

APPRAISAL OF



LOCATED AT:

23700 Melrose Ave
Eastpointe, MI 48021-1701

FOR:

Colony American Finance
4 Park Plaza, Suite 1950
Irvine, CA 92614

BORROWER:

Rudalev MI I

AS OF:

June 6, 2017

BY:

Darius M Ragland
Office # (313) 922-4970 DariusAppraisals@aol.com

Appraisal Services Rendered
Appraisal Nation
Colony American Finance
4 Park Plaza, Suite 1950
Irvine, CA 92614

File Number: 060517Melrose

In accordance with your request, I have appraised the real property at:

23700 Melrose Ave
Eastpointe, MI 48021-1701

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of June 6, 2017 is:

\$41,000
Forty-One Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Darius M Ragland
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Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	23700 Melrose Ave	City	Eastpointe	State	MI	Zip Code	48021-1701
Borrower	Rudalev MI I	Owner of Public Record	Rudalev Finance Llc	County	Macomb		
Legal Description	MELROSE PARK SUBDIVISION LOT 41 LIBER 5; PAGE 1						
Assessor's Parcel #	1430428005	Tax Year	2016	R.E. Taxes \$	1,683		
Neighborhood Name	MELROSE PARK	Map Reference	MSA SUB/ 47644	Census Tract	2581.00		
Occupant	☐ Owner ☒ Tenant ☐ Vacant	Special Assessments \$	93	☐ PUD	HOA \$	0	☐ per year ☐ per month
Property Rights Appraised	☒ Fee Simple ☐ Leasehold ☐ Other (describe)						
Assignment Type	☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)						
Lender/Client	Colony American Finance	Address	4 Park Plaza, Suite 1950, Irvine, CA 92614				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No							
Report data source(s) used, offering price(s), and date(s). PRD/City/ Realcomp LTD/ MiRealSource							

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.			
Contract Price \$	Date of Contract	Is the property seller the owner of public record?	☐ Yes ☐ No
Data Source(s)			
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No			
If Yes, report the total dollar amount and describe the items to be paid.			

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.								
Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	☐ Urban ☒ Suburban ☐ Rural	Property Values	☒ Increasing ☐ Stable ☐ Declining	PRICE	AGE	One-Unit	96 %	
Built-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	Demand/Supply	☐ Shortage ☒ In Balance ☐ Over Supply	\$(000)	(yrs)	2-4 Unit	1 %	
Growth	☐ Rapid ☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths	15 Low	25	Multi-Family	2 %	
Neighborhood Boundaries				10 Mile Road North of the Subject Property, Gratiot Ave. West, Toepher	120 High	95	Commercial	
Road South and Kelly Road to the East.				65 Pred.	65	Other	1 %	
Neighborhood Description A traditionally moderately stable neighborhood with a vast variety of professions and jobs .Including , auto industry , transportation ,state and private employment. Additionally; there are schools in close proximity , shopping, parks , commercial and civic centers in City limits and surrounding areas.								
Market Conditions (including support for the above conclusions) See Attached Addendum.								

SITE

Dimensions	47.00 Width x 150.00 Depth	Area	7050 sf	Shape	Rectangular	View	N;Res;
Specific Zoning Classification	RS	Zoning Description	Residential				
Zoning Compliance	☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)						
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe.							
Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	☒	☐	Water	☒	Street Concrete	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	Alley None	☐	☐
FEMA Special Flood Hazard Area	☐ Yes ☒ No	FEMA Flood Zone	X	FEMA Map #	26099C0404G	FEMA Map Date	09/29/2006
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe.							

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☐ Crawl Space	Foundation Walls	ConcreteBlck/Fair	Floors	Hdwd/Carpt/Avg	
# of Stories	1.5	☒ Full Basement ☐ Partial Basement	Exterior Walls	Aluminium/Avg	Walls	Paint/Plster/Avg	
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	662 sq. ft.	Roof Surface	AsphaltShingle/Av	Trim/Finish	Wd/Stained/Avg
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminium/Avg	Bath Floor	Ceramc/Tile/Avg	
Design (Style)	Bungalow	☐ Outside Entry/Exit ☐ Sump Pump	Window Type	Wd/DbI Hung/Avg	Bath Wainscot	Ceramc/Tile/Avg	
Year Built	1929	Evidence of ☐ Infestation	Storm Sash/Insulated	Wd&Vinyl/Average	Car Storage	☐ None	
Effective Age (Yrs)	44	☐ Dampness ☐ Settlement	Screens	Mesh/Wire/Avg	☒ Driveway	# of Cars	2
Attic	☒ None	Heating ☐ FWA ☐ HWBB ☒ Radiant	Amenities	☐ WoodStove(s) #0	Driveway Surface	Concrete	
☐ Drop Stair	☐ Stairs	☐ Other Fuel Gas	☐ Fireplace(s) # 0	☒ Fence ChainLk	☒ Garage	# of Cars	2
☐ Floor	☐ Scuttle	Cooling ☐ Central Air Conditioning	☐ Patio/Deck None	☒ Porch Covered	☐ Carport	# of Cars	0
☐ Finished	☐ Heated	☐ Individual ☒ Other None	☐ Pool None	☐ Other None	☐ Att.	☒ Det.	☐ Built-in
Appliances ☒ Refrigerator ☒ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)							
Finished area above grade contains:		6 Rooms	3 Bedrooms	1.0 Bath(s)	1,133 Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.). The Subject Property has some average quality materials and features compared to some homes in the market area.							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;Kitchen-not updated;Bathrooms-updated-six to ten years ago;High wear on short lived items. Long lived showed possible signs of stress, bending or buckling under pressure. Structural foundation appears to be in questionable condition..... At the time of inspection all of the utilities were on and in working order.							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☒ Yes ☐ No If Yes, describe. The Subject Property appears to possible have the appearance of an existing physical deficiencies or adverse conditions that could affect the livability; The property could have a possibly foundation issue, although there was no current signs of dampness! A foundation inspection is recommended.....The appraiser does not qualify as a home inspector, structural engineer or residential builder.							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe.							

