Uniform Residential Appraisal Report

File No. ANS-221358

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 21769 David Ave | City Eastpointe | State MI | Zip Code 48021

Borrower Rudalev MI II | Owner of Public Record Rudalev Finance LLC | County Macomb

Legal Description S 1/2 of Lot 30, Longacres Subdivision, Liber 6 and Page 90

Assessor's Parcel # 14;32;153;031 | Tax Year 2016 | R.E. Taxes $ 1,644

Neighborhood Name Longacres Subdivision | Map Reference 03161 - Eastpointe | Census Tract 2586.00

Occupant [ ] Owner [X] Tenant [ ] Vacant | Special Assessments $ 31 | [ ] PUD | HOA $ 0 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Ascertain Market Value

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 [X] No

Report data source(s) used, offering price(s), and date(s). Realcomp, LTD.

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 %	
		PRICE $(000)	AGE (yrs)		
Location [ ] Urban [X] Suburban [ ] Rural	Property Values [X] Increasing [ ] Stable [ ] Declining	15 Low	1	One-Unit	80 %
Built-Up [X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply [ ] Shortage [X] In Balance [ ] Over Supply	132 High	120	2-4 Unit	0 %
Growth [ ] Rapid [X] Stable [ ] Slow	Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	60 Pred.	60	Multi-Family	10 %
				Commercial	10 %
				Other	0 %

Neighborhood Boundaries The market area boundaries are: 8 Mile Road to the south, Gratiot Avenue to the west, 9 Mile Road to the north and Kelly Road to the east.

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

SITE

Dimensions 40 X 102 | Area 4080 sf | Shape Rectangular | View N;Adjtoschool;

Specific Zoning Classification R1 | Zoning Description Single Family Residential

Zoning Compliance [X] 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? [X] Yes [ ] No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Concrete	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # None | FEMA Map Date 09/29/2006

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. The subject property's site is typical for the market area in terms of size. Site improvements and landscaping were typical for the area. No negative external influences were noted. A school is located across the street from the subject. The location of the school does not appear to have a negative or positive effect on the marketability of the Subject.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[ ] Concrete Slab [ ] Crawl Space	Foundation Walls Concrete Block/Av	Floors Hwd-Ct/Av
# of Stories 1.1	[X] Full Basement [ ] Partial Basement	Exterior Walls Aluminum/Av	Walls Drywall-Panel/Av
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 784 sq. ft.	Roof Surface Asphalt Shngl./Av	Trim/Finish Painted Wd/Av
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 50 %	Gutters & Downspouts Aluminum/Av	Bath Floor Ceramic/Av
Design (Style) Bungalow	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Double Hung/Av	Bath Wainscot Ceramic/Av
Year Built 1946	Evidence of [ ] Infestation	Storm Sash/Insulated Therms/Av	Car Storage [ ] None
Effective Age (Yrs) 30	[ ] Dampness [ ] Settlement	Screens Yes/Av	[X] Driveway # of Cars 1
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[ ] Fireplace(s) # 0 [X] Fence Chain	[X] Garage # of Cars 1
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Patio [X] Porch Front	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool None [ ] Other None	[ ] Att. [X] Det. [ ] Built-in

Appliances [ ] Refrigerator [ ] Range/Oven [ ] Dishwasher [X] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 5 Rooms | 3 Bedrooms | 1.0 Bath(s) | 1,141 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). The subject has no significant features or special energy efficient items.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The quality of construction and style are typical for the market area. The subject is a bungalow with a full basement foundation. All of the utilities were on and functioning at the time of the inspection.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

File No. ANS-221358

There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 59,000 to $ 90,000 .

There are 30 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 54,000 to $ 90,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	21769 David Ave Eastpointe, MI 48021	22069 Nevada Ave Eastpointe, MI 48021		21833 Cushing Ave Eastpointe, MI 48021		21771 Nevada Ave Eastpointe, MI 48021	
Proximity to Subject		0.62 miles NW		0.17 miles NW		0.59 miles SW	
Sale Price	$		$ 70,000		$ 68,000		$ 72,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 59.93 sq. ft.		$ 56.95 sq. ft.		$ 63.38 sq. ft.	
Data Source(s)		Rlcmp #58031315532;DOM 4		Rlcmp #217016427;DOM 7		Rlcmp #58031286064;DOM 43	
Verification Source(s)		Assessor		Assessor		Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth VA;2800	-2,800	ArmLth FHA;0		ArmLth FHA;3000	-3,000
Date of Sale/Time		s05/17;c03/17		s05/17;c03/17		s07/16;c05/16	2,700
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4080 sf	5600 sf	0	4000 sf	0	4480 sf	0
View	N;Adjtoschool;	N;Res;	0	A;Mdtlybsyrd;	2,000	N;Res;	0
Design (Style)	DT1.1;Bungalow	DT1.1;Bungalow		DT1.1;Bungalow		DT1.1;Bungalow	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	71	77	0	70	0	90	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 3 / 1.0	5 / 3 / 1.0		5 / 3 / 1.0		5 / 3 / 1.1	-1,000
Gross Living Area 6	1,141 sq. ft.	1,168 sq. ft.	0	1,194 sq. ft.	0	1,136 sq. ft.	0
Basement & Finished	784sf392sfin	788sf0sfin	0	799sf400sfin	0	733sf500sfin	0
Rooms Below Grade	1rr0br0.1ba0o		500	1rr0br1.0ba0o	-500	1rr0br0.0ba0o	500
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1gd1dw	2gd2dw	-2,000	2gd2dw	-2,000	2gd2dw	-2,000
Porch/Patio/Deck	2Patio, Porch	Porch, Sunroom	0	Porch	1,000	Porch	1,000
Kitchen/Baths	Av Kit/Av Bath	Av Kit/Av Bath		Av Kit/Av Bath		Av Kit/Av Bath	
Net Adjustment (Total)		[ ] + [X] -	$ 4,300	[X] + [ ] -	$ 500	[ ] + [X] -	$ 1,800
Adjusted Sale Price of Comparables		Net Adj. -6.1% Gross Adj. 7.6%	$ 65,700	Net Adj. 0.7% Gross Adj. 8.1%	$ 68,500	Net Adj. -2.5% Gross Adj. 14.2%	$ 70,200

