	-4,00
Concessions		FHA;0					
Date of Sale/Time		s03/24;c02/24		Active		Active	
Location	A;RR Ns;	N;Res;	-2,700	N;Res;	-3,100	A;RR Ns;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	595 sf	871 sf	-1,932	510 sf	0	758 sf	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	SD2;End Unit	SD2;End Unit		SD2;End Unit		SD3;End Unit	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	104	104		104		104	
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bat	ns	Total Bdrms. Baths	
Room Count	4 2 1.0	6 3 1.0	0				-4,00
Gross Living Area	999 sq.ft.	1,050 sq.ft.	0		1		-11,55
Basement & Finished	420sf0sfin	550sf0sfin	-	500sf0sfin		410sf0sfin	11,00
Rooms Below Grade			- 1,500				
Functional Utility	2 BEDROOMS	3 BEDROOMS	6 000	2 BEDROOMS	2	4 BEDROOMS	-12,00
Heating/Cooling	FHA/CAC	<u>3 BEDROOMS</u> FHA/NONE		FHA/CAC	,	FHA/NONE	-12,00 +4,00
Energy Efficient Items			+4,000				+4,00
	NONE	NONE		NONE		NONE	
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	Patio	Patio	+3,000		+6,000		+3,00
Other Amenities	None	None		None		None	
			•		^		A
Net Adjustment (Total)			\$ -4,932				\$ -24,55
Adjusted Sale Price		Net Adj. 3.7 %		Net Adj. 1.4		Net Adj. 12.3 %	
of Comparables Report the results of the research a		Gross Adj. 14.0 %				Gross Adj. 19.4 %	\$ 174,45
Effective Date of Data Source(s) Analysis of prior sale or transfer hi	08/04/2024 story of the subject prop	perty and comparable s	08/04/2024 sales SEI	E PAGE 2.	04/2024	08/04/2024	
Analysis/Comments SEE AI	DDENDUM						
ddie Mac Form 70 March 20	105		UAD Version 9/2	2011		Fannie Mae Forn	a 1004 March 2(

Dennis Suslov SINGLE FAMILY COMPARABLE RENT SCHEDULE

File # 2612790 Adjustments should be made only for

This	form	is	intended	to prov	ide the	appraise	r with	a fai	miliar	forma	t to	estimate	the	market	rent	of	the	subject	property.	
items	of	sia	nificant	difference	betwe	en the	compa	rables	and	the	subie	ct prope	ertv.							

		comparables and the		•				
ITEM	SUBJECT	COMPARABLE N	IO. 1	COMPARABLE	NO. 2	COMPARABLE N	10. 3	
Address 930 French S	St	930 Edgley St		2138 N Percy St		2115 N Percy St		
Address Philadelphia,	PA 19122	Philadelphia, PA 19	122	Philadelphia, PA 1	9122	Philadelphia, PA 19	122	
		0.02 miles S		0.03 miles E		0.06 miles SE		
Proximity to Subject								
Date Lease Begins	08/01/2024	05/01/2024		Listing		01/12/2024		
Date Lease Expires	07/19/2025	05/01/2025		Unknown		01/12/2025		
Monthy Rental	If Currently	00/01/2020				01/12/2020		
	Rented: \$ 1,300	\$ 1,200		\$ 1,350		\$ 1,100		
Less: Utilities	\$	\$ 0		\$ 0		\$ 0		
Furniture		· · · · ·						
Adjusted								
Monthly Rent	\$ 1,300	\$ 1,200		\$ 1,350		\$ 1,100		
	INSPECTION	BrtMLS#PAPH2325	804	BrtMLS#PAPH224	8514	BrtMLS#PAPH2306	916	
Data Source		BrightMLS/Tax Rec		BrightMLS/Tax Re		BrightMLS/Tax Rec		
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	
Rent		0	. () +	0	. () +	0	. () +	
Concessions		U		Ŭ		0		
	A;RR Ns;	A;RR Ns;		A;RR Ns;		A;RR Ns;		
Location/View	N;Res;	N;Res;		N;Res;		N;Res;		
	SD2;End Unit	DT2;Twnhse	0	SD2;End Unit		SD2;End Unit		
Design and Appeal	SD2,LING ONIC		0			SDZ,ENG ONIC		
	104	104		104		104		
Age/Condition	C3	C3		C3		C3		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	4 2 1.0	5 2 1.0		4 2 1.0	-	4 2 1.1	-50	
Gross Living Area	999 Sq. Ft.	889 Sq. Ft.	+33	980 Sq. Ft.	0	1,100 Sq. Ft.	-30	
Other (e.g., basement,	420sf0sfin	444sf0sfin	+33	490sf490sfin	0	550sf0sfin	-30	
etc.)	42051051111	44451051111	0	0rr0br0.0ba2o	-50	5505105111	0	
0.0.)				0110010.00420	-50			
Other:					1			
Net Adj. (total)		X + - \$	33	+ 🗙 - \$	-50	+ 🗙 - \$	-80	
Indicated Monthly		Net 2.8 %	00	Net 3.7 %	-00	Net 7.3 %		
Market Rent		Gross 2.8 % \$	1.233	Gross 3.7 % \$	1,300		1,020	
Comments on market dat	ta, including the range of re	ents for single family proper	1				1,020	
						-		
	the above adjustments. (I	Rent concessions should be	e adiusted to the ma	1 Kel. Hol lo lhe Sudiect di l	JUGILV.J I		RKET RENT	
vacancy, and support for	the above adjustments. (I		-		,		RKET RENT	
vacancy, and support for IS BASED UPON (COMPARABLE REN	ITS AS WELL AS DI	SCUSSIONS	WITH LOCAL REAL	TORS INVOLV	ED WITH THE CUR	RENT	
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Form 1007 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Operating Income Statement