Uniform Residential Appraisal Report

ANS-221334
File No. 060517Melrose

SALES COMPARISON APPROACH

There are 25 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 32,100 to \$ 129,000 .																						
There are 177 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 15,000 to \$ 120,000 .																						
FEATURE		SUBJECT		COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3												
23700 Melrose Ave				24667 Lambrecht Ave			22835 Melrose Ave			23825 Rausch Ave												
Address Eastpointe, MI 48021-1701				Eastpointe, MI 48021			Eastpointe, MI 48021			Eastpointe, MI 48021												
Proximity to Subject				0.64 miles NE			0.22 miles SW			0.32 miles NE												
Sale Price		\$				\$ 30,000				\$ 37,500				\$ 53,000								
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 33.22 sq. ft.				\$ 34.44 sq. ft.				\$ 43.23 sq. ft.										
Data Source(s)				Realcmp #216096341;DOM 17			MiRealsrc #31310546;DOM 97			Realcmp #216038908;DOM 31												
Verification Source(s)				Realcmp/MiRealSrc/City/PRD			Realcmp/MiRealSrc/City/PRD			Realcmp/MiRealSrc/City/PRD												
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment								
Sale or Financing				ArmLth				ArmLth				ArmLth										
Concessions				Cash;0				Conv;0				Conv;3000		-1,410								
Date of Sale/Time				s11/16;c10/16		900		s06/17;c04/17		0		s10/16;c06/16		1,600								
Location		N;Res;		N;Res;				N;Res;				N;Res;										
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple										
Site		7050 sf		4200 sf		1,000		6956 sf		0		7930 sf		0								
View		N;Res;		N;Res;				N;Res;				N;Res;										
Design (Style)		DT1.5;Bungalow		DT1.5;Bungalow				DT1.5;Bungalow				DT1.5;Bungalow										
Quality of Construction		Q4		Q4				Q4				Q4										
Actual Age		88		89		0		91		0		76		0								
Condition		C4		C4				C4				C3		-7,000								
Above Grade		Total	Bdrms.		Baths			Total	Bdrms.		Baths			Total	Bdrms.		Baths					
Room Count		6	3		1.0	0		6	3		1.1	-500		6	3		1.0					
Gross Living Area15.00		1,133 sq. ft.			903 sq. ft.			3,500			1,089 sq. ft.			0			1,226 sq. ft.			0		
Basement & Finished		662sf0sfin			0sf			3,000			0sf			3,000			861sf0sfin			0		
Rooms Below Grade																						
Functional Utility		Average			Average						Average						Average					
Heating/Cooling		Radiant/No/Cntrl			GFA/ No Central			0			GFA/ No Central			0			GFA/ No Central			0		
Energy Efficient Items		None Known			None Known						None Known						None Known					
Garage/Carport		2gd2dw			1dw			1,000			1gd1dw			500			2gd1dw			0		
Porch/Patio/Deck		Covered Porch			Covered Porch						Enclosed Porch			0			Covered Porch					
Updates		Modest Updates			No Updates			1,000			Modest Updates						Major Updating			-5,000		
Net Adjustment (Total)					☒ + ☐ -		\$ 10,400		☒ + ☐ -		\$ 3,000		☐ + ☒ -		\$ 11,810							
Adjusted Sale Price					Net Adj. 34.7%				Net Adj. 8.0%				Net Adj. -22.3%									
of Comparables					Gross Adj. 34.7%		\$ 40,400		Gross Adj. 10.7%		\$ 40,500		Gross Adj. 28.3%		\$ 41,190							

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain Public records data reflects that the Subject has transferred ownership in the last 36 months. All prior transfer information in the last 12 months of the Sales Comparables have been made available in the report when applicable.

