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

Borrower: Rudalev MI II

Address: 24307 Valley Ave
Eastpointe, MI 48021

Value: \$48,000

Date: June 7, 2017

Appraiser: Michael A Miller

License: 1201003985



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

File Number: F-155126-17

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


24307 Valley Ave
Eastpointe, MI 48021

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 7, 2017 is:

\$48,000
Forty-Eight 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.



Michael A Miller

Uniform Residential Appraisal Report

File No. F-155126-17

SUBJECT

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.

Property Address24307 Valley AveCityEastpointeStateMIZip Code48021

BorrowerRudalev MI IIOwner of Public RecordRudilev 2, LLCCountyMacomb

Legal DescriptionLot 168 Paradise Gardens Subdivision

Assessor's Parcel #14-30-151-026Tax Year2016R.E. Taxes \$4,111

Neighborhood NameEastpointeMap Reference47644Census Tract2582.00

Occupant

☐ Owner

☒ Tenant

☐ Vacant

Special Assessments \$0

☐ PUD

HOA \$0

☐ per year

☐ per month

Property Rights Appraised

☒ Fee Simple

☐ Leasehold

☐ Other (describe)

Assignment Type

☐ Purchase Transaction

☐ Refinance Transaction

☒ Other (describe)Market Value

Lender/ClientColony American FinanceAddress4 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).MLS and Eastpointe Assessor

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 ContractIs 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	<div><input type="checkbox"/> Urban</div> <div><input checked="" type="checkbox"/> Suburban</div> <div><input type="checkbox"/> Rural</div>	Property Values	<div><input type="checkbox"/> Increasing</div> <div><input checked="" type="checkbox"/> Stable</div> <div><input type="checkbox"/> Declining</div>	PRICE	AGE	One-Unit	80 %
Built-Up	<div><input checked="" type="checkbox"/> Over 75%</div> <div><input type="checkbox"/> 25-75%</div> <div><input type="checkbox"/> Under 25%</div>	Demand/Supply	<div><input type="checkbox"/> Shortage</div> <div><input checked="" type="checkbox"/> In Balance</div> <div><input type="checkbox"/> Over Supply</div>	\$(000)	(yrs)	2-4 Unit	5 %
Growth	<div><input type="checkbox"/> Rapid</div> <div><input checked="" type="checkbox"/> Stable</div> <div><input type="checkbox"/> Slow</div>	Marketing Time	<div><input checked="" type="checkbox"/> Under 3 mths</div> <div><input type="checkbox"/> 3-6 mths</div> <div><input type="checkbox"/> Over 6 mths</div>	12 Low	2	Multi-Family	5 %
Neighborhood Boundaries	10 Mile Rd to the North, 9 Mile Rd to the South, Hayes Rd to the West, and Gratiot Ave to the East. East Detroit School District.			165 High	117	Commercial	5 %
Neighborhood Description	The immediate neighborhood is a compact subdivision area. There is a mixture of ranch and some 2 story homes.			65 Pred.	64	Other Vac Prk	5 %

The access to all major transportation hubs, and there does not appear to be any conditions that would negatively impact the marketability of the subject

Market Conditions (including support for the above conclusions)The market appears to be slightly increasing after recent declines in number of sales and sale prices. A review of 71 single family sales over a one year period of all sales in the neighborhood revealed an average of 23 DOM, which results in a marketing time of approximately 20 days.

SITE

Dimensions40X142Area5680 sfShapeRectangularViewN;Res;

Specific Zoning ClassificationR-1Zoning DescriptionSingle Family 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area

☐ Yes

☒ No

FEMA Flood ZoneXFEMA Map #NoneFEMA Map Date07/14/2017

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		INTERIOR	
				materials/condition		materials/condition	
Units	<div><input checked="" type="checkbox"/> One</div> <div><input type="checkbox"/> One with Accessory Unit</div>	<div><input checked="" type="checkbox"/> Concrete Slab</div> <div><input type="checkbox"/> Crawl Space</div>		Foundation Walls	Concrete /Avg	Floors	Laminate/Avg
# of Stories	1.5	<div><input type="checkbox"/> Full Basement</div> <div><input type="checkbox"/> Partial Basement</div>		Exterior Walls	Vinyl/Avg	Walls	Drywall/Plst/Avg
Type	<div><input checked="" type="checkbox"/> Det.</div> <div><input type="checkbox"/> Att.</div> <div><input type="checkbox"/> S-Det./End Unit</div>	Basement Area	0 sq. ft.	Roof Surface	Asphalt Shngl/Avg	Trim/Finish	Wd/Avg
<div><input checked="" type="checkbox"/> Existing</div> <div><input type="checkbox"/> Proposed</div> <div><input type="checkbox"/> Under Const.</div>		Basement Finish	0 %	Gutters & Downspouts	Alum/Avg	Bath Floor	Vyn/Avg
Design (Style)	Bungalow	<div><input type="checkbox"/> Outside Entry/Exit</div> <div><input type="checkbox"/> Sump Pump</div>		Window Type	Vinyl/Avg	Bath Wainscot	Vyn/Avg
Year Built	1950	Evidence of	<div><input type="checkbox"/> Infestation</div>	Storm Sash/Insulated	Vinyl/Avg	Car Storage	<div><input type="checkbox"/> None</div>
Effective Age (Yrs)	67	<div><input type="checkbox"/> Dampness</div> <div><input type="checkbox"/> Settlement</div>		Screens	Vinyl/Avg	<div><input checked="" type="checkbox"/> Driveway</div>	# of Cars2
Attic	<div><input type="checkbox"/> None</div>	Heating	<div><input checked="" type="checkbox"/> FWA</div> <div><input type="checkbox"/> HWBB</div> <div><input type="checkbox"/> Radiant</div>	Amenities	<div><input type="checkbox"/> WoodStove(s) #0</div>	Driveway Surface	Concrete
<div><input type="checkbox"/> Drop Stair</div>	<div><input type="checkbox"/> Stairs</div>	<div><input type="checkbox"/> Other</div>	FuelGas	<div><input type="checkbox"/> Fireplace(s) #0</div>	<div><input checked="" type="checkbox"/> Fence Cyclone</div>	<div><input checked="" type="checkbox"/> Garage</div>	# of Cars1
<div><input type="checkbox"/> Floor</div>	<div><input checked="" type="checkbox"/> Scuttle</div>	Cooling	<div><input type="checkbox"/> Central Air Conditioning</div>	<div><input type="checkbox"/> Patio/Deck None</div>	<div><input type="checkbox"/> Porch None</div>	<div><input type="checkbox"/> Carport</div>	# of Cars0
<div><input type="checkbox"/> Finished</div>	<div><input type="checkbox"/> Heated</div>	<div><input type="checkbox"/> Individual</div>	<div><input checked="" type="checkbox"/> Other None</div>	<div><input type="checkbox"/> Pool None</div>	<div><input type="checkbox"/> Other None</div>	<div><input type="checkbox"/> Att.</div>	<div><input checked="" type="checkbox"/> Det.</div> <div><input type="checkbox"/> Built-in</div>
Appliances		<div><input checked="" type="checkbox"/> Refrigerator</div> <div><input checked="" type="checkbox"/> Range/Oven</div> <div><input checked="" type="checkbox"/> Dishwasher</div> <div><input type="checkbox"/> Disposal</div> <div><input checked="" type="checkbox"/> Microwave</div> <div><input checked="" type="checkbox"/> Washer/Dryer</div> <div><input type="checkbox"/> Other (describe)</div>					
Finished area above grade contains:		5 Rooms3 Bedrooms		1.0 Bath(s)		1,140 Square Feet of Gross Living Area Above Grade	
Additional features (special energy efficient items, etc.).		Insulation;					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).		C4;No updates in the prior 15 years;Vinyl sided; vinyl windows; newer roof covering;					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?		<div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div> If Yes, describe.					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?		<div><input checked="" type="checkbox"/> Yes</div> <div><input type="checkbox"/> No</div> If No, describe.					