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

Annual Income and Expense Projection for Next 12 months Adjustments by Income (Do not include income for owner-occupied units) By Applicant/Appraiser Adjustments by Cores Annual Rental (from unit(s) to be rented) (Market) \$ 14,400 \$ Other Income (include sources) \$ 14,400 \$ + + - Total \$ 14,400 \$ - - % (Market) \$ - 720 %) \$ - % (Market) \$ - - % - % % - % - % % - %	Property Address			
complete following scheduling schulturing s				
Currently Expiration Current Part Month Market Rent Provider Provi	complete the following schedule indicating each unit's rental status, lease expiration			
Unit No 1 Vis	Currently Expiration Current Rent			
Unit No. 2 Visi No \$ S Fuel Oli Year Unit No. 4 Visi No \$ S Fuel Oli Year Total \$ S Fuel Oli Year Year The applicant should complete all of the income and copanse projections and for toxicing properties provide actual year-and operating statements for the second onto. The Outer applicant is not in the applicant is not into the second onto. The Outer applicant is not into any applicant formatic provide to the applicant is not and second property include a projection and the applicant is not and second property include a provide to the applicant is not and second property include a provide to the applicant is subordinate projections. The underwriter should candid prevent applicating statutes toward income on the applicant is subordinate projection. The underwriter should make any final adjustments that are nocessary to more second manket certis. When there are no current vertiles to eague a measonable in the market certis should be used. Annual Income and Expense Projection for Next 12 months Adjustments by Lender's Underwriter Should are used. Annual Income (include sequences for owner-occupied units) § 14.400 \$ Greas Arual Regioners \$ 13.680 \$ \$ Second Control (under sequences for owner-occupied units) \$ 300 \$ \$ Control (Under Second Second Second Second Second Conder Second Control (Underwriter Second Control (Under		\$ 1.2		
Unit No.4 Yes No S				
Total 1.300 1.200 Marci Sever Trash Removal The applicant should complete all of the income and oppense projections and for existing proparties provide actual year-end operating statements the applicant's projections and oppenses must be provided). This depending income Statement and any provides greater the severe comment. and on applicant's appl		\$		
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Gross Annual Rental (from unit(s) to be rented) (Market) \$ 14,400				Adjustments by
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Less Vacancy/Rent Loss - 720. (5%) - (%) Effective Gross Income \$ 13,680 \$		+ ¢	14.400	+ ¢
Effective Gross Income \$ 13,680 \$ Expenses (Do not include expenses for owner-occupied units)		φ		+
Expenses (Do not include expenses for owner-occupied units) Electricity Gas Fuel 0iii Fuel 0iiii Trash Removal Pest Control Other Taxes to Licenses Casual Labor This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services. Interior Paint/Decorating 150 This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit. 3000 General Repairs/Maintenance 300 This includes the costs of contract labor and materials that are required to maintain the lubbic corridors, stairways, roofs, mechanical systems, grounds, etc. 300 Wanagement Expenses 1,200 These are the customer expenses that a professional management company would charge to manage the property. 200 Supplies 200 This includes the costs of Schedule on Pg. 2 400 Miscellaneous Image: Image the imag	Effective Gross Income	\$, ,	、 ,
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Trash Removal	······································		750	
Pest Control			750	
Casual Labor 300 This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services. 300 Interior Paint/Decorating 150 This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit. 300 General Repairs/Maintenance 300 This includes the costs of contract labor and materials that are required to maintain the jublic corridors, stairways, roofs, mechanical systems, grounds, etc. 300 Management Expenses 1,200 These are the customer expenses that a professional management company would charge to manage the property. 200 Supplies 200 Total Replacement Reserves - See Schedule on Pg. 2 400 Miscellaneous	Pest Control			
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		¢	2 200	¢
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Fannie Mae Form 216 Aug 88

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year - such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment		Replacement Cost		Remainir Life	ıg			By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@	\$ 650	ea	÷ _ 15_	Yrs. x	1	Units = \$	43	\$
Refrigerators	@	\$ 700	ea	÷ 15	Yrs. x	1	Units = \$	47	\$
Dishwashers	@	\$	ea	÷	Yrs. x		_ Units = \$		\$
A/C Units	@	\$	ea	÷	Yrs. x		Units = \$		\$
C. Washer/Dryers	@	\$	ea	÷	Yrs. x		Units = \$		\$
HW Heaters	@	\$ 450	ea	÷ 15	Yrs. x	1	Units = \$	30	\$
Furnace(s)	@	\$ 1,200	ea		Yrs. x	1	Units = \$	80	\$
(Other)	@	\$	ea	÷	Yrs. x				\$
Roof	@	\$ <u>6,</u>	<u>000</u> -	÷ <u>30</u>	Yrs. x (One Bldg. =	\$ <u></u>	200	\$
Carpeting (Wall to Wall)						Remaining Life			
(Units)	Тс	otal Sq. Yds. @	5	Per S	q. Yd	⊢ Yrs.	= \$		\$
(Public Areas)			\$			⊢ Yrs.	·		\$
Total Replacement Reserv	/es. (Enter on Pg. 1)					\$	400	\$
Operating Income Reco	oncili	ation							
\$ <u>13,680</u> Effective Gross Inc	come	\$ 	3 tal Opera	,300 ating Expense			10,380 ting Income	_ ÷ 12 = \$	865 onthly Operating Income
\$ <u>865</u> Monthly Operating I	ncom	e %	nthly Ho	0 Dusing Expen		= \$	865 Cash Flow	-	

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income.

Appraiser's Comments (Including sources for data and rationale for the projections) COSTS BASED UPON LOCAL ESTIMATES.