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) PRD/City/ Realcomp LTD/ MiRealSource

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) PRD/City/ Realcomp LTD/ MiRealSource

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	04/19/2015			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	Realcmp/MiReal/Prd/City	Realcmp/MiReal/Prd/City	Realcmp/MiReal/Prd/City	Realcmp/MiReal/Prd/City
Effective Date of Data Source(s)	06/06/2017	06/06/2017	06/06/2017	06/06/2017

Analysis of prior sale or transfer history of the subject property and comparable sales Public records data and sources reflects that the Subject has transferred ownership in the last 36 months. All prior transfer information in the last 12 months of the Sales Comparables have been made available in the report when applicable... The Subject was a prior transfer by way of a warranty deed between related parties or entities.

Summary of Sales Comparison Approach. SEE ADDITIONAL COMMENTS BELOW ON PAGE #3

Indicated Value by Sales Comparison Approach \$ 41,000

Indicated Value by: Sales Comparison Approach \$41,000 Cost Approach (if developed) \$ 82,000 Income Approach (if developed) \$ 0
See Attached Addendum

RECONCILIATION

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 41,000 as of 06/06/2017 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

The Subject has been given an opinion of value that is Below the Median/Predominate primarily as a result of its questionable (C4) condition rating and possible foundational issues. The estimated/opinion of value should not have a negative affect on marketability; Although if it is determined that the foundation does require repair or is with defects, marketability could be sharply affected. Comparables #1 and #3 have closing date outside of the last 6 months, exceed Net and Gross adjustments, in addition to containing line item adjustments in excess of 10%. Comparable #3 has a GLA that is greater than 20% smaller than the Subject. Adjustments were applied for concessions outside of (1% to 3%) which was deemed typical for this market. Actual age adjustments were applicable when outside of 15 years. Time of sale adjustments were at a market extracted rate of (+3%) when contract and closing dates were outside of the last 6 months. The significance of all Comparables are discussed below.

Equal weight was given to all Comparables after adjustments and all adjustments were extracted from the market, coupled by paired sales analysis. Comparables #1 and #2 provide properties rated to be in an equal in condition, although both are without basement foundations. Comparable #2 is the most recent and relevant sale in the immediate market area; Comparable #2 offers a property located on the same street as the Subject, has a similar GLA and lot size. Comparable #3 provides a property that bracket's the Subject's GLA, lot size, actual age, with a basement foundation and has been recently updated. All Comparables collectively serve as good indicators of value given current market conditions.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) All Land Values are determined by local ratios and vary by market area. Land value are typical for the area. Additional research was conducted of recent an active sales of vacant Land which is scarce in this community.

ESTIMATED	☐ REPRODUCTION OR	☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE..... = \$ 9,000				
Source of cost data	RS Means Square Foot Cost & The Craftsman NBC		Dwelling	1,133	Sq. Ft. @ \$ 143.....	= \$ 162,019	
Quality rating from cost service	Average	Effective date of cost data 01/2017	Bsmt: 662		Sq. Ft. @ \$ 10.....	= \$ 6,620	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Prch Fnc Furn AC 14,500				
The improvements were measured to the nearest six inches in			Garage/Carport	360	Sq. Ft. @ \$ 42.....	= \$ 15,120	
calculation of the Subject Property's GLA .Functional and External			Total Estimate of Cost-New..... = \$ 198,259				
Obsolescence are estimated from observation and therefore may			Less	75	Physical	Functional	External
vary from neighborhood to neighborhood. Depreciation Schedules			Depreciation	\$116,311		\$0	\$9,913 = \$ (126,224)
and Reproduction or Replacement cost approaches are derived			Depreciated Cost of Improvements..... = \$ 72,035				
from the R S Means Square Foot Costs & The Craftsman National			"As-is" Value of Site Improvements..... = \$ 1,000				
Building Cost Manual.			The Cost Approach is less reliable with older homes in this area				
Estimated Remaining Economic Life (HUD and VA only) 31 Years			INDICATED VALUE BY COST APPROACH..... = \$ 82,000				

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) See Comments on the Income Approach, which are addressed in the Addendum, under Final Reconciliation.....

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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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 this 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.

Uniform Residential Appraisal Report

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.
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).

Uniform Residential Appraisal Report

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.

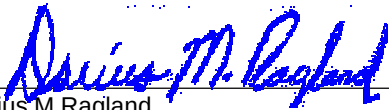
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

See Attached Addendum

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

Signature 
Name Darius M Ragland
Company Name Anointed Appraisals, Inc.
Company Address 18100 Chandler Park Dr.
Detroit, MI 48224
Telephone Number (313) 922-4970 Transit# (313) 409-9540
Email Address DariusAppraisals@aol.com
Date of Signature and Report 06/11/2017
Effective Date of Appraisal 06/06/2017
State Certification # 1201006408
or State License # _____
or Other (describe) _____ State # _____
State MI
Expiration Date of Certification or License 07/31/2019

ADDRESS OF PROPERTY APPRAISED
23700 Melrose Ave
Eastpointe, MI 48021-1701

APPRAISED VALUE OF SUBJECT PROPERTY \$ 41,000

LENDER/CLIENT
Name Appraisal Nation
Company Name Colony American Finance
Company Address 4 Park Plaza, Suite 1950
Irvine, CA 92614
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____

Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are 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.*

C3 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 residences 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.