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

My research [X] 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) MLS/Assessor

My research [ ] did [X] 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) MLS/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	04/19/2015			
Price of Prior Sale/Transfer	$1			
Data Source(s)	Assessor	Realcomp,LTD./Assessor	Realcomp,LTD./Assessor	Realcomp,LTD./Assessor
Effective Date of Data Source(s)	06/01/2017	06/01/2017	06/01/2017	06/01/2017

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not sold in the past 3 years. The Subject has not been listed in the last 12 months. The subject is not currently listed or under contract for sale. The subject had a WD for $1 on 04/19/2015 from Rudalev LLC to Rudalev Finance LLC. None of the 5 comparables have sold in the past 12 months of their current sale date. All 3 comps appear to be arm's length transactions.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 70,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 70,000 **Cost Approach (if developed) $** 74,500 **Income Approach (if developed) $**

All consideration is given to the Direct Sales Comparison Approach as this has the most recent, reliable and relevant data available for a analysis. The cost approach does not produce a strong result since it typically is not used to value older homes in established market areas. Income Approach was not developed due to a lack of reliable and verifiable data which would result in meaningful conclusions.

This appraisal is made [X] "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: See Attached Addendum

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 $ 70,000 **as of** 06/01/2017 **, which is the date of inspection and the effective date of this appraisal.**

Uniform Residential Appraisal Report

File No. ANS-221358

ADDITIONAL COMMENTS

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.

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 has been used.

Intended Users:

This report is intended for use only by the lender/client stated. Use of this report by others is not intended by the appraiser. Other parties cited in the certification #23 of this report who choose to rely on this appraisal may only do so within the reported scope of work agreed upon between the client and the appraiser, for the intended use stated herein.

The property was appraised by Syrra Jena Mortier, Appraiser.

"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 the Definition of Market Value. No additional Intended Users are identified by the appraiser."

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.

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) The site value was obtained from local land sales/listings, and by extracting land values from new construction sales in the area.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Cost Comparables

Quality rating from cost service Average Effective date of cost data 06/2017

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

The estimated remaining economic life of the Subject is 70 years. Blue Book Value Analysis was used as the primary source of construction costs. The physical depreciation was calculated using the modified age-life method. The cost approach is not the strongest approach to derive the market value for the Subject.

Estimated Remaining Economic Life (HUD and VA only) 70 Years

OPINION OF SITE VALUE			= $	500
Dwelling	1,141 Sq. Ft. @ $	70.00	= $	79,870
Bsmt: 784	Sq. Ft. @ $	20.00	= $	15,680
Garage/Carport 297	Sq. Ft. @ $	20.00	= $	5,940
Total Estimate of Cost-New			= $	101,490
Less 100	Physical	Functional	External	
Depreciation	$30,447	$0	$0	= $ (30,447)
Depreciated Cost of Improvements			= $	71,043
"As-is" Value of Site Improvements			= $	3,000
INDICATED VALUE BY COST APPROACH			= $	74,500

INCOME

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)

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.

Uniform Residential Appraisal Report

File No. ANS-221358

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. ANS-221358

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. ANS-221358

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 Syrra J. Mortier
Name Syrra Jena Mortier
Company Name Phoenix Appraisal Services Inc
Company Address 49747 Willowood Dr
Macomb, MI 48044
Telephone Number (586) 770-3307
Email Address syrra.mortier@att.net
Date of Signature and Report 06/09/2017
Effective Date of Appraisal 06/01/2017
State Certification # 1201071394
or State License # ______
or Other (describe) ______ State # ______
State MI
Expiration Date of Certification or License 07/31/2017