Walery Suslow Appraiser Name

Walery Suslow

Appraiser Signature

08/05/2024 Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name

Underwriter Signature

Date

Fannie Mae Form 216 Aug 88

				Appraisal Report		2612790	
The purpose of this addendum is to provide the lender/cl neighborhood. This is a required addendum for all appra			-	•	evalent in the sub	ect	
Property Address 930 French St		Cit	y Philadelp	hia	State PA	ZIP Code 191	22
Borrower Anna Liachenko Instructions: The appraiser must use the information rec	wired on this form as the h	agia far hig/k		a and must provide support fo	r those conclusio	no regarding	
housing trends and overall market conditions as reported	•						
it is available and reliable and must provide analysis as in							
explanation. It is recognized that not all data sources will							
in the analysis. If data sources provide the required infor	-			•	-	-	
average. Sales and listings must be properties that comp					d by a prospective	buyer of the	
subject property. The appraiser must explain any anomal Inventory Analysis	Prior 7–12 Months		6 Months	Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	20		11	8	Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)	3.33		.67	2.67		X Stable	Declining
Total # of Comparable Active Listings				21	Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Drive 7, 40 Marstha	Drive 4	0 Marstha	7.9	Declining	Stable	Increasing
Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price	Prior 7–12 Months 136,000	-	6 Months	Current – 3 Months 165,000	Increasing	Overall Trend Stable	Declining
Median Comparable Sales Days on Market	32		37	58		Stable	Increasing
2 Median Comparable List Price				174,000	Increasing	Stable	Declining
Median Comparable Listings Days on Market				81	Declining	Stable	Increasing
Median Sale Price as % of List Price	96		96	98		Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance p Explain in detail the seller concessions trends for the pas			ncreased from	3% to 5% increasing use of t	Declining	Stable	Increasing
fees, options, etc.). SELLER CONCESSIO							O REAL
ESTATE AGENTS AND BROKER'S ACTI							
PAYMENTS BY THE BORROWERS AND							
HAVE REMAINED RELATIVELY STABLE	-						
Are foreclosure sales (REO sales) a factor in the market?	? 🗌 Yes 🗙 No	n If ves	explain (includ	ing the trends in listings and s	ales of foreclosed	nronerties)	
BASED ON THE INFORMATION AVAILA						,	ARFA
	,						
Cite data sources for above information.	ESTATE AGENTS	BROKER		MULTIPLE LISTING S			
INFORMATION.	LOTATE AGENTO,	DROKLI	NO, LOUAL				
Summarize the above information as support for your co							
an analysis of pending sales and/or expired and withdraw BASED ON THE INFORMATION COMPU	•						
BASED ON THE INFORMATION COMPO	TED, IT APPEARS				ES AN STAB		
SPECIFIC INFORMATION PERTAINING							
THEREFORE, THE LISTINGS AS OF THI					RRENT-3 MO	NTHS COLU	MN TO
ANALYZE THE DIFFERENCE BETWEEN	THE SALE PRICES	S AND DA	AYS ON MA	ARKET.			
If the subject is a unit in a condominium or cooperative				Project Na	me:		
Subject Project Data	Prior 7–12 Months	Prior 4–	6 Months	Current – 3 Months		Overall Trend	Deslining
Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)					Increasing	Stable Stable	Declining Declining
Total # of Active Comparable Listings					Declining	Stable	Increasing
Months of Unit Supply (Total Listings/Ab.Rate)					Declining	Stable	Increasing
Are foreclosure sales (REO sales) a factor in the project	? Yes No	o If yes,	indicate the nu	mber of REO listings and expl	ain the trends in li	stings and sales	of
foreclosed properties.							
Summarize the above trande and eddress the increation	the aubiect welt and and the	+					
Summarize the above trends and address the impact on	the subject unit and projec	·L.					
	Λ						
Signature Wollery S	ustou		Signature				
Appraiser Name Walery Suslow	aslow		Supervisory A	Appraiser Name			
Appraiser Name Walery Suslow V	uslow		Supervisory A Company Nai	me			
Appraiser Name Walery Suslow Company Name Nice Appraisal Company Address 212 Bergen Ave, Voorh			Supervisory A Company Nat Company Add	dress		Qtata	
Appraiser Name Walery Suslow Company Name Nice Appraisal Company Address 212 Bergen Ave, Voorh State License/Certification # RL140388	State PA		Supervisory A Company Nat Company Add State License	ne dress /Certification #		State	
Appraiser Name Walery Suslow Company Name Nice Appraisal Company Address 212 Bergen Ave, Voorh	State PA mail.com	age 1 of 1	Supervisory A Company Nat Company Add	ne dress /Certification # s	nie Mae Form	State 1004MC Ma	rch 2009

Borrower/Client	Anna Liachenko				
Property Address	930 French St				
City	Philadelphia	County Philadelphia	State PA	Zip Code 19122	
Lender	See attached addenda.				

ANSI Z765-2021 compliance

The GLA for the subject was determined by the calculation of direct physical measurements taken on the inspection date per ANSI Z765-2021. All dimensions were measured and reported to the nearest inch or tenth of a foot.

URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

THE SUBJECT IS IN ABOVE AVERAGE CONDITION.

THE APPRAISERS SEARCH BEGAN WITH A SEARCH FOR ALL SINGLE FAMILY SALES IN THE SUBJECTS NEIGHBORHOOD THAT SOLD WITHIN THE PAST 90 DAYS THAT ARE SIMILAR TO THE SUBJECT IN STYLE, CONDITION, UTILITY, SITE SIZE AND OVERALL APPEAL. DUE TO THE RELATIVELY LOW # OF SALES THAT MET THIS CRITERIA, MADE IT NECESSARY TO EXPAND THE SEARCH PARAMETERS TO BEYOND THE PAST 6 MONTHS. IT SHOULD BE NOTED THAT ALL SALES IN THE SUBJECTS NEIGHBORHOOD WERE REVIEWED TO ENSURE THAT THE MOST COMPARABLE SALES WERE INCLUDED AND THAT ALL INDIVIDUAL ATTRIBUTES WERE BRACKETED.

MARKETING CONDITIONS

THE APPRAISER HAS COMPLETED MARKET ANALYSIS OF THE SUBJECT'S NEIGHBORHOOD AND HAS FOUND THAT PROPERTY VALUES HAS REMAINED STABLE OVER THE PAST 12 MONTHS.

THE SUBJECT PROPERTY IS LOCATED IN PHILADELPHIA CITY AND HAS A PHILADELPHIA MAILING ADDRESS.

COMPARABLES SELECTION

COMPARABLE #1 HAS BEEN INCLUDED DUE TO ITS SIMILAR AGE, BEDROOM COUNT, BATHROOM COUNT, BASEMENT. ALTHOUGH SHARING THE SUBJECT'S OVERALL CONDITION RATING, FEATURES A LOWER LEVEL OF INTERIOR UPDATING, THUS, THE APPLIED CONDITION ADJUSTMENT. NET ADJUSTMENT FOR THIS COMPARABLE EXCEED 15% AND GROSS ADJUSTMENT EXCEED 25% BECAUSE OF SIGNIFICANT DIFFERENCES IN CONDITION, GLA.

COMPARABLE #2 HAS BEEN INCLUDED DUE TO ITS SIMILAR STYLE, AGE, COOLING. ALTHOUGH SHARING THE SUBJECT'S OVERALL CONDITION RATING, FEATURES A LOWER LEVEL OF INTERIOR UPDATING, THUS, THE APPLIED CONDITION ADJUSTMENT. NET ADJUSTMENT FOR THIS COMPARABLE EXCEED 15% AND GROSS ADJUSTMENT EXCEED 25% BECAUSE OF SIGNIFICANT DIFFERENCES IN CONDITION, BASEMENT AND GLA.

COMPARABLE #3 HAS BEEN INCLUDED DUE TO ITS SIMILAR AGE, BATHROOM COUNT. RENOVATED PROPERTY, CONDITION SUPERIOR TO THE SUBJECT, USED ADJUSTMENT. NET ADJUSTMENT FOR THIS COMPARABLE EXCEED 15% AND GROSS ADJUSTMENT EXCEED 25% BECAUSE OF SIGNIFICANT DIFFERENCES IN CONDITION, BEDROOM COUNT AND GLA.

COMPARABLE #4 HAS BEEN INCLUDED DUE TO ITS SIMILAR STYLE, AGE, CONDITION, BATHROOM COUNT, GLA.

COMPARABLE #5 HAS BEEN INCLUDED DUE TO ITS SIMILAR LOT, STYLE, AGE, CONDITION, BEDROOM COUNT, GLA.

COMPARABLE #6 HAS BEEN INCLUDED DUE TO ITS SIMILAR LOT. BASEMENT, AGE, CONDITION.

THE SALE PRICE TO LIST PRICE RATIO FOR THE SUBJECTS NEIGHBORHOOD IS 98%, THEREFORE A NEGATIVE 2% ADJUSTMENT WAS MADE TO THE ACTIVE COMPARABLES.