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

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

ADDENDUM

Borrower: Rudalev MI I		File No.: 060517Melrose
Property Address: 23700 Melrose Ave		Case No.: ANS-221334
City: Eastpointe	State: MI	Zip: 48021-1701
Lender: Colony American Finance		

Clarification of Intended Use and Intended User:

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.

Additional Certification

Darius M. Ragland performed all aspects of the appraisal report . Appraiser is competent to perform the report and required by law to be licensed by the State Michigan Department of Licensing & Regulatory Affairs... REAL ESTATE APPRAISERS, P.O. Box 30018, Lansing, MI 48909

FIRREA CERTIFICATION

The appraiser certifies and agrees that this appraisal 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.

Neighborhood Market Conditions

Overall versatility in home design, exterior construction, number of rooms and gross interior space all have impact on the market in this area. Local market conditions constitute an equilibrium in the supply of homes which are a predominately privately owned compared to bank/government owned homes that have sold in recent months. The immediate area has experienced a limited amount of foreclosures REO properties which impact the market with some comparable properties selling at discounted prices. REO or Bank Owned properties do not typically serve as the primary indicators of value in this particular market; although can serve as contributors in the opinion of value based on the competition that they create. Current data reflects that most homes are selling in 1 to 3 months in most instances. Cash transactions have been common in recent months. FHA and Conventional financing have been equally as common and reportedly available at competitive rates. Market analysis reveals that FHA financing is available in the market area and surrounding areas with typical concessions from 1% to 3%.

Final Reconciliation

Upon reviewing each approach to value for it's relative accuracy, bias support, reliance and appropriateness. The Sales Comparison Approach is given greatest weight , followed by the cost approach in more recently built homes. The Cost Approach was provided, although was deemed not to add or contribute any credibility of this report. As a result of the immediate market area serving as a predominately owner occupied area. No rental income information was provided and as a result the Income Approach was not provided and was deemed not to add or contribute to the credibility of this report.

Appraiser Additional Certifications

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.

Extra Comments

Special Assessments

Assessments have been informed to be associated with road work, sewage as well a possible delinquent water bill. (Yearly) Special assessments for the area have been typically at \$31.00. The appraiser was unable to confirm any additional information concerning special assessments.

FLOOD ZONE

The Subject's market area is not located in a flood zone. for this reason, no flood map has been provided.

Response to the Lenders Request for Reconsideration and Additional Comparables 06/27/2017

22816 SHAKESPEARE... The property was initially considered, Although not offered due to the amount and quality of recent updates, coupled with it's superior condition rating. The Subject has possibly foundational issues.

16250 EVERGREEN...The property was initially considered, Although not offered due to the amount and quality of recent updates, coupled with it's superior condition rating due to the Subject possibly foundational issues.

23790 PIPER Avenue....The property was initially considered and has been recently offered has a Comparable property, Although not offered due to it's superior size, amount and quality of recent updates, coupled with it's superior condition rating due to the Subject possibly foundational issues.

The appraiser will consider additional Comparables similar in size, actual ages, in a C4 condition with a similar amount and quality of modest updates.

Market Conditions Addendum to the Appraisal Report

File No. 060517Melrose

MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 23700 Melrose Ave City Eastpointe State MI Zip Code 48021-1701
Borrower Rudalev MI I

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	60	29	33	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	10.0	9.7	11.0	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	37	25	25	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.7	2.6	2.3	☒ Declining	☐ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	50,750	61,000	65,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	20	21	23	☐ Declining	☐ Stable	☒ Increasing
Median Comparable List Price	59,999	64,900	72,900	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	122	112	44	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	96.0%	102.0%	100.0%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	☐ Yes ☒ No			☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
Seller concessions remain between 1% and 3%.

Are foreclosure sales (REO sales) a factor in the market? ☒ Yes ☐ No If yes, explain (including the trends in listings and sales of foreclosed properties).
Information is provided as evidence of statistical data. Search parameters were based on 2 MLS map areas covering an average of 2.5 square miles. Specific search criteria included, Various sizes of Non-Ranch styled homes in the immediate market area. Out of 256 analyzed over a 1 year period. 226 were privately owned dwellings, 30 were bank or government owned properties and 04 were short sale transactions.

Cite data sources for above information. MiRealsource ,Real Comp II LTD., City records, and PRD.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
To provide relative quantifiable and qualifiable data all information analyzed is Subject property and market specific. Typical neighborhood boundaries were not expanded and are noted in the 1004 form. Information was collected from within and surrounding the Subject's market area. A total of 2 MLS map areas were analyzed of Various sizes of Non-Ranch styled homes in the immediate market area; Appealing to the same potential buyer. The extent of data collected included, Pending sales, expired listings, Listings which might have duplicates with different list prices. Withdrawn listings and properties that have sold as leased properties which are common place in the market at the present time. All data was collected to provide the most accurate depiction of overall market specific trends.