Uniform Residential Appraisal Report

File No. F-155126-17

SALES COMPARISON APPROACH

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 69,900 to \$ 69,900 .												
There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 36,000 to \$ 59,000 .												
FEATURE		SUBJECT		COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
24307 Valley Ave				15643 Stephens Dr			24501 Fern Ave			15324 Semrau Ave		
Address Eastpointe, MI 48021				Eastpointe, MI 48021			Eastpointe, MI 48021			Eastpointe, MI 48021		
Proximity to Subject				0.33 miles SE			0.32 miles NE			0.23 miles SE		
Sale Price		\$					\$			53,000		
Sale Price/Gross Liv. Area		\$		0.00 sq. ft.		\$		48.67 sq. ft.				
Data Source(s)				MRSMLS #21280479;DOM 31			MRSMLS #21166859;DOM 69			MRSMLS #21237312;DOM 39		
Verification Source(s)				Eastpointe Assessor			Eastpointe Assessor			Eastpointe Assessor		
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		
Sale or Financing				ArmLth		0		ArmLth		0		
Concessions				Cash;0		0		Cash;0		0		
Date of Sale/Time				s05/17;c05/17		0		s09/16;c07/16		0		
Location		N;Res;		N;Res;				N;Res;				
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				
Site		5680 sf		5489 sf		0		5619 sf		0		
View		N;Res;		N;Res;				N;Res;				
Design (Style)		DT1.5;Bungalow		DT1.5;Bungalow				DT1.5;Bungalow				
Quality of Construction		Q3		Q3				Q3				
Actual Age		67		67				66		0		
Condition		C4		C4				C3		-5,000		
Above Grade		Total Bdrms Baths		Total Bdrms Baths				Total Bdrms Baths				
Room Count		5 3 1.0		5 3 1.0				5 3 1.0				
Gross Living Area25		1,140 sq. ft.		1,089 sq. ft.		0		1,086 sq. ft.		0		
Basement & Finished Rooms Below Grade		0sf		726sf300sfin 1rr0br1.0ba0o		-3,000 -1,000		0sf		672sf0sfin -3,000		
Functional Utility		Average		Average				Average				
Heating/Cooling		FWA None		FWA CA		-2,000		FWA None				
Energy Efficient Items		Insulated		Insulated				Insulated				
Garage/Carport		1gd2dw		1gd2dw				2gd2dw		-3,000		
Porch/Patio/Deck		None		None				None				
Extras		None		None				None				
Extras		Fence		Fence				Fence				
Net Adjustment (Total)				+ -		\$ 6,000		+ -		\$ 8,000		
Adjusted Sale Price of Comparables				Net Adj. -11.3%				Net Adj. -13.6%				
				Gross Adj. 11.3%		\$ 47,000		Gross Adj. 13.6%		\$ 51,000		
								Gross Adj. 17.8%		\$ 46,900		

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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) Eastpointe Assessor

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) Eastpointe Assessor

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		12/14/2016		07/15/2016
Price of Prior Sale/Transfer		\$18,500		\$59,100
Data Source(s)	Eastpointe Assessor	Eastpointe Assessor	Eastpointe Assessor	Eastpointe Assessor
Effective Date of Data Source(s)	06/07/2017	06/07/2017	06/07/2017	06/07/2017

Analysis of prior sale or transfer history of the subject property and comparable sales Comparable #1 reflects a valid salae based on the condition of the subject at the time of the sale. Comparable #2 reflects a sheriff' sale, not reflective of a market sale.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 48,000

Indicated Value by: Sales Comparison Approach \$48,000 Cost Approach (if developed) \$ 49,000 Income Approach (if developed) \$

See Attached Addendum

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 \$ 48,000 as of 06/07/2017 , which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

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)

Lot value based on recent sale, pending, and listings data of vacant residential lots within the city limits.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE..... = \$		2,000			
Source of cost data	BlueBook AppraiserBASE		Dwelling	1,140 Sq. Ft. @ \$	100..... = \$	114,000		
Quality rating from cost service	Builder	Effective date of cost data	06/07/2017	Crawl: 1078 Sq. Ft. @ \$	0..... = \$	0		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Extras			5,000		
Data taken from Realtor sources, Cost manuals, and assessors records, along with market data			Garage/Carport	280 Sq. Ft. @ \$	35..... = \$	9,800		
			Total Estimate of Cost-New		 = \$	128,800	
			Less	50 Physical	Functional	External		
			Depreciation	\$86,982	\$0	\$0	= \$ (86,982)
			Depreciated Cost of Improvements			= \$	41,818	
			"As-is" Value of Site Improvements			= \$	5,000	
			Extras				0	
Estimated Remaining Economic Life (HUD and VA only)			35 Years	INDICATED VALUE BY COST APPROACH..... = \$			49,000	

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$

X Gross Rent Multiplier

= \$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

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.