SITE ADJUSTMENTS

THE SITE VALUATION IS DERIVED FROM A MATCHED PAIR ANALYSIS OF COMPARABLE LOT SIZES IN THE SUBJECT'S MARKET AREA. ADJUSTMENTS HAVE BEEN APPLIED AT A RATE OF \$7 PER SF TO REFLECT ALL MARKETABLE DIFFERENCES.

THE LOT SHAPE OF THE SOME OF THE COMPARABLES ARE IRREGULAR AND THE SQUARE FOOTING COMES FROM BRIGHT MLS/PUBLIC RECORDS.

CONDITION ADJUSTMENTS

CONDITION ADJUSTMENTS HAVE BEEN UTILIZED TO COMPENSATE FOR ANY DISPARITY BETWEEN THE SUBJECT AND THE COMPARABLES AS REPRESENTED IN MLS LISTINGS, THROUGH MLS DATA, MLS PHOTOS, AND THROUGH CONVERSATIONS WITH THE LISTING REALTORS INVOLVED IN EACH SALE. THESE ADJUSTMENTS HAVE BEEN EXTRACTED FROM AN ANALYSIS OF PREVIOUS SALES IN THE MARKET AND ARE CONSIDERED TO BE TYPICAL TO THE SUBJECT'S MARKET AREA. UAD REQUIRES CONDITION & QUALITY RATINGS INCLUDE A RANGE. A COMPARABLE MAY BE WITHIN THE SAME CONDITION RATING RANGE. YET VARIANCES WITHIN THAT RATING MAY STILL REQUIRE ADJUSTMENTS.

WEIGHTING

EQUAL WEIGHT WAS GIVEN TO COMPS #1-4.

EXPOSURE TIME

THE SUBJECTS ESTIMATED EXPOSURE TIME IS 1 TO 2 MONTHS.

PRESENT LAND USE: OTHER REPRESENTS VACANT LAND.

BASEMENT UTILITY

TAX RECORDS DO NOT LIST BASEMENT SQUARE FOOTAGE, ONLY THE OVERALL SQUARE FOOTAGE OF THE DWELLING. SQUARE FOOTAGE OF THE BASEMENT AND BASEMENT FINISHED AREA FOR THE COMPARABLE SALES IS BASED OFF OF MLS ESTIMATES AND/OR DISCUSSIONS WITH REALTORS INVOLVED IN THE TRANSACTIONS. IF THE DATA NOTED IN THE APPRAISAL IS INACCURATE, THE FINAL ESTIMATE OF VALUE MAY BE AFFECTED.

PREDOMINANT VALUE

ALTHOUGH THE SUBJECTS FINAL APPRAISED VALUE DIFFERS FROM THE PREDOMINANT VALUE, IT IS WITHIN THE ONE UNIT HOUSING RANGE. AS EVIDENCED BY THE COMPARABLES, PROPERTIES SELLING ABOVE OR BELOW THE PREDOMINANT VALUE ARE CONSIDERED MARKETABLE.

Signature	Walery Suslow
Name Walery Suslow	\bigcirc
Date Signed 08/05/2024	

Date Signed <u>RL14038</u>8 State Certification # Or State License #

State	PA
Olulo	
Ctoto	

Signature				
Name				
Date Signed				
State Certification #	State			
Or State License #	State			

Supplemental Addendum

Property Address	930 French St				
City	Philadelphia	^{County} Philadelphia	State PA	Zip Code 19122	
Lender	See attached addenda.				

SUMMARY OF COST APPROACH:

DEVELOPMENT OF THE COST APPROACH HAS BEEN ATTEMPTED BY THE APPRAISER AS AN ANALYSIS TO SUPPORT THE OPINION OF THE PROPERTY'S MARKET VALUE. BECAUSE THERE IS INSUFFICIENT MARKET EVIDENCE TO CREDIBLY SUPPORT THE SITE VALUE/DEPRECIATION, THE COST APPROACH IS NOT GIVEN ANY CONSIDERATION IN THE APPRAISER'S FINAL ANALYSIS. USE OF THIS DATA, IN WHOLE OR IN PART, FOR OTHER PURPOSES IS NOT INTENDED BY THE APPRAISER. NOTHING SET FORTH IN THE APPRAISAL SHOULD BE RELIED UPON FOR THE PURPOSES OF DETERMINING THE AMOUNT OR TYPE OF INSURANCE COVERAGE TO BE PLACED ON THE SUBJECT PROPERTY. THE APPRAISER ASSUMES NO LIABILITY FOR, AND DOES NOT GUARANTEE THAT ANY INSURABLE VALUE ESTIMATE INFERRED FROM THIS REPORT WILL RESULT IN THE SUBJECT PROPERTY BEING FULLY INSURED FOR ANY LOSS THAT MAY BE SUSTAINED. THE APPRAISER RECOMMENDS THAT AN INSURANCE PROFESSIONAL BE CONSULTED. FURTHER, THE COST APPROACH MAY NOT BE A RELIABLE INDICATION OF REPLACEMENT OR REPRODUCTION COST FOR ANY DATE OTHER THAN THE EFFECTIVE DATE OF THE APPRAISAL DUE TO CHANGING COSTS OF LABOR AND MATERIALS AS WELL AS CHANGING GOVERNMENTAL REGULATIONS AND REQUIREMENTS.

FIRREA CERTIFICATION STATEMENT:

THE APPRAISER CERTIFIES AND AGREES THAT THIS APPRAISAL REPORT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTIONS, REFORM, RECOVERY, AND ENFORCEMENT ACT(FIRREA) OF 1989, AS AMENDED (12 U.S.C. 3331 ET SEQ.), AND ANY APPLICABLE IMPLEMENTING REGULATIONS IN EFFECT AT THE TIME THE APPRAISER SIGNS THE APPRAISAL CERTIFICATION.

HIGHEST AND BEST USE:

BASED UPON A REVIEW OF THE SUBJECTS PROPERTY THE APPRAISER HAS DETERMINED THAT THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY IS ITS CURRENT USE. THE SUBJECT IS A RESIDENTIAL USE PROPERTY IN A ZONE THAT PERMITS RESIDENTIAL USE. THE SUBJECT SITS ON A PARCEL OF LAND THAT WOULD NOT PERMIT SUB-DIVISION. EXPANSION OR DEMOLITION AND/OR NEW CONSTRUCTION WOULD NOT BE FINANCIALLY FEASIBLE. THE SUBJECT IS CURRENT USE IS ITS MOST PRODUCTIVE USE.

SELLERS CONCESSIONS

WHILE SELLERS CONCESSIONS ARE COMMON TO THE MARKET, NO EVERY SALE INCLUDES THEM. SELLERS CONCESSIONS IN THIS MARKET ARE TYPICALLY GIVEN FOR DOWN PAYMENT ASSISTANCE OR REPAIR CREDIT. THESE CONCESSIONS DIRECTLY REDUCE THE MONEY GIVEN TO THE SELLER AND SHOULD BE ADJUSTED AT A DOLLAR FOR DOLLAR BASIS

LEAD BASED PAINT

LEAD BASED PAINT HAZARDS COULD EXIST IN ANY HOME BUILT BEFORE JANUARY 1,1978. CORRECTION IS REQUIRED TO ALL DEFECTIVE PAINTED SURFACES IF THEY EXIST.