ADDRESS OF PROPERTY APPRAISED
21769 David Ave
Eastpointe, MI 48021

APPRAISED VALUE OF SUBJECT PROPERTY $ 70,000

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. ANS-221358

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	21769 David Ave Eastpointe, MI 48021	21735 Virginia Ave Eastpointe, MI 48021		21753 David Ave Eastpointe, MI 48021			
Proximity to Subject		0.64 miles SW		0.01 miles SE			
Sale Price	$		$ 68,500		$ 82,500		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 57.42 sq. ft.		$ 68.41 sq. ft.		$ 0.00 sq. ft.	
Data Source(s)		Rlcmp #58031318253;DOM 4		Rlcmp #58031315449;DOM 7			
Verification Source(s)		Assessor		Assessor			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;0		ArmLth Conv;0			
Date of Sale/Time		Active		s05/17;c03/17			
Location	N;Res;	N;Res;		N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	4080 sf	5050 sf	0	4080 sf			
View	N;Adjtoschool;	N;Res;	0	N;Adjtoschool;			
Design (Style)	DT1.1;Bungalow	DT1.1;Bungalow		DT1.1;Bungalow			
Quality of Construction	Q4	Q4		Q4			
Actual Age	71	77	0	71			
Condition	C3	C3		C2	-6,000		
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 3 / 1.0	5 / 3 / 1.0		5 / 3 / 1.0		Total / Bdrms. / Baths	
Gross Living Area 6	1,141 sq. ft.	1,193 sq. ft.	0	1,206 sq. ft.	0	sq. ft.	
Basement & Finished Rooms Below Grade	784sf392sfin 1rr0br0.1ba0o	825sf400sfin 1rr0br0.0ba0o	0 500	811sf405sfin 1rr0br0.0ba0o	0 500		
Functional Utility	Average	Average		Average			
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central			
Energy Efficient Items	None	None		None			
Garage/Carport	1gd1dw	1gd1dw		1gd1dw			
Porch/Patio/Deck	2Patio, Porch	Porch	1,000	Patio, Porch	0		
Kitchen/Baths	Av Kit/Av Bath	Av Kit/Av Bath		Gd Kit/Gd Bath	-6,000		
Net Adjustment (Total)		[X] + [ ] -	$ 1,500	[ ] + [X] -	$ 11,500	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 2.2% Gross Adj. 2.2%	$ 70,000	Net Adj. -13.9% Gross Adj. 15.2%	$ 71,000	Net Adj. % Gross Adj. %	$

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	04/19/2015			
Price of Prior Sale/Transfer	$1			
Data Source(s)	Assessor	Realcomp,LTD./Assessor	Realcomp,LTD./Assessor	
Effective Date of Data Source(s)	06/01/2017	06/01/2017	06/01/2017	

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

File No. ANS-221358

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. ANS-221358

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

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Rudalev MI II		File No.: ANS-221358	
Property Address: 21769 David Ave		Case No.:	
City: Eastpointe	State: MI		Zip: 48021
Lender: Colony American Finance			

Neighborhood Boundaries
The market area primarily consists of single-unit residential properties. Home styles vary throughout the market area. Properties throughout the market area are generally well maintained and do not suffer from significant deferred maintenance. Commercial properties are limited to the major thoroughfares in the market area.

The estimated market value lies above the neighborhood predominant value as it is often typical within neighborhoods were a mixture of home sizes, design styles, and value ranges are present. The subject estimated value falls within the acceptable range of values for the neighborhood and the marketability is not affected because of its above/below position in relation to the predominant neighborhood value as estimated by the appraiser. This is evidenced by the relative number of sales both above and below the predominant neighborhood values as indicated on this report.

There is an annual special assessment in the amount of $31.18 for the street lighting.

Neighborhood Description
The market area is located in the west section of the city of Eastpointe. Eastpointe (formerly East Detroit) is a city in Macomb County of the U.S. state of Michigan. According to the United States Census Bureau, the city has a total area of 5.1 square miles of land. The subject is located in the East Detroit School District. The city's school district was unaffected by the municipal name change, and still is called East Detroit Public Schools. East Detroit Public Schools serves Macomb County residents, whose primary district boundaries encompass the City of Eastpointe and the southeastern portion of the City of Warren. All essential amenities are located within a reasonable distance from the subject. The city of Detroit is located less 2 miles south of the subject and the city of Warren is to the west. The area has good highway access via I-696 and I-94. There are numerous retail and commercial properties along Gratiot Avenue. The marketability of the area is considered to be average.

Neighborhood Market Conditions
The Michigan Housing Market experienced a slow increase in the first half of 2015 and experts predict a continuation until 2016 and presumably on afterwards. Michigan is currently rated at 13th out of the 50 states as one of the strongest in the country. The 2015 housing market in the state has risen by 1.4% in the past year (since May 2014).

According to the Real Estate One report of December 2014, things were already beginning to improve on the Michigan real estate market towards the end of last year, but at a slower-feeling pace. The slow rising trend continued throughout the first half of the current year, and experts predict it will intensify by next year, so it would be a good idea to keep an eye on this market. The worst part of the depression was felt on the Michigan housing market in 2011 through 2013, and the cards have definitely changed to a slow but mostly steady recovery.

During the past year and particularly in recent months, the unemployment rate for Michigan has been mostly stable. Michigan's current unemployment rate is at 5.1% as of January 2016 and 5.0% in the US. The Federal Reserve has indicated it will increase the federal funds rate which has an indirect but significant effect on mortgage rates for 2016. The forecast for housing assumes the 30-year fixed rate will reach 3.84% by the end of 2016. The one-year adjustable rate will likely rise less if much at all and we are likely to see a shift into more adjustable mortgages over fixed. New construction has picked up in 2015. There is a forecast of 16% growth and expected to grow to 21%. Strict mortgage qualification standards are keeping many consumers from buying a home with a bank loan. This situation has remained about the same for the last four years. The foreclosure inventories in 2014 are down more than 30% and we have seen a slightly greater decrease in foreclosures for 2015. See attached 1004MC_2008 for details of the subject's submarket.