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

File No. F-155126-17

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


File No. F-155126-17

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

Signature 
Name Michael A Miller
Company Name First American Staff Appraisals
Company Address 100 Bloomfield Hills Pkwy #195
Bloomfield Hills, MI 48304
Telephone Number 855-305-0042
Email Address orddet@firstam.com
Date of Signature and Report 06/14/2017
Effective Date of Appraisal 06/07/2017
State Certification # 1201003985
or State License # _____
or Other (describe) _____ State # _____
State MI
Expiration Date of Certification or License 07/31/2018

ADDRESS OF PROPERTY APPRAISED
24307 Valley Ave
Eastpointe, MI 48021

APPRAISED VALUE OF SUBJECT PROPERTY \$ 48,000

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 Residential Appraisal Report

File No. F-155126-17

[illegible]

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.

Uniform Appraisal Dataset Definitions

File No. F-155126-17

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
B	Beneficial	Location & View	op	Open	Garage/Carport
BsyRd	Busy Road	Location	o	Other	Basement & Finished Rooms Below Grade
cp	Carport	Garage/Carport	O	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTrn	Public Transportation	Location
c	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
cv	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	s	Settlement Date	Date of Sale/Time
e	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	w	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View

Other Appraiser-Defined Abbreviations

[illegible]

ADDENDUM

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

EXTRA COMMENTS

Licensing
Appraisers are required to be licensed/certified and are regulated by the Michigan Department of Licensing and Regulation Growth, P.O.Box 30018, Lansing, MI 48909.

The subject property is appraised as a single family detached residential property.

In this report, any stated or implied use of the word inspection is defined as a visual observation, without removal or movement of interior or exterior walls, and no below ground observations.

Market Value definition
Market value is the most probable price that 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/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.

REPORT TYPE
This real property appraisal report has been prepared under the Uniform Standards of Professional Appraisal Practice option entitled "Appraisal Report".

SCOPE OF WORK
Subject Property Identification:
The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.
At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

Additional Appraiser Certification
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.

INTENDED USERS and INTENDED USE
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.

SUBJECT SECTION
Special Assessments
There are no special assessments in the subject properties neighborhood.

Occupancy/Utilities
At the time of inspection the subject property WAS occupied and all utilities were on and functioning.

Formal names and client provided names
Please note that the subject address utilized in this report conforms to the formatting of the USPS website. The borrowers name and owners name may show slight variations due to the recording pages and the current loan application. They are the same parties, and are the homeowners of record.

NEIGHBORHOOD MARKET CONDITIONS
Predominant Price
The subject's estimated market value is noted to vary by a difference of 26% or more from that of the neighborhood predominant price. This is not considered to be an under-improvement of the subject.

ADDENDUM

Borrower: Rudalev MI II		File No.: F-155126-17	
Property Address: 24307 Valley Ave		Case No.:	
City: Eastpointe	State: MI	Zip: 48021	
Lender: Colony American Finance			

EXPOSURE TIME

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report. 20 days

ZONING COMPLIANCE

Legal

HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

SITE COMMENTS

Site Dimensions are located on page 1 of the appraisal report.

Site / Accessibility

The Subject property is accessible year round in all types of weather conditions.

The appraiser has assigned lot value based on the contributory value of the complete parcel, not the potential for other uses or if sold as a separate parcel.

ADDITIONAL FEATURES/IMPROVEMENTS

Actual Age vs. Effective Age

It is noted that the subject's actual and effective ages differ by 0 years.This difference is not measurable in the market, and reflects the overall improvements, maintenance and upgrades to the subject. The subject's highest and best use is residential and the subject is not a working farm.

Gross Living Area (GLA)

The subject's GLA per local County Assessor is 1,070 square feet.

There is a small variance from the GLA utilized in the report. Rounding is utilized in the following manner; any differences less than half a foot are rounded down to the lower foot, and any differences more than half a foot are rounded up to the next foot. Every due diligent effort is made to provide an accurate exterior measurement. However the appraiser is not a licensed or trained surveyor. The sketch is not to scale. The sketch does not illustrate hallways, closets, or size of the rooms.

COMMENTS ON SALES COMPARISON

Comparable Search Parameters

In my research for comparables, I used the following parameters; houses located with the boundaries indicated on page one of the report, 1.5 - 2 story structures between 800 to 1,200 square feet, and built between 1945-1955. This search result netted three sales; 15643 Stephens Dr., 24501 Fern Ave, and 15324 Semrau.

FARM report Comparable Selection / Required Commentary

While the appraiser has utilized the comparables which are felt to be the best available as of the effective date of this appraisal, the following comparables were also considered, but not included in the Sales Comparison Approach: 24575 Valley.

FNMA Guidelines

FNMA had up to a few months ago suggests comparables be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines WERE NOT met. Due to the scarcity of comparable sales, the time guideline was exceeded.

This is a result of utilization of sales that matched the characteristics of the subject in numerous other ways.

FNMA recently removed the net/gross guidelines from its suggested conditions, Although these two guidelines were met

Comparable Selection / Distance

There are no sales outside of the boundary guidelines as noted above and on page 1 of the report.

Bracket Actual Sales Prices

The appraiser was not able to bracket the final opinion of value with the actual sales prices of the comparable sales. This is primarily due to the lack of a basement in the subject. This is not a detriment to the marketability of the subject.

Condition Adjustments

Condition adjustments were applied to the comparables based on descriptions and MLS photos provided.

Quality Adjustments

Quality adjustments were not applied to the comparables.

Bedroom Adjustments

There is no measurable sales data that indicates adjustments for bedrooms over 1. The difference in bedroom count is typically absorbed by the square footage of the property.

Basement Adjustments

Basement adjustments when possible, have been made as follows: Market data for basement adjustments reflects finished vs partially finished vs. unfinished basements; walkout basements; and basements vs. no basements. Room count in basements is not measurable by market data, nor utilized as a determination of adjustments, if any. The subject in this appraisal report has a slab foundation

Adjustments for GLA were made at \$20 per square foot and were rounded to the nearest \$1,000. Adjustments

ADDENDUM

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
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were not made for differences of less than 100 square feet.

Comparable Selection / Date of Sale / 3 Closed Sales Within 6 Months
The appraiser was able to include 1 closed sale within 6 months. This does not reduce the marketability of the subject.

Comparable Selection / Declining Market / 2 Closed Sales Within 90 Days
The appraiser made every attempt to locate 2 comparable sales that have closed within the past 90 days. There was a due diligence search within the guidelines noted above, and this could be done. There is one comparable sale within 90 days. This has no negative effect of the final appraisal value to not locate three sales.

Comparable Selection / REOs / Commentary
REO sales ARE NOT felt to be driving the market and there DOES NOT appear to be a measurable difference between sales prices of REO properties and non-REO properties. Adjustments WERE NOT made to these comparables based on market data.

Sales Price to list Price Adjustments / Actives & Pendings
Active/Pending Listings have NOT been adjusted as there are not a sufficient number of sales to credibly extract market ratios.

Adjusted Price of Comparable Sales/Range do not exceed 25% of lowest sale
While the adjusted price range of the comparable sales is greater than 25% of the adjusted sale price of the lowest comparable sales, sale prices are not a determinant in the selection of comparable sales.

Comparable Sales/Actual Sales Prices/Within 15% of Subject Value
It is noted that the client requires all comparable sale prices to be within 15% of the subject's value. This guideline was not met. Data & Verification Sources are the MLS and township records. Sale prices are not a determinant in the selection of comparable sales.

Comparables requiring more than 6 adjustments
It is noted that none of the comparable required more than 6 adjustments. If these adjusted sales were present, this sale would be given a lesser percentage in the weighted average detailed below, which partially reflect these adjustments. This does not negatively affect the marketability of the subject, and reflects the lack of comparable sales in the township.

Across-the-Board Adjustments
The appraiser did not find it necessary to utilize comparables that required across-the-board adjustments for line items. This is not considered a detriment to the potential marketing of the subject, as the adjustments are considered minimal.

Crossing boundaries/Major streets;
The sales grid did not utilize comparable sales that have crossed a major road. However, there is no market data to support an adjustment, and is not considered a market inhibitor to the value of the subject.

Days on Market Subject and Comparables
The marketing time noted on page 1 of this report is an average. Some sales will sell in less than average time, while some will take longer. The subject and/or comparables DID have DOM's that fall under the marketing time noted on page 1 of this report. Each sale was researched and while exposed for less time than average for the market was found to meet the definition of Market Value as evidenced by having sales prices similar to those comparables utilized with marketing times within the range on page 1.

The subject and/or comparables did not have DOM's that exceeds the marketing time noted on page 1 of this report. Each sale was researched and found to be market oriented. Given the size, listing price, and amenities of the subject, this is not uncommon .

Declining Market Analysis
Not applicable.

Definition of Bracketing according to: The Dictionary of Real Estate Appraisal; Appraisal Institute.
A process in which an appraiser determines a probable range of values for a property by applying qualitative techniques of comparative analysis. The array of comparables are divided into two groups-those superior to the subject and those inferior to the subject. The adjusted sales prices reflected by these two groups limit the probable range of values for the subject and identify a bracket in which the final value estimate will fall. If bracketing is not possible, the appraiser should explain why. Per HUD Pursuant to Handbook 4150.2, Appendix D, Valuation Protocol, p. D-6; Comparable sales should "**never**" be selected based on sales price. "Emphasis added."

Other land use
The cells for the percentage of other land use is labeled "other". This represents vacant land, scattered empty lots, recreation park land, or government owned land and does not alter the relationship of vacant to improved land use. This does not adversely affect the marketing of the subject.

Listings/Pendings
Listing and Pendings are included due to client request. They are given no value in the final determination of the adjusted appraised value. They may adjust higher or lower than this adjusted value. Their adjustments may exceed the FNMA guidelines, but those guidelines apply only to closed sales, not potential sales, and are not part of the sale commentary. Please note that the sales grid may have them labeled as sales, they are labeled in the location map as Listings.

FINAL RECONCILIATION
While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparable #1 was given the most weight in the value conclusion due to time of sale, location, square footage, and age.

The adjusted appraisal value is less than the median value in the neighborhood. The predominant value is the based on the

ADDENDUM

Borrower: Rudalev MI II		File No.: F-155126-17	
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median value for all sales in the area. Due to the subjects square footage and amenities, there is no detrimental effect for the difference in the subjects value and the predominant value.

APPROACH(ES) TO VALUE

Cost Approach Completed Per Client Request / Income Approach Not Completed

The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone, however, per the client request, the cost approach has been developed. Because there is limited measurable market evidence to support the site value & derivation of total depreciation as compared to the market approach, the cost approach WAS NOT considered by the appraiser when determining the final estimate of value. Development of the income approach was not part of the scope of work for this assignment, nor was it necessary to develop a credible opinion of value.

Subject Aerial Photo

An aerial photo of the subject has been provided in this report. There IS NOT any non-residential land usage or potential negative external influences near the subject property.

Lot Adjustment

Lot adjustment reflect measurable differences in lot size, based on market data and appraiser experience in the subject area. In this instance there are no measurable differences in lot size.

Time adjustment

Time adjustments are percentages based on historical sale trends, if any.

There was no personal property included in the final adjusted value of the subject.

FINAL RECONCILIATION

Sale #1 had an adjusted value of \$47,000, and is given 40% weight due to sale data, location, and minimal net/gross adjustments.

Sale #2 had an adjusted value of \$51,000, and is given 30% weight due to size, condition, and net/gross adjustments.

Sale #3 had an adjusted value of \$46,900, and is given 30% weight due to condition, extra's, amenities, and net/gross adjustments

Sale #1	\$47,000	X .40	=	\$18,800
Sale #2	\$51,000	X .30	=	\$15,300
Sale #3	\$46,900	X .20	=	\$14,070

				\$48,170 Say \$48,000

Market Conditions Addendum to the Appraisal Report

File No. F-155126-17

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

24307 Valley Ave

City

Eastpointe

State

MI

Zip Code

48021

Borrower

Rudalev MI II

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)	2	1	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0.33	0.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	N/A	N/A	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	N/A	N/A	1.49	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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	47,500	42,000	51,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	37	37	35	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	49,950	45,000	58,950	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	95.00%	93.30%	87.30%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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 were not present in any substantial number in the limited number of comparable Listings, Pendings, and closed Sales in the subjects neighborhood area.

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).
In this neighborhood, there is not a predominant number of short and foreclosure sales. When the number of sales are predominantly non-arms length transactions, the sales prices frequently are lower than expected.

Cite data sources for above information. Realty sources including MLS.

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.
Data was filtered as limited by the instructions using the MLS service and filters cited above. The number of properties is inadequate for the purpose of providing a clear and accurate understanding of market trends and conditions prevalent in the subject neighborhood. This 1004MC form oftens contradicts actual market trends due to the limits of the format, compounded by inaccuracies in the data which is entered by individual Brokers and not verified by MLS. Newer addresses are often excluded by the mapping software. The data often excludes true comparables and includes non-comparables and should not be relied upon. The sales and listings in the grid above are cited atop the comps 1-3 page of the main form, pending sales are excluded. Actual comps selected, verified and included in the report often vary for the reasons cited above. See neighborhood market conditions in the attached addendum.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following:

Project Name:

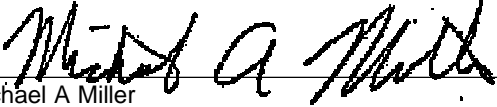
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> 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.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

APPRAISER

Signature 
Name Michael A Miller
Company Name First American Staff Appraisals
Company Address 100 Bloomfield Hills Pkwy #195
Bloomfield Hills, MI 48304
State License/Certification # 1201003985 State MI
Email Address orddet@firstam.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 7, 2017
Appraised Value: \$ 48,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

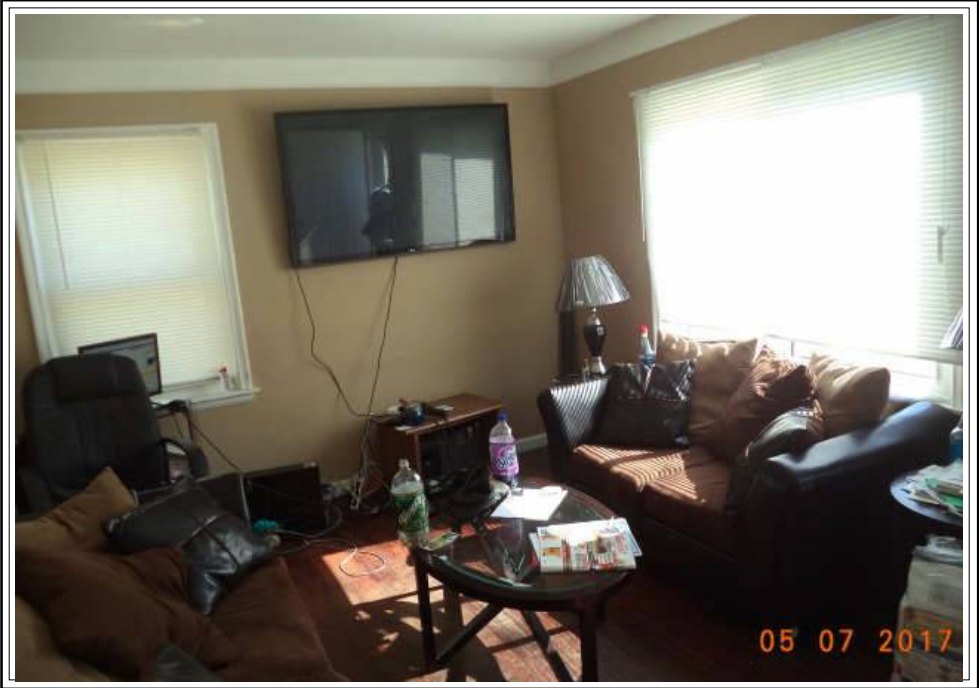
INTERIOR PHOTOS

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		



Kitchen

Comment:



Living Area

Description:
Family

Comment:



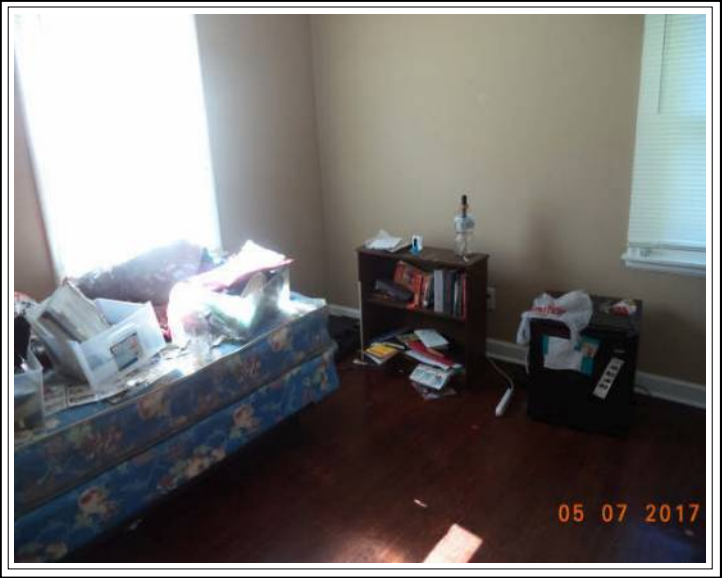
Bathroom

Description:
Full bath 1st floor

Comment:

Additional Photos

Borrower: Rudalev MI II		File No.: F-155126-17
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Bedroom #1 1st floor



Bedroom #2 1st floor



Bedroom #3 2nd floor



Laundry area

Additional Photos

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Exterior side view



Exterior side view



Detached garage



Additional street scene

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
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COMPARABLE SALE #1

15643 Stephens Dr
Eastpointe, MI 48021
Sale Date: s05/17;c05/17
Sale Price: \$ 53,000



COMPARABLE SALE #2

24501 Fern Ave
Eastpointe, MI 48021
Sale Date: s09/16;c07/16
Sale Price: \$ 59,000



COMPARABLE SALE #3

15324 Semrau Ave
Eastpointe, MI 48021
Sale Date: s02/17;c12/16
Sale Price: \$ 50,000

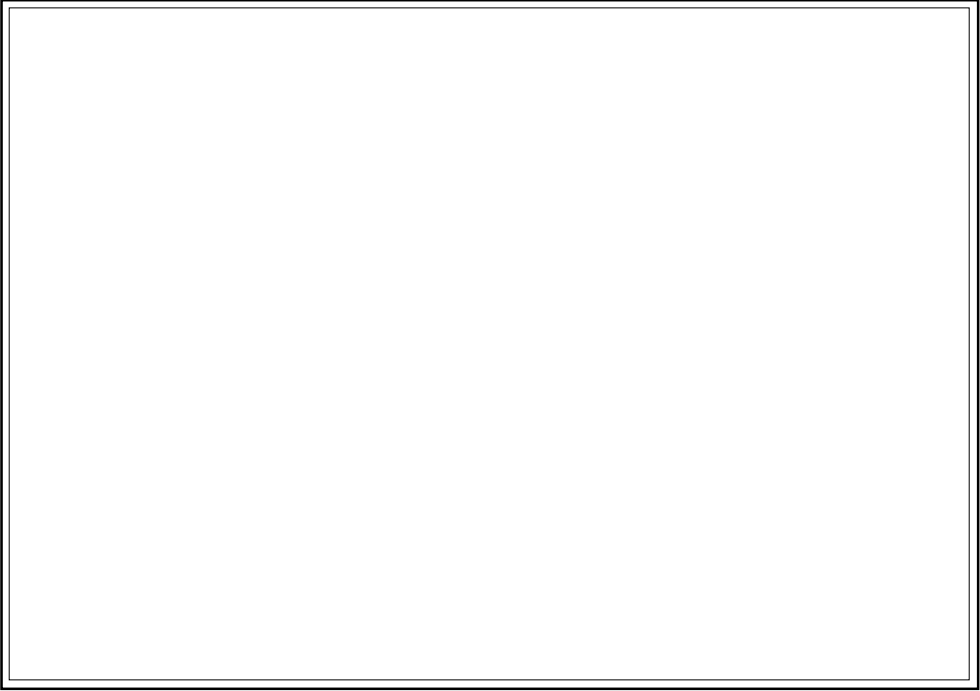
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
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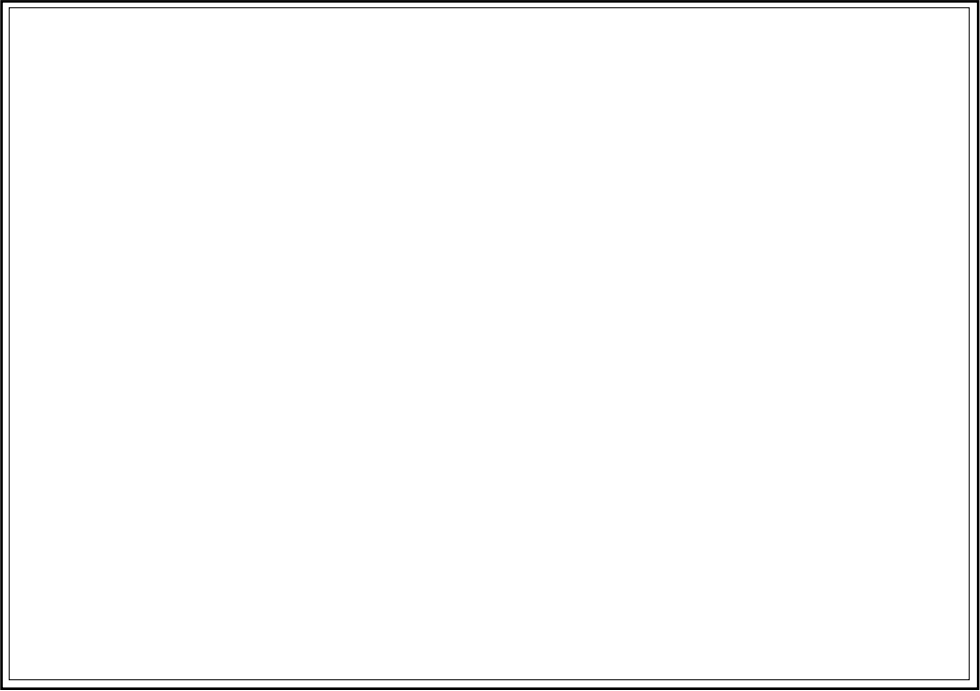
COMPARABLE SALE #4

24662 Grove Ave
Eastpointe, MI 48021
Sale Date: c04/17
Sale Price: \$ 69,900



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



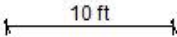
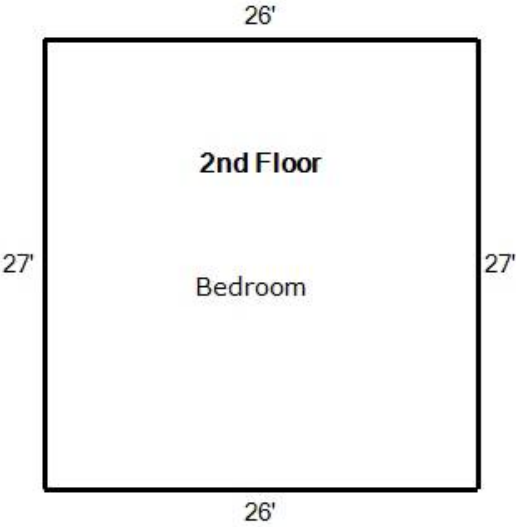
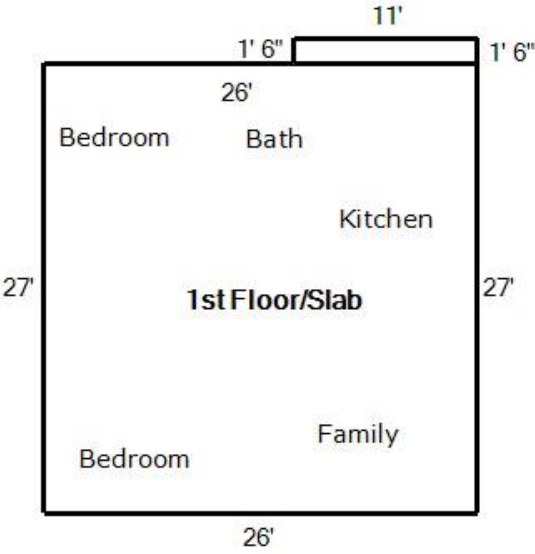
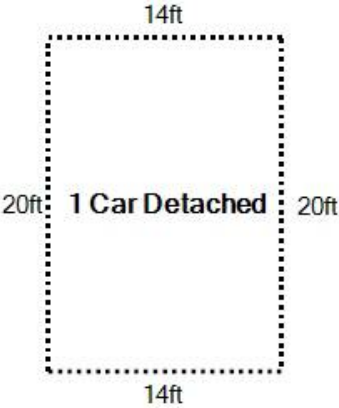
COMPARABLE SALE #6

Sale Date:
Sale Price: \$

FLOORPLAN SKETCH

Borrower: Rudalev MI II		File No.: F-155126-17	
Property Address: 24307 Valley Ave		Case No.:	
City: Eastpointe		State: MI	Zip: 48021
Lender: Colony American Finance			

Sketch



Living Area		Area Calculation			
1st Floor/Slab	702.00 ft²	1st Floor/Slab		x 1.00 =	702.00 ft²
New Area	16.5 ft²	26' x	27' x	1.00 =	702.00 ft²
2nd Floor	421.2 ft²	New Area		x 1.00 =	16.5 ft²
Nonliving Area		1' 6" x	11' x	1.00 =	
1 Car Detached	280 ft²	2nd Floor		x 0.60 =	421.2 ft²
Total Living Area (rounded):	1140 ft²	27' x	26' x	1.00 =	702 ft²

DIMENSION LIST ADDENDUM

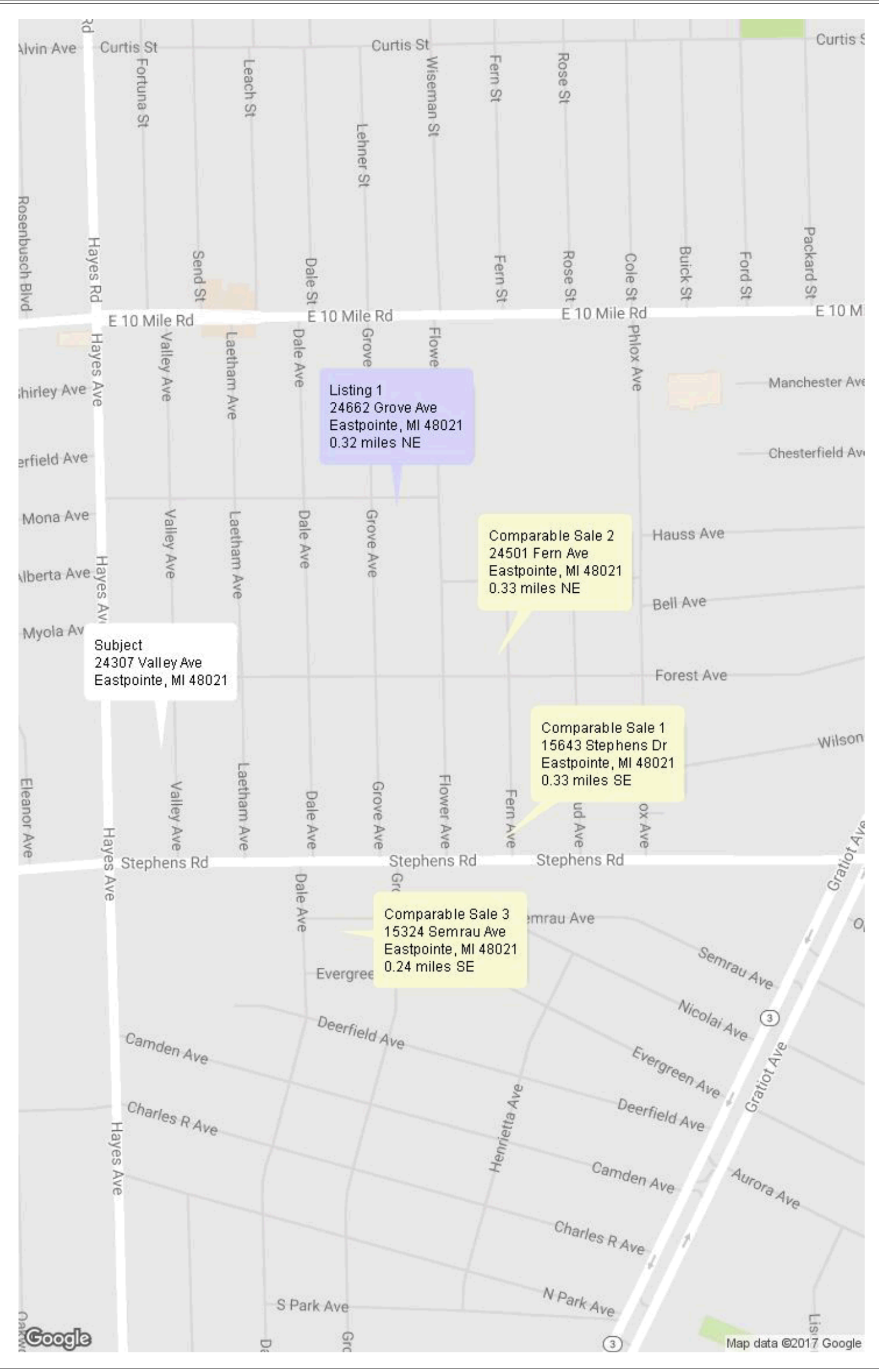
Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

GROSS BUILDING AREA (GBA)		<u>1,140</u>
GROSS LIVING AREA (GLA)		<u>1,140</u>
Area(s)	Area	% of GLA % of GBA
Living	<u>1,140</u>	<u>100.00</u>
Level 1	<u>719</u>	<u>63.07</u> <u>63.07</u>
Level 2	<u>421</u>	<u>36.93</u> <u>36.93</u>
Level 3	<u>0</u>	<u>0.00</u> <u>0.00</u>
Other	<u>0</u>	<u>0.00</u> <u>0.00</u>
	GBA	
Basement	<input type="checkbox"/> <u>0</u>	<u> </u>
Garage	<input type="checkbox"/> <u>280</u>	<u> </u>
Other	<input type="checkbox"/> <u>136</u>	<u> </u>

[illegible]

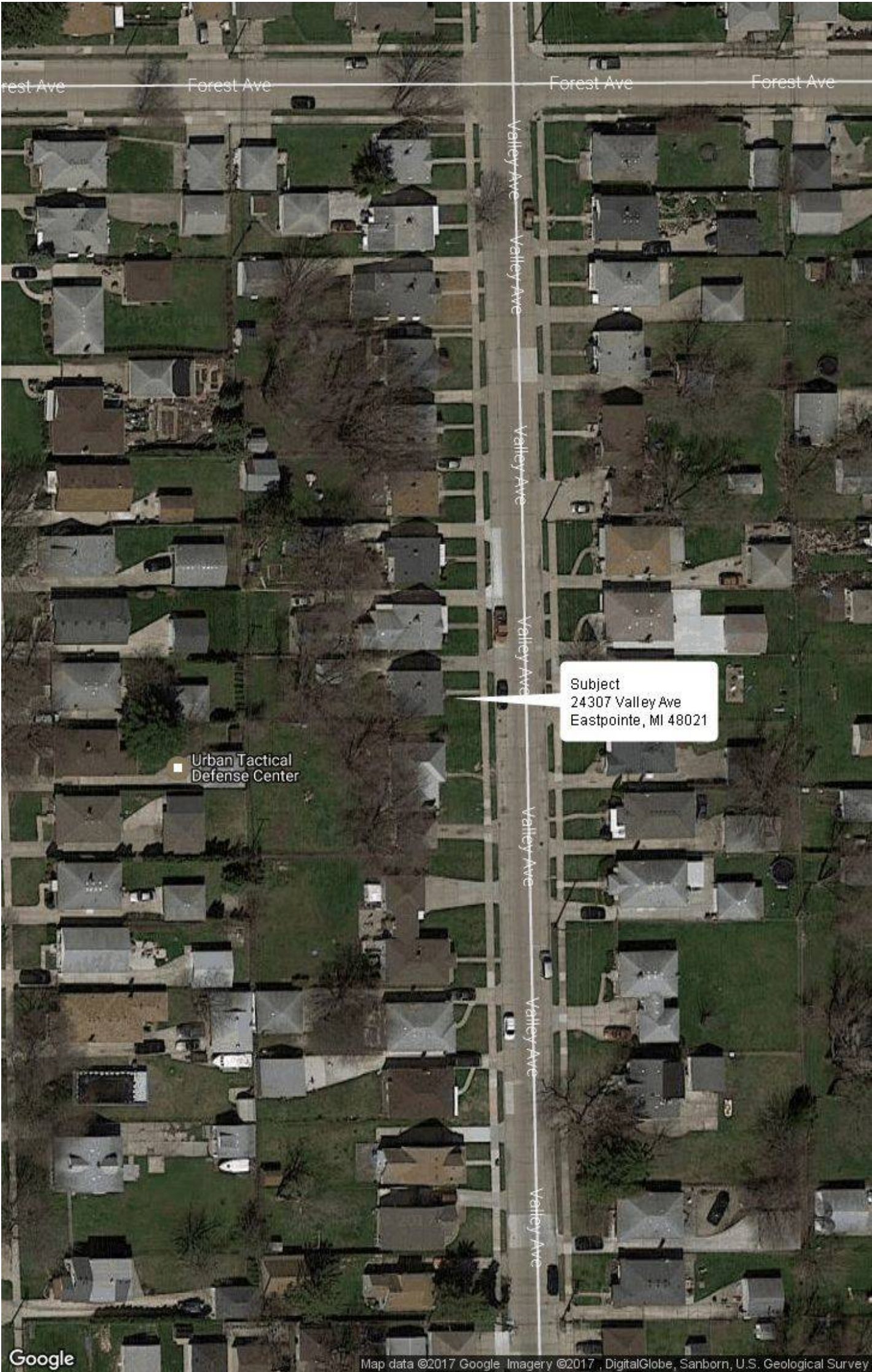
LOCATION MAP

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		



AERIAL MAP

Borrower: Rudalev MI II		File No.: F-155126-17
Property Address: 24307 Valley Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

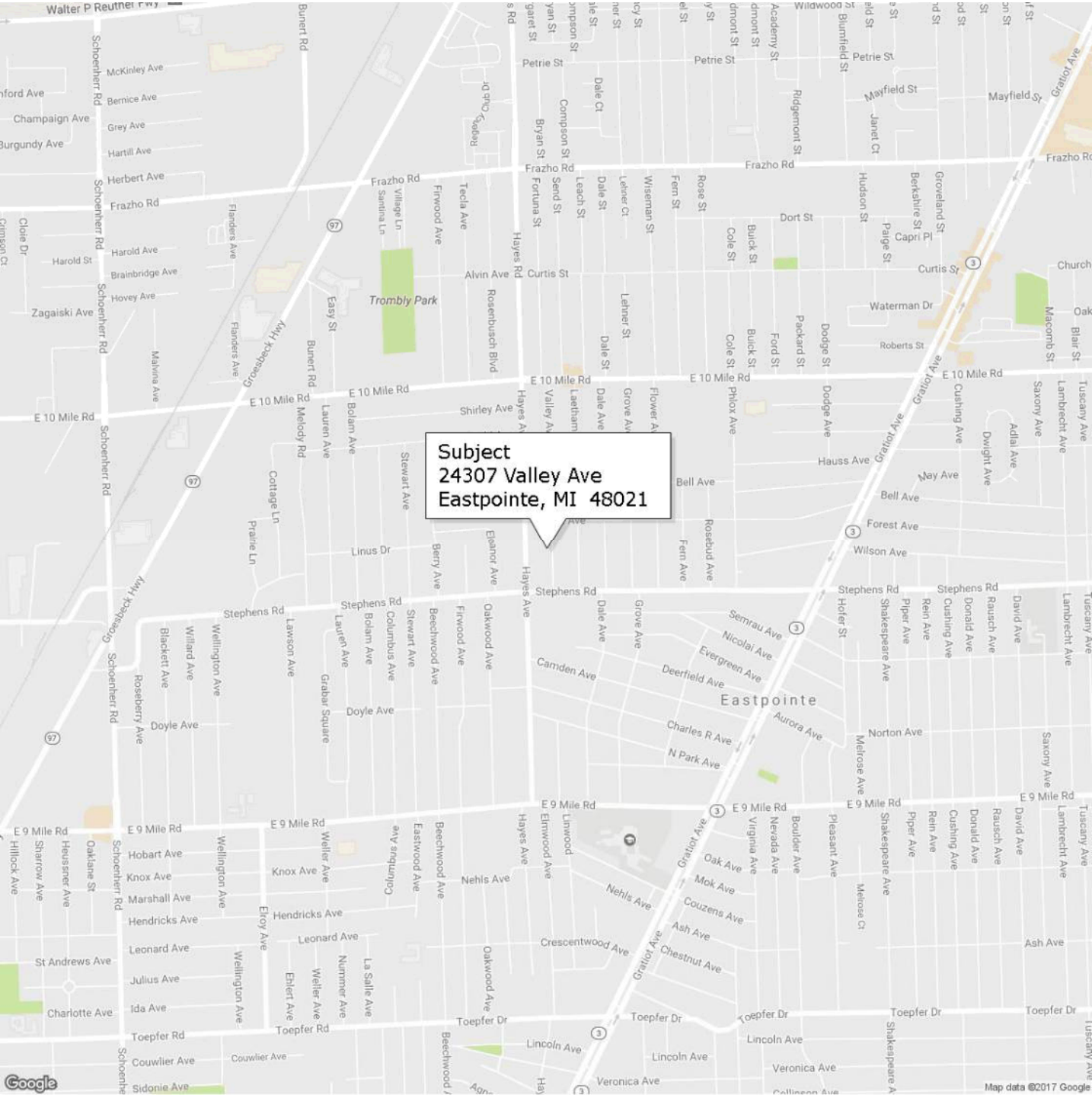


Google

Map data ©2017 Google Imagery ©2017 DigitalGlobe, Sanborn, U.S. Geological Survey

FLOOD MAP

Borrower: Rudalev MI II		File No.: F-155126-17	
Property Address: 24307 Valley Ave		Case No.:	
City: Eastpointe		State: MI	Zip: 48021
Lender: Colony American Finance			



FLOOD INFORMATION

Community: VILLAGE OF EASTPOINTE
Property is NOT in a FEMA Special Flood Hazard Area
Map Number:
Panel:
Zone: X
Map Date:
FIPS: 26099
Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

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