FILE PHOTOS

ALL COMPARABLES WERE VIEWED BY THE APPRAISER. COMPARABLES PHOTOGRAPHS ARE FILE PHOTOS TAKEN FROM THE BRIGHT MLS AND PUBLIC RECORDS.

• URAR: Lender/Client

HOMETOWN EQUITY MORTGAGE LLC dba THELENDER

URAR: SITZON_ILLEGAL_TXT

VARIANCES OF THIS TYPE ARE GRANTED BY THE MUNICIPALITY, BUT ARE ON A CASE BY CASE BASIS. THIS HAS NO NEGATIVE IMPACT ON VALUE AND/OR MARKETABILITY. ALL COMPARABLES HAVE SIMILAR LEGAL NON-CONFORMING STATUS.

URAR: Comments on Income Approach

THE MIDDLE RANGE OF THE GROSS RENT MULTIPLIER (GRM) WERE USED TO CALCULATE THE INCOME APPROACH. MARKET RENT AND GRM ARE SUPPORTED BY SELECTED RENTAL COMPARABLES. MARKET RENT OF COMPARABLES: \$1100 - \$1600. GRM FOR COMPARABLES: 120-160. ESTIMATED MARKET RENT OF SUBJECT: \$1,200. ESTIMATED GRM FOR SUBJECT: 124.

	Walery Suslow
Suslow	\bigcirc
8/05/2024	

Date Signed O State Certification # <u>RL</u>140388 Or State License #

Signature Name Walery

Sustan				

State PA State

Signature	
Name	
Date Signed	
State Certification #	State
Or State License #	State

Subject Photo Page

Borrower/Client	Anna Liachenko			
Property Address	930 French St			
City	Philadelphia	County Philadelphia	State PA	Zip Code 19122
Lender	See attached addenda.			



Subject Front

930 French St	
Sales Price	6,000,000
Gross Living Area	999
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	A;RR Ns;
View	N;Res;
Site	595 sf
Quality	Q4
Age	104

Subject Rear



Subject Street

Subject Photo Page

Borrower/Client	Anna Liachenko						
Property Address	930 French St						
City	Philadelphia	County Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.						



Subject Right Side

930 French St	
Sales Price	6,000,000
Gross Living Area	999
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	A;RR Ns;
View	N;Res;
Site	595 sf
Quality	Q4
Age	104

Subject Left Side



Subject Street

Interior Photos

Borrower/Client	Anna Liachenko							
Property Address	930 French St							
City	Philadelphia	County	Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.							
-				and the gent	N. W. 4	- 14 M	1 3 1 3 2 3 1 3	



A/C



Smoke/CO Alarm



Smoke/CO Alarm

Borrower/Client	Anna Liachenko							
Property Address	930 French St							
City	Philadelphia	County	Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.							



Uncovered	Patio
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930 Fren	ch St	
Sales Price		6,000,000
Gross Living	g Area	999
Total Room	S	4
Total Bedroo	oms	2
Total Bathro	oms	1.0
Location		A;RR Ns;
View		N;Res;
Site		595 sf
Quality		Q4
Age		104

Laundry





Kitchen

Borrower/Client	Anna Liachenko						
Property Address	930 French St						
City	Philadelphia	County Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.						



930 French St	Living
Sales Price	6,000,000
Gross Living Area	999
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	A;RR Ns;
View	N;Res;
Site	595 sf
Quality	Q4
Age	104

Foyer





Basement

Borrower/Client	Anna Liachenko							
Property Address	930 French St							
City	Philadelphia	County	Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.							



	Utility
930 French St	
Sales Price	6,000,000
Gross Living Area	999
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	A;RR Ns;
View	N;Res;
Site	595 sf
Quality	Q4
Age	104

Utility





Utility

Borrower/Client	Anna Liachenko							
Property Address	930 French St							
City	Philadelphia	County	Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.							



	Bath
930 French St	
Sales Price	6,000,000
Gross Living Area	999
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	A;RR Ns;
View	N;Res;
Site	595 sf
Quality	Q4
Age	104

Bedroom





Bedroom

Comparable Photo Page

Borrower/Client	Anna Liachenko				
Property Address	930 French St				
City	Philadelphia	County Philadelphia	State PA	Zip Code 19122	
Lender	See attached addenda.				



Comparable 1

930 Edgley St	
Prox. to Subject	0.02 miles S
Sale Price	105,000
Gross Living Area	889
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	A;RR Ns;
View	N;Res;
Site	595 sf
Quality	Q4
Age	104

Comparable 2

1120 W Nevada	St
Prox. to Subject	0.18 miles NW
Sale Price	215,000
Gross Living Area	1,386
Total Rooms	7
Total Bedrooms	5
Total Bathrooms	3.0
Location	A;RR Ns;
View	N;Res;
Site	1,031 sf
Quality	Q4
Age	99

Comparable 3

2436 N Reese S	t
Prox. to Subject	0.46 miles NE
Sale Price	215,000
Gross Living Area	1,290
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	973 sf
Quality	Q4
Age	104

Comparable Photo Page

Borrower/Client	Anna Liachenko					
Property Address	930 French St					
City	Philadelphia	County Philadelphia	State PA	Zip Code	19122	
Lender	See attached addenda.					





Comparable 4

2511 N Franklin	St
Prox. to Subject	0.41 miles NE
Sale Price	135,000
Gross Living Area	1,050
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	871 sf
Quality	Q4
Age	104

Comparable 5

2016 N Leithgov	w St
Prox. to Subject	0.47 miles SE
Sale Price	154,900
Gross Living Area	1,000
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	510 sf
Quality	Q4
Age	104