Highest and Best Use
The subject is legally permissible use based upon its current zoning. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Comments on Sales Comparison
The comparables used are judged to be the most similar in style and location, and are the most relevant sales found within the immediate market area. The sales presented have similar appeal to potential buyers. A search criteria within 1 mile of the subject (within the last 12 months) and with similar features were used to determine the comparables that would best support the current market value of the subject. Due to lack of recent similar sales, 1 comp used is over 6 months old. No adjustments were made for any sales as they reflect the current market condition. The gross living area is adjusted at $6 per sqft. Age adjustments were not warranted for comps that were over 5 years difference from the subject, therefore they were not included.

Comp 1 is a recent sale that is similar in style, condition, gla and utility, but superior in the 2 car garage and inferior in the number of bathrooms. The listing updates include: roof, furnace, flooring, paint, doors and central air.

Comp 2 is recent sale that is similar in style, condition, gla and utility, but superior in the number of bathrooms and 2 car garage. The comp is inferior in the view (moderately busy road).

Comp 3 is a sale that is similar in style, condition, gla and utility, but superior in the 2 car garage. The comp is adjusted for the number of bathrooms. The recent updates include: remodeled main bathroom, furnace, roof, central air, siding, windows and electrical.

Comp 4 is a listing used as additional support to the subject's value.

Comp 5 is a sale that is similar in style, gla and utility, but inferior in the number of bathrooms. The comp is superior in the condition and updates. The comp is located on the same street as the subject. The comp has been recently remodeled including: kitchen, bathrooms, flooring, paint, siding, windows and roof. An MLS photo was utilized due to activity in front of the home.

The value opinion is weighted at the middle due to the condition, within the range of adjusted prices and reflecting current market conditions. Comp 3 is given the most weight in value due to the least amount of adjustments and most similarities.

Borrower: Rudalev MI II		File No.: ANS-221358	
Property Address: 21769 David Ave		Case No.:	
City: Eastpointe	State: MI		Zip: 48021
Lender: Colony American Finance			

Conditions of Appraisal
This appraisal is made "as is". Appraisers are required to be licensed in the State of Michigan and are regulated by the Department of Licensing and Regulatory Affairs , P.O. Box 30018, Lansing, Michigan 48909.

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.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 1-90 days.

Market Conditions Addendum to the Appraisal Report

File No. ANS-221358

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 21769 David 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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	14	6	10	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	2.33	2.00	3.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	16	17	15	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.87	8.50	4.50	☒ 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	$62,700	$80,250	$66,750	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	78	77	52	☒ Declining	☐ Stable	☐ Increasing
Median Comparable List Price	$69,900	$69,900	$69,900	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	92	105	198	☐ Declining	☐ Stable	☒ Increasing
Median Sale Price as % of List Price	94%	96%	98%	☒ 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.).
The Realcomp MLS indicates there were 30 closed sales during the past 12 months and 10 of those sales contained seller concessions which is 33% of the total transactions in this market area. The concessions ranged between $500 and $5,400. The median concession amount is $3,000.

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).

Cite data sources for above information. Realcomp, LTD./MIrealsource

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.
The analysis of the subject neighborhood included similar competing properties. Based on the sales volumes over the last 12 months there is an approximate 4.5 month supply. There has been a decrease in sales with an absorption rate at 3.33. The active listings has been stable and the housing supply has been decreasing. The median comparable sale price show an increase in the market with the current values. The Exposure Time is known for the length of time that the property interest being appraised would have been offered on the market prior to the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions is estimated between 1-90 days.

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)				☐ 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.

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

APPRAISER

APPRAISER

Signature Syrra J. Mortier
Name Syrra Jena Mortier
Company Name Phoenix Appraisal Services Inc
Company Address 49747 Willowood Dr
Macomb, MI 48044
State License/Certification # 1201071394 State MI
Email Address syrra.mortier@att.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address