CONDO/CO-OP PROJECTS

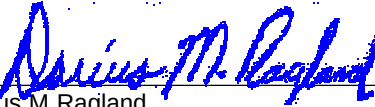
If the subject is a unit in a condominium or cooperative project, complete the following:				Project Name:		
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	N/A	N/A	N/A	☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ 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 If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.
The Subject is not a condominium therefor this specific section does not apply..

Summarize the above trends and address the impact on the subject unit and project. The Subject is not a condominium therefor this specific section does not apply..

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name Darius M Ragland
Company Name Anointed Appraisals, Inc.
Company Address 18100 Chandler Park Dr.
Detroit, MI 48224
State License/Certification # 1201006408 State MI
Email Address DariusAppraisals@aol.com

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

USPAP ADDENDUM

Borrower: Rudalev MI I				
Property Address: 23700 Melrose Ave				
City:	Eastpointe	County:	Macomb	State: MI Zip Code: 48021-1701
Lender: Colony American Finance				

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 1 to 3 months

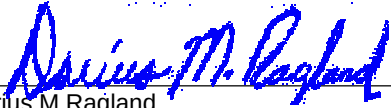
The Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It should be viewed as a retrospective opinion based on the analysis of past events assuming an open and competitive market. And in many situations is reflective of the Comparables used to arrive at an opinion of value. It should also be noted this is based on if the Subject was/is properly and competitively listed within an open and competitive market.

Additional Certifications

- ☒ 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** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature:	
Name:	Darius M Ragland
Date Signed:	06/11/2017
State Certification #:	1201006408
or State License #:	
or Other (describe):	State #:
State:	MI
Expiration Date of Certification or License:	07/31/2019
Effective Date of Appraisal:	06/06/2017

SUPERVISORY APPRAISER (only if required):

Signature:	
Name:	
Date Signed:	
State Certification #:	
or State License #:	
State:	
Expiration Date of Certification or License:	
Supervisory Appraiser inspection of Subject Property:	
☐ Did Not	☐ Exterior-only from street ☐ Interior and Exterior

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI I		File No.: 060517Melrose
Property Address: 23700 Melrose Ave		Case No.: ANS-221334
City: Eastpointe	State: MI	Zip: 48021-1701
Lender: Colony American Finance		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 6, 2017
Appraised Value: \$ 41,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

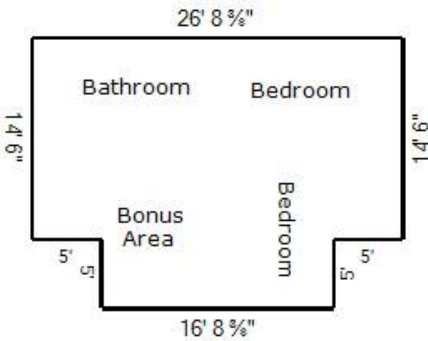
FLOORPLAN SKETCH

Borrower: Rudalev MI I		File No.: 060517Melrose
Property Address: 23700 Melrose Ave		Case No.: ANS-221334
City: Eastpointe	State: MI	Zip: 48021-1701
Lender: Colony American Finance		

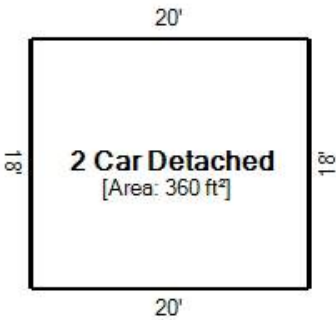
Sketch



First Floor
[Area: 662 ft²]



Second Floor
[Area: 471 ft²]



2 Car Detached
[Area: 360 ft²]

12 ft

Living Area		Area Calculation			
First Floor	662.08 ft²	First Floor			
Second Floor	470.65 ft²	7' 3 1/2" x	12' 6" x	1.00 =	91.25 ft²
Nonliving Area		1' 8 3/8" x	9' 1 1/2" x	1.00 =	15.47 ft²
2 Car Detached	360 ft²	20' 9 1/2" x	26' 8 3/8" x	1.00 =	555.38 ft²
		Second Floor			
		5' x	16' 8 3/8" x	1.00 =	83.50 ft²
Total Living Area (rounded):		26' 8 3/8" x	14' 6" x	1.00 =	387.15 ft²

Borrower: Rudalev MI I		File No.: 060517Melrose
Property Address: 23700 Melrose Ave		Case No.: ANS-221334
City: Eastpointe	State: MI	Zip: 48021-1701
Lender: Colony American Finance		



Address Verification



Additional Front Side View



Garage



Living Room with view from the Dining Room



Dining Room Area



Kitchen



First Floor Bedroom



First Floor Half Bath



Bathroom



Bedroom



Bedroom



Basement
Mechanical Area



Possible Foundation Issues



Possible Foundation Issues
Foundation Inspection recommended



Possible Foundation Issues

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI I		File No.: 060517Melrose
Property Address: 23700 Melrose Ave		Case No.: ANS-221334
City: Eastpointe	State: MI	Zip: 48021-1701
Lender: Colony American Finance		