Comparable 6

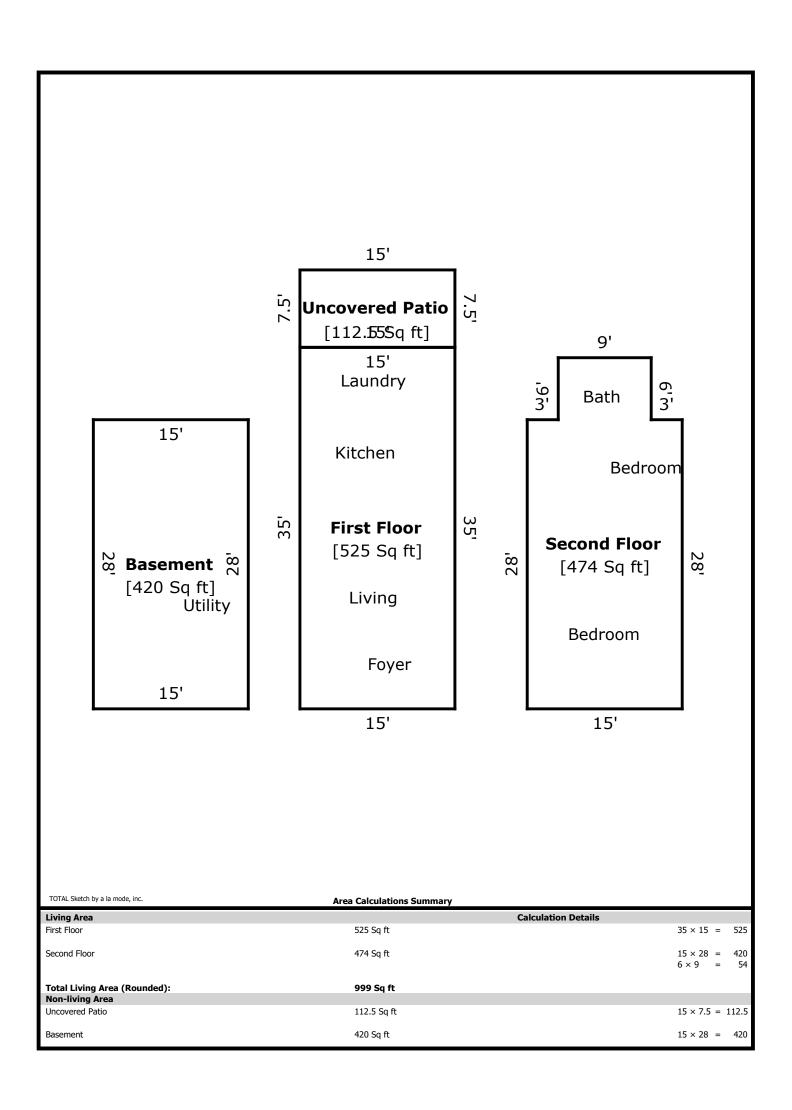
2037 N 9th St	
Prox. to Subject	0.13 miles SE
Sale Price	199,000
Gross Living Area	1,230
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.0
Location	A;RR Ns;
View	N;Res;
Site	758 sf
Quality	Q4
Age	104

Rental Photo Page

County Philadelphia	State DA	Zip Code 19122
	otato FA	Zip 0000 19122
	Rent 930 Edgley St Proximity to Subject Adj. Monthly Rent Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Condition Age/Year Built	tal 1 0.02 miles S 1,200 889 5 2 1.0 A;RR Ns; N;Res; C3 104
	2138 N Percy St Proximity to Subject Adj. Monthly Rent Gross Living Area Total Rooms Total Bedrooms Total Bathrooms	0.03 miles E 1,350 980 4 2 1.0
	Location View Condition Age/Year Built	A;RR Ns; N;Res; C3 104
	Devi	
	2115 N Percy St Proximity to Subject Adj. Monthly Rent Gross Living Area Total Rooms	
	Total Bedrooms Total Bathrooms Location View Condition Age/Year Built	2 1.1 A;RR Ns; N;Res; C3 104
	County Philadelphia	Signed by St Proximity to Subject Adj. Monthy Rent Gross Living Area Total Bedrooms Total Bedrooms Total Bedrooms Age/Year BuiltSigned by St Condition Age/Year BuiltSigned by St Proximity to Subject Adj. Monthy Rent Gross Living Area Total Bedrooms Total Bedrooms Age/Year BuiltSigned by St Proximity to Subject Adj. Monthy Rent Gross Living Area Total Bedrooms Total Bedrooms

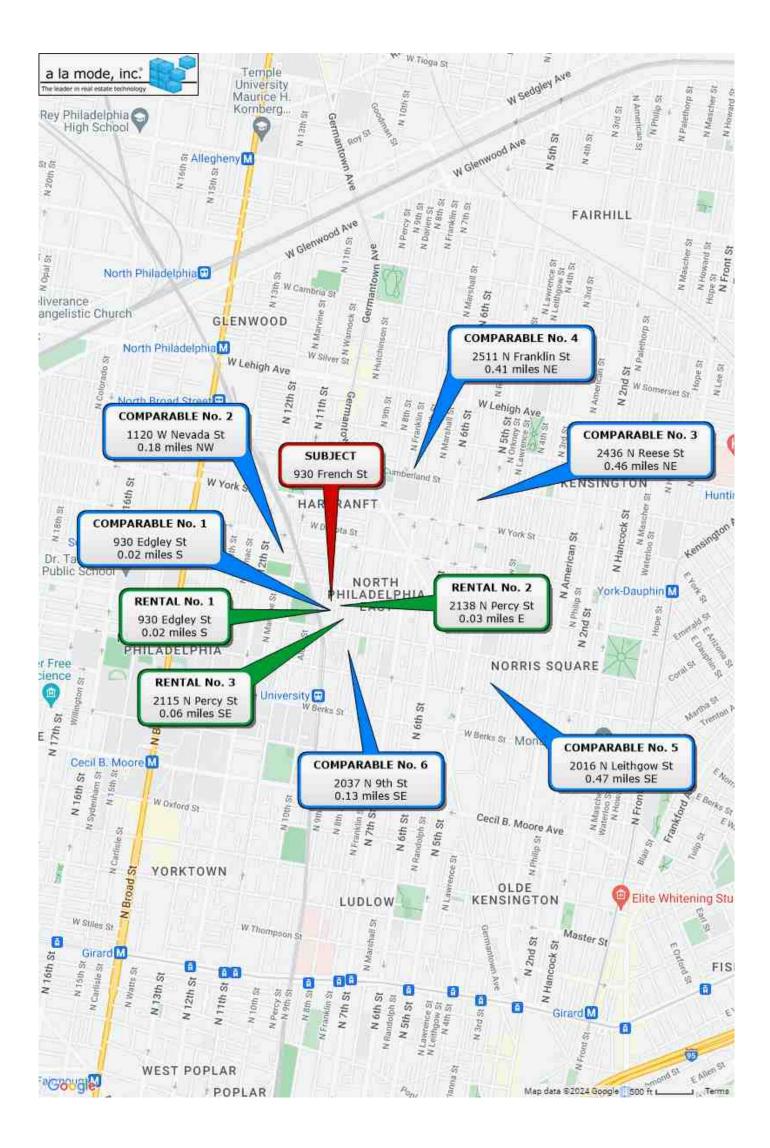
Building Sketch

Borrower/Client	Anna Liachenko							
Property Address	930 French St							
City	Philadelphia	County	Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.							