State License/Certification # State
Email Address

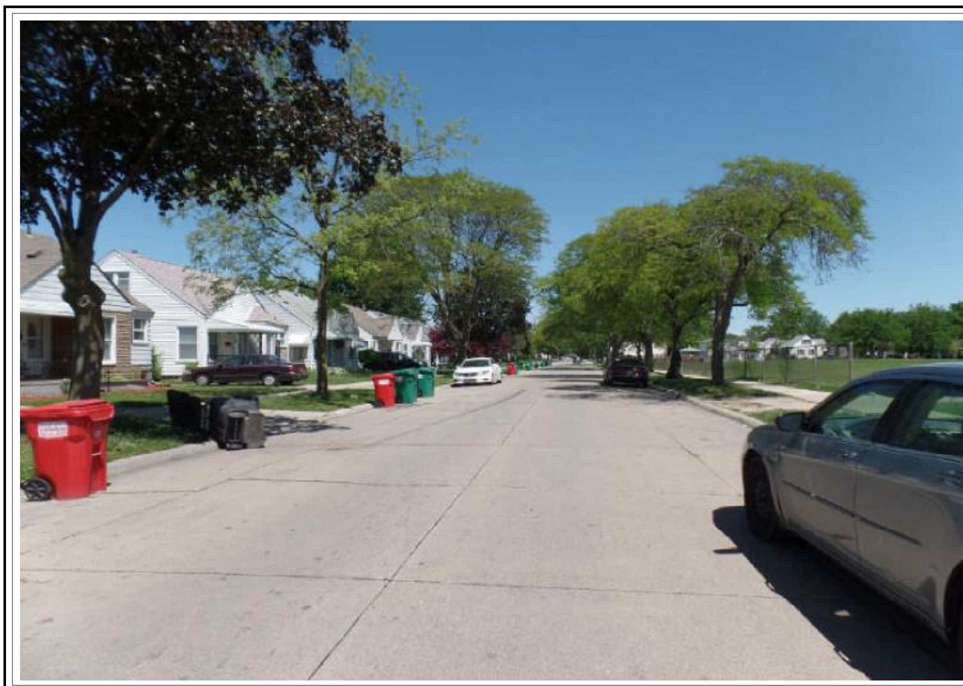
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II		File No.: ANS-221358
Property Address: 21769 David Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 1, 2017
Appraised Value: $ 70,000

REAR VIEW OF SUBJECT PROPERTY



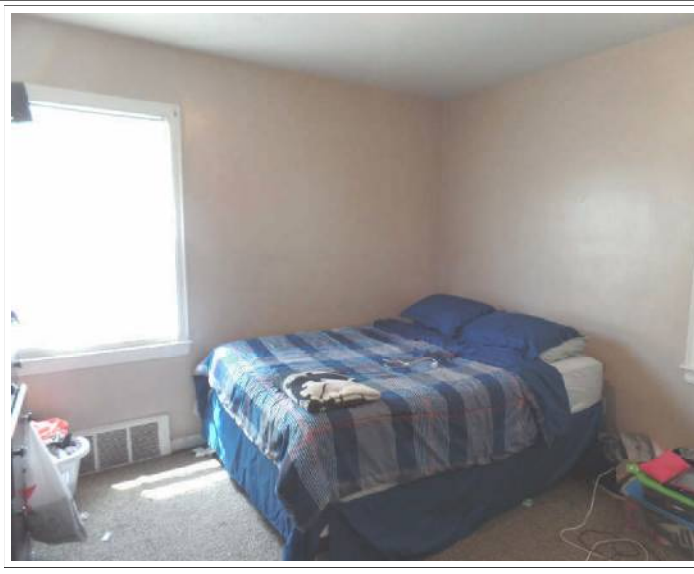
STREET SCENE

Borrower: Rudalev MI II		File No.: ANS-221358	
Property Address: 21769 David Ave		Case No.:	
City: Eastpointe	State: MI		Zip: 48021
Lender: Colony American Finance			

kitchen

living room

bedroom



bedroom

bathroom

bedroom

Borrower: Rudalev MI II		File No.: ANS-221358	
Property Address: 21769 David Ave		Case No.:	
City: Eastpointe	State: MI		Zip: 48021
Lender: Colony American Finance			

basement

basement/1/2 bathroom

patio

across the street from a school

front side view

rear side view

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II		File No.: ANS-221358	
Property Address: 21769 David Ave		Case No.:	
City: Eastpointe	State: MI		Zip: 48021
Lender: Colony American Finance			

COMPARABLE SALE #1

22069 Nevada Ave
Eastpointe, MI 48021
Sale Date: s05/17;c03/17
Sale Price: $ 70,000

COMPARABLE SALE #2

21833 Cushing Ave
Eastpointe, MI 48021
Sale Date: s05/17;c03/17
Sale Price: $ 68,000

COMPARABLE SALE #3

21771 Nevada Ave
Eastpointe, MI 48021
Sale Date: s07/16;c05/16
Sale Price: $ 72,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II		File No.: ANS-221358
Property Address: 21769 David Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

COMPARABLE SALE #4

21735 Virginia Ave
Eastpointe, MI 48021
Sale Date: Active
Sale Price: $ 68,500

COMPARABLE SALE #5

21753 David Ave
Eastpointe, MI 48021
Sale Date: s05/17;c03/17
Sale Price: $ 82,500

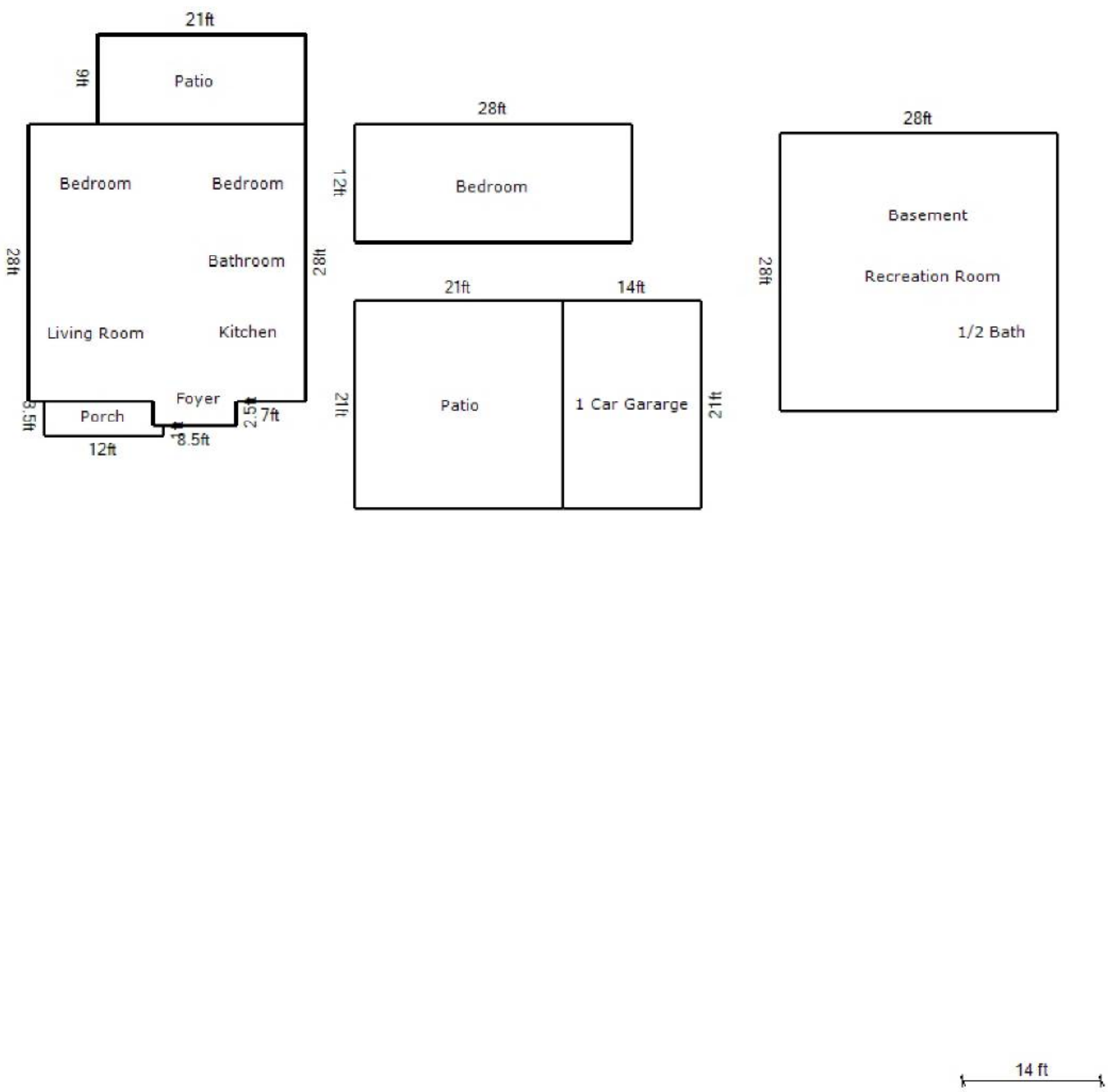
COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: Rudalev MI II		File No.: ANS-221358
Property Address: 21769 David Ave		Case No.:
City: Eastpointe	State: MI	Zip: 48021
Lender: Colony American Finance		

Sketch



Living Area		Area Calculation				
First Floor	805.25 ft²	First Floor				x 1.00 = 805.25 ft²
Second Floor	336 ft²	☐	2.5ft x	8.5ft x	1.00 =	21.25 ft²
Nonliving Area		☐	28ft x	28ft x	1.00 =	784 ft²
1 Car Detached	294 ft²	Second Floor				x 1.00 = 336 ft²
Patio	189 ft²	☐	12ft x	28ft x	1.00 =	336 ft²
Basement	784 ft²					
Porch	39.50 ft²					
Patio	441 ft²					
Total Living Area (rounded):	**1141 ft²**					

LOCATION MAP

Borrower: Rudalev MI II		File No.: ANS-221358
Property Address: 21769 David Ave		Case No.:
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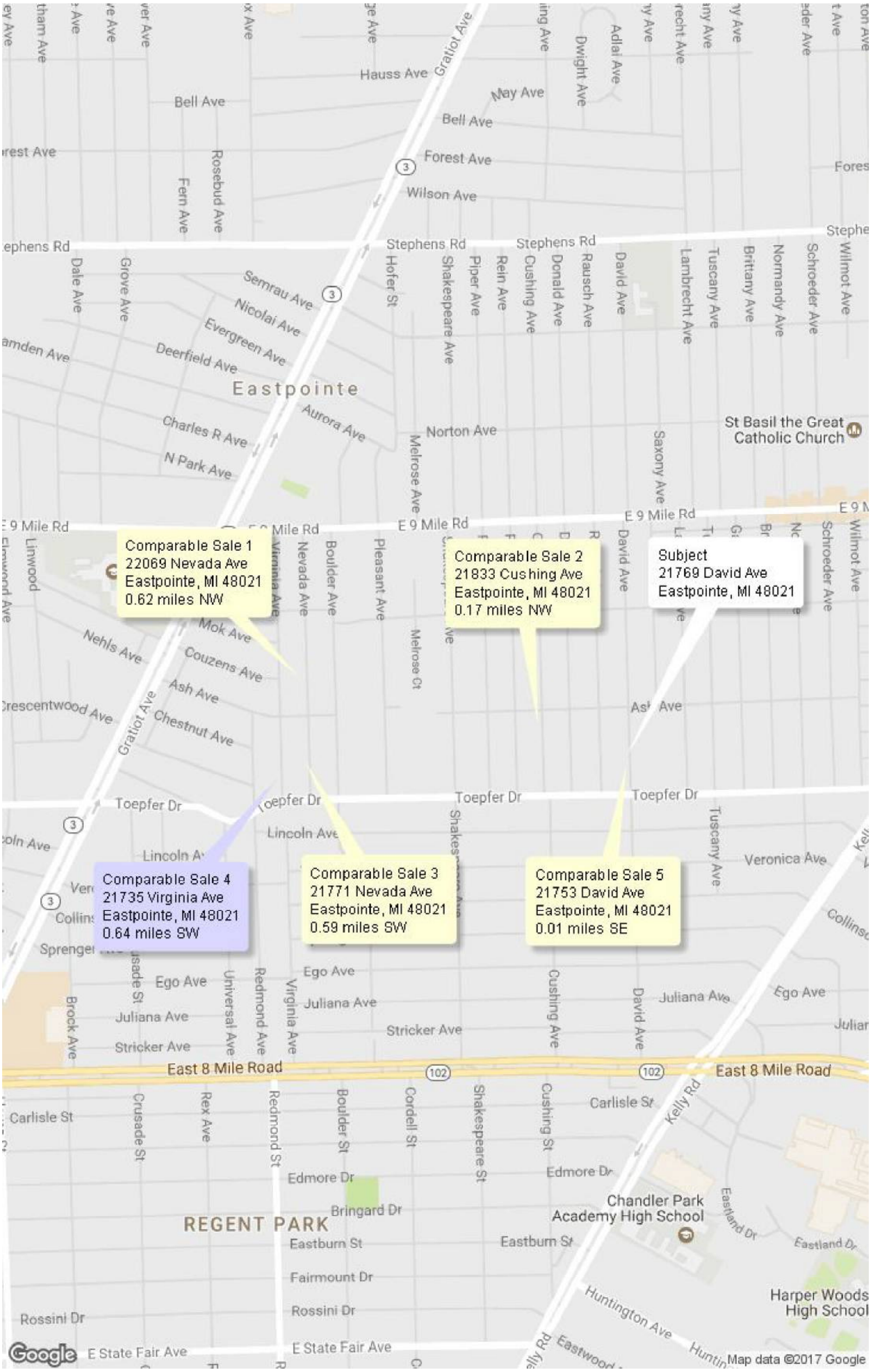

QBE

REAL ESTATE SERVICES ERRORS & OMISSIONS INSURANCE

PART 1.

DECLARATIONS PAGE

1. **Named Insured** / Address: Policy Number: QCR-3038155-01
   Individual Licensee: Syrra Mortier
   49747 Willowood Rd
   Macomb, MI 48044

2. **Policy Period:** From 06/26/2016 to 06/26/2017 (12:01 AM at address #1)

3. **Retroactive Date:** Real Estate Match Prior

4. **Insured Services:**
   Covered Insured Services are those listed, conducted by the Named Individual Licensee (where a license is required) and their unlicensed employees.
   Appraisal of residential real estate, meaning 1-4 residential units, excluding Desk Reviews
   Brokerage of residential real estate, meaning 1-4 residential units

5. Limit of Liability:

a. Each **Wrongful Act**	$1,000,000
b. Aggregate	$1,000,000
c. Discrimination	$1,000,000
d. Lockbox	None
e. Contingent Bodily Injury	None

6. Retention: $2,500 (see endorsements for reductions / enhancements)

7. Premium: $123.00

Borrower: Rudalev MI II		File No.: ANS-221358
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RICK SNYDER
GOVERNOR

STATE OF MICHIGAN L837392

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU

CERTIFIED RESIDENTIAL APPRAISER
LICENSE

SYRRA JENA MORTIER
49747 WILLOWOOD DR
MACOMB MI 48044

PERMANENT I.D. NO.	EXPIRATION DATE	AUDIT NO	
1201071394	07/31/2017	2943102	THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN

Borrower: Rudalev MI II		File No.: ANS-221358
Property Address: 21769 David Ave		Case No.:
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Appraisal Nation, LLC

DODD-FRANK ACT AND APPRAISER INDEPENDENCE REQUIREMENTS COMPLIANCE CERTIFICATE

In compliance with the Dodd-Frank Act and Appraiser Independence Requirements, Appraisal Nation LLC, an independent third party appraisal management company, certifies that the above referenced property appraisal report was completed in compliance with the Dodd-Frank Act as well as the Appraiser Independence Requirements and has met all of the following:

- All appraisers are licensed or certified by the state in which the subject property is located in.
- No predetermined estimate of value was provided to the appraiser. The only exception being for purchase transactions. A copy of the purchase contract is provided to the appraiser in accordance with USPAP standards rule 1-5a.
- The appraiser has had no contact with the client/lender, or in any way was influenced in any manner pertaining to the appraisal process of determining valuation of the subject property.
- With the exception of FHA appraisals which require disclosure of appraisers name and license number to obtain FHA case number, lender/client was not allowed by Appraisal Nation to determine or discover the name of the appraiser engaged in an assignment until the final signed product was delivered.
- Appraiser selection was performed at the sole discretion of Appraisal Nation LLC's vendor management department utilizing criteria of: quality ranking, experience, performance, turn time, availability, proximity guidelines, and performance metrics.
- Appraisal Nation's vendor database is considered proprietary information and is never publicly disclosed.
- Appraisal Nation prohibits appraisers from communicating with the Lender Client and the borrower/property owner to obtain market and/or loan values.
- Appraisal Nation is not owned in whole or in part by any lender, broker, or correspondent lending institution. Appraisal Nation is an independent 3rd party.

To prevent fraud and alterations of reports, Appraisal Nation LLC maintains a copy of all original reports provided by the assigned independent appraiser on secure servers. A copy of any report including its compliance certificate can be provided to the original client, lender, successors or assignee. Please contact Appraisal Nation LLC to obtain this information.

Michael A. Tedesco, CEO
Appraisal Nation, LLC

FLOOD MAP

Borrower: Rudalev MI II		File No.: ANS-221358
Property Address: 21769 David Ave		Case No.:
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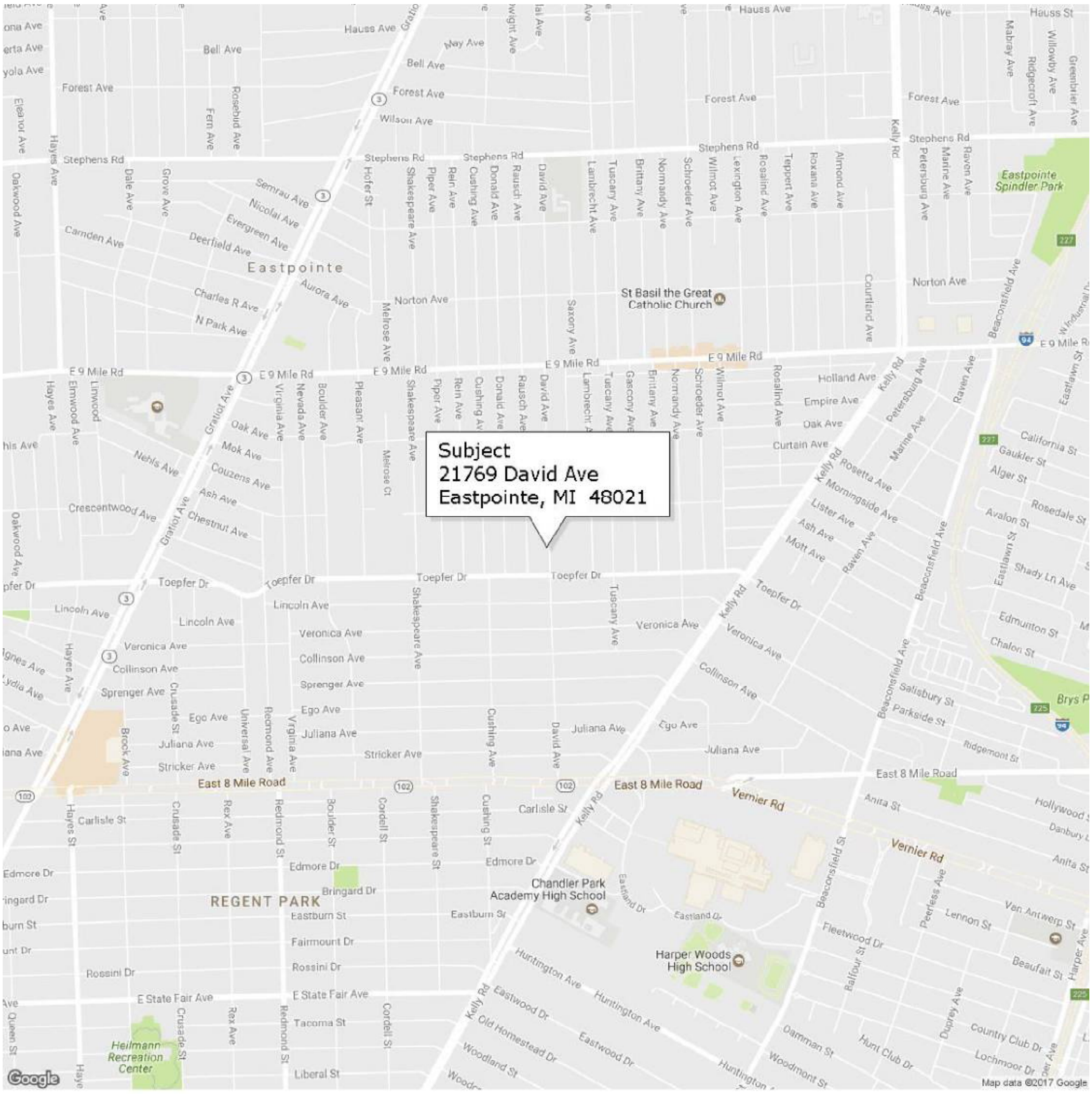

FLOOD INFORMATION

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™

AERIAL MAP

Borrower: Rudalev MI II		File No.: ANS-221358	
Property Address: 21769 David Ave		Case No.:	
City: Eastpointe	State: MI		Zip: 48021
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