COMPARABLE SALE #1

24667 Lambrecht Ave
Eastpointe, MI 48021
Sale Date: s11/16;c10/16
Sale Price: \$ 30,000



COMPARABLE SALE #2

22835 Melrose Ave
Eastpointe, MI 48021
Sale Date: s06/17;c04/17
Sale Price: \$ 37,500

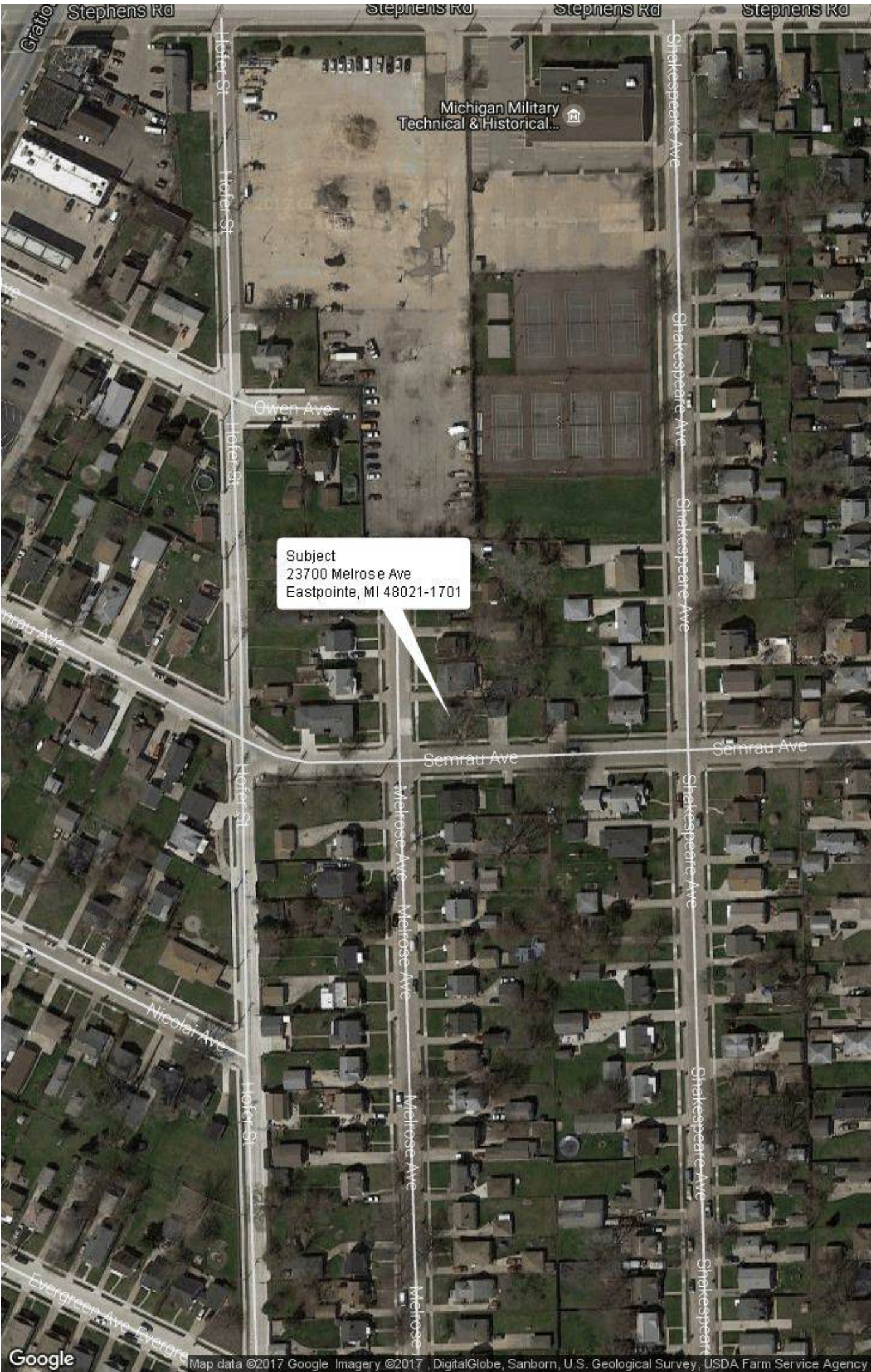


COMPARABLE SALE #3

23825 Rausch Ave
Eastpointe, MI 48021
Sale Date: s10/16;c06/16
Sale Price: \$ 53,000

AERIAL MAP

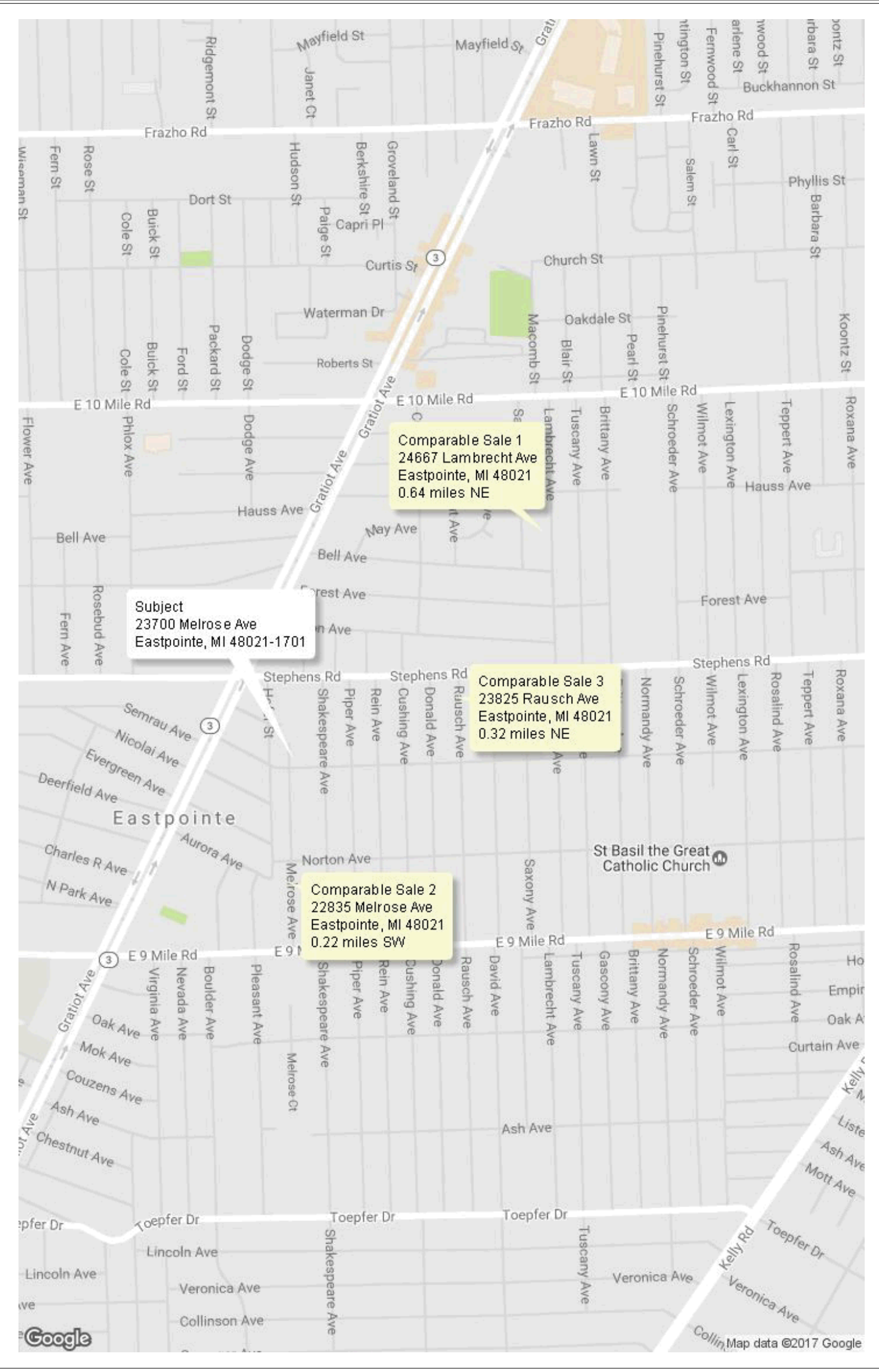
Borrower: Rudalev MI I	File No.: 060517Melrose
Property Address: 23700 Melrose Ave	Case No.: ANS-221334
City: Eastpointe	State: MI
Lender: Colony American Finance	Zip: 48021-1701



Map data ©2017 Google Imagery ©2017 , DigitalGlobe, Sanborn, U.S. Geological Survey, USDA Farm Service Agency

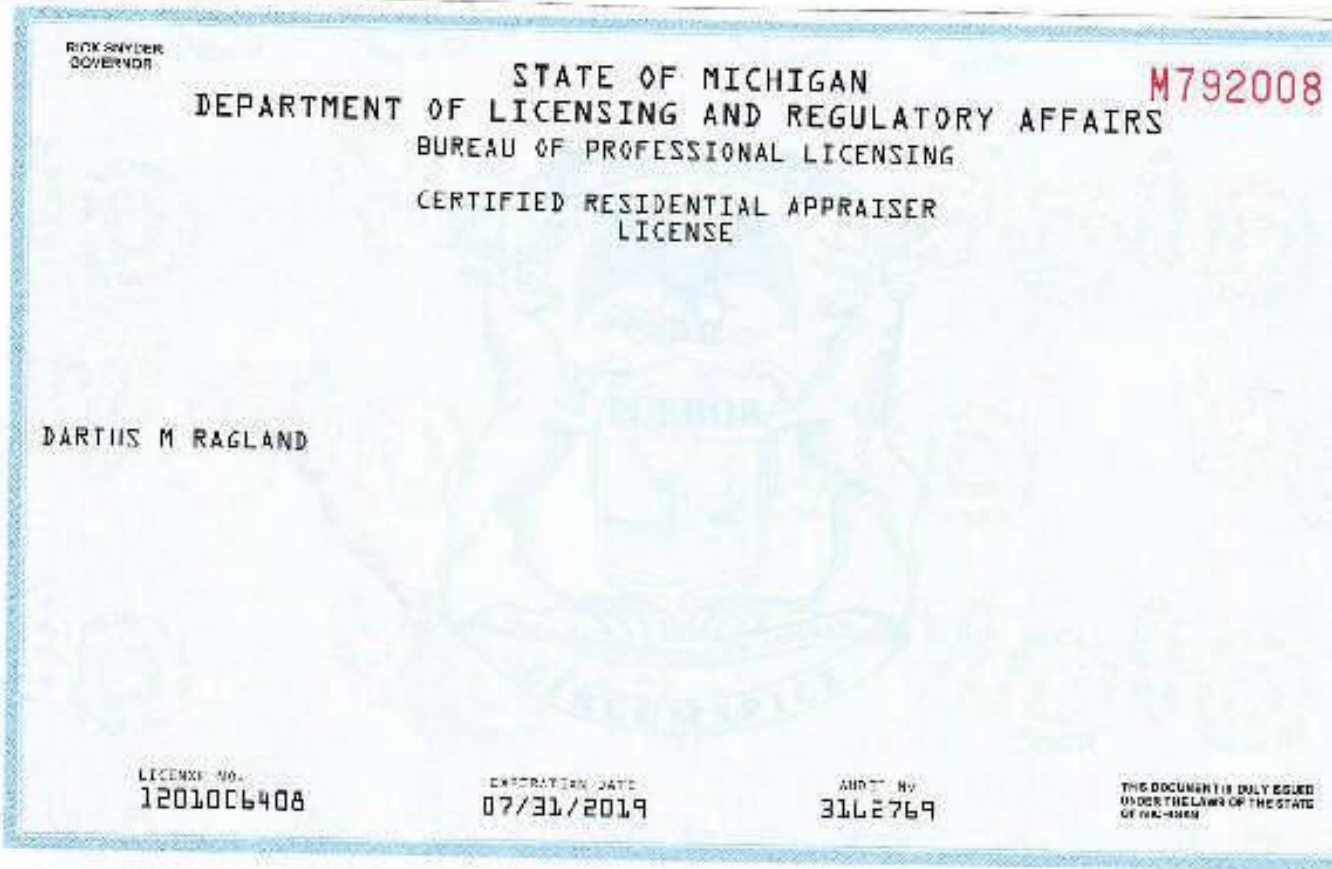
LOCATION MAP

Borrower: Rudalev MI I		File No.: 060517Melrose	
Property Address: 23700 Melrose Ave		Case No.: ANS-221334	
City: Eastpointe		State: MI	Zip: 48021-1701
Lender: Colony American Finance			



LICENSE PAGE

Borrower: Rudalev MI I		File No.: 060517Melrose
Property Address: 23700 Melrose Ave		Case No.: ANS-221334
City: Eastpointe	State: MI	Zip: 48021-1701
Lender: Colony American Finance		



Borrower: Rudalev MI I

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General Star National Insurance Company
P O Box 10360 (Attn: GSN)
Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA313847B

Renewal of Number: NJA313847A

1. **NAMED INSURED:** Darius M. Ragland
STREET ADDRESS:

18100 Chandler Park Dr.
Detroit, MI 48224

2. **POLICY PERIOD:** Inception Date: 02/09/2017 Expiration Date: 02/09/2018
Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMITS OF LIABILITY:**

Each Claim: \$1,000,000
Aggregate: \$1,000,000

Claim Expenses have a separate Limit of Liability:

Each Claim: \$1,000,000
Aggregate: \$1,000,000

4. **DEDUCTIBLE:** Each Claim: \$0 Aggregate: \$0

5. **RETROACTIVE DATE:** 02/09/2015

If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** \$635.00

TOTAL Premium and Taxes/Surcharge : \$635.00

7. **ENDORSEMENTS:**

This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 04 0003 (07/14), AP 04 0004 (07/14), AP 20 0001 (06/11), AP 21 0002 (06/11),
AP 27 0004 (06/11), SGN 90 0001 (07/10), AP 01 0018MI (06/11),
AP 08 0023MI (06/11).

This policy is exempt from the filing
requirements of Section 2236 of the
Insurance Code of 1956, 1956 PA 218 and
MCL 500.2236.

8. **PRODUCER NAME:** Mercer Consumer
STREET ADDRESS: P. O. Box 8146
Des Moines, IA 50306-8146

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 01/17/2017

AP 10 0001 06 11

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