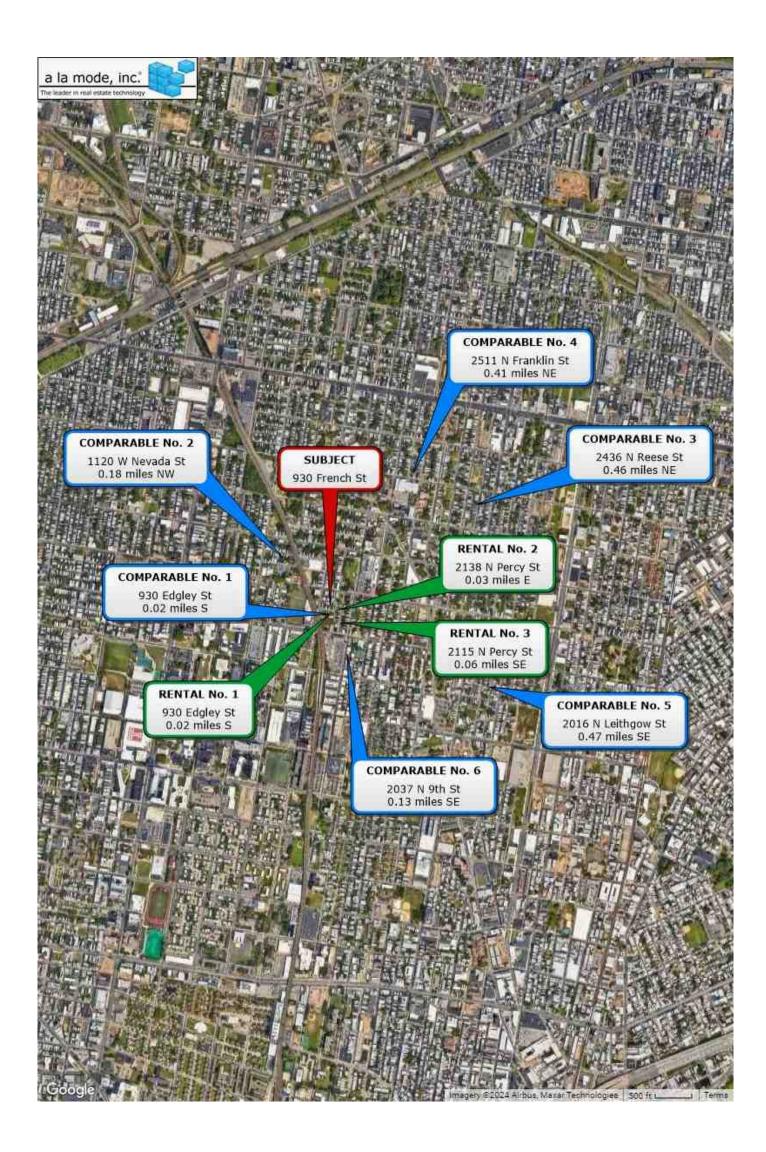
Location Map

Borrower/Client	Anna Liachenko							
Property Address	930 French St							
City	Philadelphia	County	Philadelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.							



Aerial Map

Borrower/Client	Anna Liachenko				
Property Address	930 French St				
City	Philadelphia	County Philadelphia	State PA	Zip Code 19122	
Lender	See attached addenda.				



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

СЗ

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

acAcreAdjPrkAdjaAdjPwrAdjaArmLthArmATAttacBBenebaBathbrBedrBsyRdBusycContCashCashConvContConvContCtySkyCityCtyStrCityDOMDaysDTDetadwDriveeExpiEstateEstaFHAFedegGaragbiBuiltgdDetaGlfCseGolfGlfwwGolfGRGaraHRHigh	jacent to Park jacent to Power Lines ns Length Sale ached Structure neficial throom(s) droom sy Road ntracted Date sh mmercial Influence nventional rport urt Ordered Sale y View Skyline View y Street View vered ys Con Market tached Structure veway biration Date	Location & View Area, Site Location Location Location Sale or Financing Concessions Design (Style) Location & View Basement & Finished Rooms Below Grade Basement & Finished Rooms Below Grade Location Date of Sale/Time Sale or Financing Concessions Location Sale or Financing Concessions Garage/Carport Sale or Financing Concessions View View Garage/Carport Data Sources
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GlfCseGolfGlfvwGolfGRGarcHRHighinInter	tached Garage	Garage/Carport
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		Location & View
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O Othe		Design (Style)
ор Орен		Garage/Carport
Prk Park	rk View	View
Pstrl Past	storal View	View
PwrLn Pow	wer Lines	View
PubTrn Publ	blic Transportation	Location
Relo Relo	location Sale	Sale or Financing Concessions
	0 Sale	Sale or Financing Concessions
Res Resi	sidential	Location & View
	DA - Rural Housing	Sale or Financing Concessions
	creational (Rec) Room	Basement & Finished Rooms Below Grade
	w or Townhouse	Design (Style)
	tlement Date	Date of Sale/Time
	mi-detached Structure	Design (Style)
	ort Sale	Sale or Financing Concessions
	uare Feet	Area, Site, Basement
	uare Meters	Area, Site
	known	Date of Sale/Time
	erans Administration	Sale or Financing Concessions
	thdrawn Date	Date of Sale/Time
	Ik Out Basement	Basement & Finished Rooms Below Grade
	ods View	View
	iter View	View
	iter view iter Frontage	Location
	lier Fruillaye	
wu Walł	lk Un Bassmant	Basement & Finished Rooms Below Grade
	Ik Up Basement	

UAD Version 9/2011 (Updated 1/2014)

rower/Client	Anna Lia	chenko			File	No. 2612790	
erty Address	930 Fren				0		
	Philadelp		County	Philadelphia	State PA	Zip Code 19122	
der	See attac	hed addenda.					
			DENTIFICATION				
This Report	is <u>one</u> of tr	ne following types:					
🗙 Appraisa	al Report	(A written report pre	epared under Standards Rule	2-2(a) , pursuant to the	e Scope of Work, as disclose	ed elsewhere in this re	port.)
Restricte	ed al Report		pared under Standards Rule ed intended use only by the s		he Scope of Work, as disclos ther named intended user(s).		report,
certify that, to the statement The statement The reported a nalyses, opinio Unless otherw Unless otherw eriod immediat I have no bias My engageme My compensa ient, the amou My analyses, of ere in effect at Unless otherw Unless otherw Unless otherw	the best of my s of fact cont inalyses, opini ins, and concl ise indicated, ise indicated, ise indicated, ise indicated, int in this assi- tion for compl nt of the value opinions, and the time this i ise indicated, ise indicated,	usions. I have no present or pro- I have performed no se acceptance of this assi to the property that is th gnment was not contin- leting this assignment is e opinion, the attainmen conclusions were deve report was prepared. I have made a persona no one provided signifi	true and correct. re limited only by the reported as ospective interest in the property t rvices, as an appraiser or in any o	that is the subject of this rep other capacity, regarding the rties involved with this assig predetermined results. Iment or reporting of a pred urrence of a subsequent eve repared, in conformity with the subject of this report. ance to the person(s) signing	ort and no personal interest wit property that is the subject of th inment. etermined value or direction in vant directly related to the intended he Uniform Standards of Profess	h respect to the parties in his report within the three alue that favors the cause use of this appraisal. sional Appraisal Practice	nvolved e-year e of the that
ppraised wou Ay Opinion o Based upon This is based ize, conditio	Id have been of Reasonat historical m d on the an on, list price	ble Exposure Time f narket conditions, r alysis of current m	(USPAP defines Exposu It prior to the hypothetical cons for the subject property at the easonable exposure time f arket trends within the sub of the subject property and	ummation of a sale at ma ne market value stated for the subject propert ject's sub-market, sea	in this report is: / would have been approx sonal considerations and	e of the appraisal.) <u>1 to 2 Months</u> kimately 30 to 60 da takes into account t	the

APPRAISER:

Signature:	Walery Suslow
Name: Walery Su	islow
State Certification #:	RL140388
or State License #:	

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: Walery Sustow Name: Walery Suslow	Signature: Name:					
State Certification #: <u>RL140388</u> or State License #:	State Certification #:					
State: PA Expiration Date of Certification or License: 06/30/2025	State: Expiration Date of Certification or License:					
Date of Signature and Report: 08/05/2024	Date of Signature:					
Effective Date of Appraisal: 08/04/2024						
Inspection of Subject: 🔄 None 🔀 Interior and Exterior 🔄 Exterior-Only	Inspection of Subject: None Interior and Exterior Exterior-Only					
Date of Inspection (if applicable): 08/04/2024	Date of Inspection (if applicable):					

Supplemental Addendum

Borrower/Client	Anna Liachenko							
Property Address	930 French St							
City	Philadelphia	County Ph	hiladelphia	State	PA	Zip Code	19122	
Lender	See attached addenda.							

A. PURPOSE AND FUNCTION OF THE APPRAISAL / INTENDED USER

The purpose of this appraisal is to estimate the market value of the subject property as defined by the Federal National Mortgage Association (Fannie Mae), The Federal Home Loan Mortgage Corporation (Freddie Mac), and the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA). The function of the appraisal is to assist the identified lender or assignee in the underwriting of the risk associated with a residential mortgage loan. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser. The appraisal cannot be used for any other purpose.

B. THE SCOPE OF THE APPRAISAL PROCESS

The appraisal report is based on a physical inspection of the neighborhood, subject property, and the analysis of information gathered from public or private records that may have an influence on the value of the property. The valuation process includes an exterior inspection of all comparables considered to physically verify as much data as possible for comparison purposes to the subject property. The appraisal report is not a Home Inspection and should not be relied upon as such. The appraiser only performed a visual inspection of accessible areas. For a thorough structural, material and home system analysis, a professional home inspection is recommended.

C. ENVIRONMENTAL DISCLAIMER

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively, unless otherwise stated in this report. It is possible that tests and inspections made by the qualified hazardous substance and environmental expert would reveal the existence of hazardous materials or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL CERTIFICATIONS D.

APPRAISAL STANDARDS: The appraiser's analysis, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). The Departure Provision of USPAP was utilized in preparation of this report. The Income Approach to Value was not utilized due to the lack of sufficient rental data to accurately develop a Gross Rent Multiplier. Single Family Dwellings in this market area are not typically purchased for investment purposes and are typically owner occupied.

APPRAISER COMPETENCY: In accordance with the competency provision in the Uniform Standards of Professional Appraisal Practice (USPAP), the appraiser certifies that his/her education, experience and knowledge is sufficient to appraise the type of property appraised.

APPRAISER INDEPENDENCE: The appraiser certifies that (1) the appraisal assignment was not based upon a requested minimum valuation, specific valuation, or the approval of a loan; (2) employment, or future employment was not conditioned upon the appraisal producing a specific value or value within a given range; (3) employment, compensation and future employment are not based upon whether a loan application is approved; (4) neither the appraiser nor any person with an ownership interest in the company employing the appraiser, or related to, or has any ownership or other financial interest in, either the builder/developer, seller, buyer, mortgage broker or real estate broker/salesperson (or any person related to any of them) involved in the transaction for which this appraisal has been requested, or with the most recent sale or refinancing of any property used as a comparable property in this appraisal; and (5) the appraiser is not aware of any facts which would disqualify him/her from being deemed an independent appraiser.

EXPOSURE TIME: Exposure time may be defined as: the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

TRANSMISSION: This appraisal was transmitted to the client through electronic means. This electronically transmitted report is a written report meeting all USPAP reporting requirements. Digital signatures and photographs have been utilized within this report. The digital signature has been protected through the use of a password known only to the appraiser. The same level of authenticity and responsibility that is associated with a traditional ink signature is attached to this electronic signature. The signatures in this report are electronically produced, are password protected and are viable as original signatures. The photographs in this report are produced by digital photography and are guaranteed not to be altered or enhanced.

E. HUD LENDING CONDITIONS

If this appraisal was prepared for FHA mortgage lending, the appraisal is prepared within the guidelines set by HUD. The appraiser is not a home inspector, engineer, plumber, electrician, or HVA\C contractor. The appraiser does have the knowledge required by HUD to do an appraisal on the property, and include a limited review of the physical condition of the home to reveal obvious and significant defects as mandated by HUD in HUD letter #99-99 on 6/10/99. An inspection by licensed contractor is recommended.

License



Accelerant National Insurance Company (A Stock Company) 400 Northridge Road, Suite 800 Sandy Springs, GA 30350

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Renewal of: New

Policy Number: NAX40PL107466-00

- 1. Named Insured: Walery Suslow
- 2. Address: 212 Bergen Ave Voorhees, NJ 08043
- 3. Policy Period: From: January 16, 2024 To: January 16, 2025 12:01 A.M. Standard Time at the address of the Named Insured as stated in item 2. Above.
- 4. Limit of Liability: Each Claim Damages Limit of Liability4A. \$ 1,000,000Claim Expenses Limit of Liability4B. \$ 1,000,000
- 5. Deductible (Inclusive of Claims Expenses):

Each Claim 5A. \$500

Aggregate 5B. \$1,000

7. Retroactive Date: January 16, 2023

6. Policy Premium: \$478

- 8. Notice to Company: Notice of a Claim or Potential Claim should be sentto: OREP Insurance Services: info@orep.org 6353 El Cajon Blvd, Suite 124-605 San Diego, CA 92115
- 9. Program Administrator: OREP Insurance Services, LLC appraisers@orep.org
- 10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: January 5, 2024

By:

State Taxes/Surcharges: \$ 0

Asaac Peck

Authorized Representative

N DEC 40000 04 22

Page 1 of 1

E&O

Policy Aggregate 4C. \$ 1,000,000 4D. \$ 1,000,000

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE