

**APPRAISAL OF**



**LOCATED AT:**

637 W Kalama Ave  
Madison Heights, MI 48071-3951

**FOR:**

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

**BORROWER:**

Rudalev MI II

**AS OF:**

May 31, 2017

**BY:**

Susan Nahra

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

File Number: ANS-221402

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

637 W Kalama Ave  
Madison Heights, MI 48071-3951

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 May 31, 2017 is:

\$85,000  
Eighty-Five 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.

  
Susan Nahra

# Uniform Residential Appraisal Report

File No. ANS-221402

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 <b>637 W Kalama Ave</b>	City <b>Madison Heights</b>	State <b>MI</b>	Zip Code <b>48071-3951</b>	
	Borrower <b>Rudalev MI II</b>	Owner of Public Record <b>Rudalev 2 Llc</b>	County <b>Oakland</b>		
	Legal Description <b>T1N, R11E, SEC 23 STEPHENSON SUPER HWY SUB NO 1 LOT 830</b>				
	Assessor's Parcel # <b>2523409004</b>	Tax Year <b>2016</b>	R.E. Taxes \$ <b>1,504</b>		
	Neighborhood Name <b>Stephenson Super Hwy Sub No 1</b>	Map Reference <b>MSA47644</b>	Census Tract <b>1815.00</b>		
	Occupant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ <b>0</b>	<input type="checkbox"/> PUD	HOA \$ <b>0</b>	<input type="checkbox"/> per year <input type="checkbox"/> per month
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				
	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) <b>Ascertain Market Value</b>				
	Lender/Client <b>Colony American Finance</b>		Address <b>4 Park Plaza Suite 1950, Irvine, CA 92614</b>		
	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

Report data source(s) used, offering price(s), and date(s). **The subject property has not been listed for sale in the past 12 months on RealcompMLS.**

CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> 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?	<input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No			

**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 <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	One-Unit <b>76 %</b>
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	AGE (yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	<b>33</b> Low <b>20</b>	Multi-Family <b>4 %</b>
Neighborhood Boundaries <b>The subject neighborhood is north of I-696, south of 11 Mile Rd, east of I-75 and west of Deguire within the Madison School District.</b>		<b>151</b> High <b>95</b>	Commercial <b>12 %</b>
Neighborhood Description <b>The subject property is located in a suburban setting of single family homes that vary in size, style, age and conditions with the majority of homes built in the 1940's and 50's. The subject is within 1 mile of main thoroughfares, employment, schools, recreational areas, shopping and restaurants. Commercial and industrial property located along main roads.</b>		<b>75</b> Pred. <b>66</b>	Other vac <b>8 %</b>

Market Conditions (including support for the above conclusions) **48071 market trends indicate an increase of 12% in median home sales over the past year. The average price per square foot for this same period rose to \$108, up from \$97. Currently there is a shortage of listings on the market in this area resulting in low days on market, often under 30 days, high list to sale price ratios and rising list prices.**

SITE	Dimensions <b>40 X 108</b>	Area <b>4320 sf</b>	Shape <b>Rectangular</b>	View <b>N;Res;</b>	
	Specific Zoning Classification <b>R-3</b>	Zoning Description <b>Residential</b>			
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)				
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.				
	Utilities	Public	Other (describe)	Public	Other (describe)
	Electricity <input checked="" type="checkbox"/>	<input type="checkbox"/>		Water <input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>		Sanitary Sewer <input checked="" type="checkbox"/>	<input type="checkbox"/>
	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone <b>X</b>	FEMA Map # <b>26125C0701F</b>	FEMA Map Date <b>09/29/2006</b>	

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls <b>Concrete/Avg</b>	Floors <b>Wd,Cpt,Crm/Av</b>
# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls <b>Aluminum/Avg</b>	Walls <b>Ptd drywall/Avg</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>0</b> sq. ft.	Roof Surface <b>Asph shing/Avg</b>	Trim/Finish <b>Ptd Wd/Avg</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>0 %</b>	Gutters & Downspouts <b>Alum/Avg</b>	Bath Floor <b>Ceramic/Avg</b>
Design (Style) <b>Ranch</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type <b>vinyl slid/Avg</b>	Bath Wainscot <b>Plstc/Avg</b>
Year Built <b>1977</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated <b>Insulated/Avg</b>	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) <b>25</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens <b>Vinyl/Avg</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>1</b>
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #0	Driveway Surface <b>concrete</b>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <b>Gas</b>	<input type="checkbox"/> Fireplace(s) # <b>0</b>	<input checked="" type="checkbox"/> Fence <b>Chn Lk</b>
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck <b>None</b>	<input checked="" type="checkbox"/> Porch <b>concrete</b>
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other <b>None</b>	<input type="checkbox"/> Pool <b>None</b>	<input type="checkbox"/> Other <b>None</b>
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) <b>None</b>			
Finished area above grade contains: <b>6</b> Rooms <b>3</b> Bedrooms <b>1.0</b> Bath(s) <b>1,056</b> Square Feet of Gross Living Area Above Grade	Additional features (special energy efficient items, etc.) <b>None</b>		
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). <b>C4;Kitchen-updated-one to five years ago;Bathrooms-not updated;The subject property is a ranch style home on slab foundation with no garage. The home has three bedrooms, one full bathroom, living room, kitchen and laundry/utility room. Overall the subject property is in average condition.</b>			
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.			
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			

# Uniform Residential Appraisal Report

File No. ANS-221402

There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **74,000** to \$ **125,000**  
 There are **14** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **72,000** to \$ **132,000**

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
637 W Kalama Ave Address Madison Heights, MI 48071-39	32 W Guthrie Ave Madison Heights, MI 48071-393	32 W Guthrie Ave Madison Heights, MI 48071-393		92 W Kalama Ave Madison Heights, MI 48071-394		437 W Kalama Ave Madison Heights, MI 48071-398	
Proximity to Subject		0.41 miles SE		0.25 miles NE		0.09 miles NE	
Sale Price	\$	\$ 84,999		\$ 94,000		\$ 95,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 86.03 sq. ft.		\$ 100.43 sq. ft.		\$ 84.97 sq. ft.	
Data Source(s)		Rlcmp #58031297373;DOM 11		Rlcmp #216118051;DOM 42		Rlcmp #216111536;DOM 3	
Verification Source(s)		Deed Rclds		Deed Rclds		Deed Rclds	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth FHA;0		ArmLth VA;5000	-5,000	ArmLth Cash;0	
Date of Sale/Time		s09/16;c07/16		s03/17;c01/17		s12/16;c11/16	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4320 sf	6095 sf	0	4320 sf		4320 sf	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	40	64	0	91	0	41	0
Condition	C4	C4		C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 1.0	6 3 1.0		6 3 1.0		6 3 1.0	
Gross Living Area	12 1,056 sq. ft.	988 sq. ft.	0	936 sq. ft.	1,400	1,118 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	3 bedroom	3 bedroom		3 bedroom		3 bedroom	
Heating/Cooling	FWA None	FWA, C/Air	-1,000	FWA, C/Air	-1,000	FWA, C/Air	-1,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	1dw	1gd1dw	-1,500	2gd2dw	-3,000	1gd1dw	-1,500
Porch/Patio/Deck	Porch	Porch, Deck	-200	Porch		Porch, Patio	-200
Fireplace	None	None		None		None	
Fence, Etc	Fence	None	0	None	0	Fence	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,700
Adjusted Sale Price of Comparables		Net Adj. -3.2%		Net Adj. -8.1%		Net Adj. -2.8%	
		Gross Adj. 3.2%	\$ 82,299	Gross Adj. 11.1%	\$ 86,400	Gross Adj. 2.8%	\$ 92,300

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) **RealcompMLS; deed Rclds**

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) **RealcompMLS; deed Rclds**

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							
Price of Prior Sale/Transfer							
Data Source(s)	RlcmpMLS; Deed Rclds	RlcmpMLS; Deed Rclds		RlcmpMLS; Deed Rclds		RlcmpMLS; Deed Rclds	
Effective Date of Data Source(s)	05/31/2017	05/31/2017		05/31/2017		05/31/2017	

Analysis of prior sale or transfer history of the subject property and comparable sales **No prior sales or transfers found for subject property in the past 36 months. No prior sales or transfers found for comparables in the past 12 months other than listed above.**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach \$ **85,000**

Indicated Value by: Sales Comparison Approach \$85,000 Cost Approach (if developed) \$ 95,100 Income Approach (if developed) \$

**See Attached Addendum**

RECONCILIATION

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **No personal property has been included in the estimate of market value.**

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 \$ **85,000** as of **05/31/2017**, which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File No. ANS-221402

ADDITIONAL COMMENTS

This appraiser is not a contractor or builder or home inspector - Let the reader be aware, this appraiser is not a qualified expert in construction methods or construction components. Therefore, the appraiser recommends that the client/owner purchaser obtain the services of a qualified construction expert to conduct a detailed inspection of the subject property, if for any reason; such intended user(s) of this report deems such action necessary/appropriate.

No employee, director, office, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property.

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 including MLS, county records, agents, brokers, etc.

Consequently, this information should be considered an "estimate" Unless otherwise noted by the appraiser.

EXPOSURE TIME is defined as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. For appraisal assignments that include a 1004MC form the Subject's exposure time falls in the days on market range from this form. For assignments with no 1004MC the exposure time falls within the range of the days on market for the utilized comparable sales.

The borrower is not specifically the client or intended user for this assignment and should not rely upon this report in making any financial, insurance, purchase or disposition decisions based upon the information contained in this report or the results of this assignment. The results in this report are provided to the client for mortgage lending purposes. The lender is the client and has hired the appraiser on a per assignment basis as an independent contractor to conduct the appraisal process for lending or potential lending purposes. Although the borrower is named in the report in the borrower section or as current owner of record, this does not entitle the borrower to claim ownership of this report. The borrower is not an intended user but is allowed to have a copy of the report as part of current lending business practice. The borrower may hire the appraiser under separate assignment conditions for reasons determined by the borrower now or at a later date. (ie. Personal financial decisions, Tax appeal, divorce, probate, potential listing, cost to rebuild for insurance, easement or eminent domain or any other purpose. )

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) <b>site value is taken from analysis of vacant land sales and active listings in a 1.5 mile radius of the subject property in Madison Heights.</b>			
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data <b>House Cost Estimator</b> Quality rating from cost service <b>Avg</b> Effective date of cost data <b>2017</b> Comments on Cost Approach (gross living area calculations, depreciation, etc.) <b>depreciation based on age/life method of effective age of the subject property, functional depreciation calculated due to unfinished bathrooms. Estimated remaining life is 65 years.</b>	OPINION OF SITE VALUE ..... = \$ <b>9,000</b> Dwelling <b>1,056</b> Sq. Ft. @ \$ <b>107.00</b> ..... = \$ <b>112,992</b> 0 Sq. Ft. @ \$ <b>0.00</b> ..... = \$ <b>0</b> Porch ..... = \$ <b>2,000</b> Garage/Carport <b>0</b> Sq. Ft. @ \$ <b>0.00</b> ..... = \$ <b>0</b> Total Estimate of Cost-New ..... = \$ <b>114,992</b> Less <b>90</b> Physical Functional External Depreciation <b>\$31,942</b> ..... = \$ ( <b>31,942</b> ) Depreciated Cost of Improvements ..... = \$ <b>83,050</b> "As-is" Value of Site Improvements ..... = \$ <b>3,000</b> Estimated Remaining Economic Life (HUD and VA only) <b>65</b> Years INDICATED VALUE BY COST APPROACH ..... = \$ <b>95,100</b>		

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)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion. _____		
Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source(s) _____		
Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____		
Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____		
Describe common elements and recreational facilities. _____		

# Uniform Residential Appraisal Report

File No. ANS-221402

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-221402

**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-221402

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.

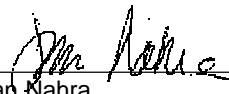
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 Susan Nahra  
Company Name RE Consulting Services, LLC  
Company Address 1417 Morningdove  
Wixom, MI 48393  
Telephone Number 248 797-1094  
Email Address snnahra@comcast.net  
Date of Signature and Report 06/08/2017  
Effective Date of Appraisal 05/31/2017  
State Certification # 1201069532  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State MI  
Expiration Date of Certification or License 07/31/2018

ADDRESS OF PROPERTY APPRAISED  
637 W Kalama Ave  
Madison Heights, MI 48071-3951

APPRAISED VALUE OF SUBJECT PROPERTY \$ 85,000

## 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 \_\_\_\_\_





## Condition Ratings and Definitions

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

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

**C2** The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

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

**C3** The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

**C4** The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

**C5** The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

**C6** The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

## Quality Ratings and Definitions

**Q1** Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

**Q2** Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

**Q3** Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4** Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

**Q5** Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

**Q6** Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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



**ADDENDUM**

Borrower: Rudalev MI II

File No.: ANS-221402

Property Address: 637 W Kalama Ave

Case No.:

City: Madison Heights

State: MI

Zip: 48071-3951

Lender: Colony American Finance

**Requirements for compliance with the law (including the Uniform Standards of Professional Appraisal Practice - USPAP):**

In compliance with the law, the following narrative has been prepared by this appraiser to assist the client and intended user(s) to understand and properly apply the use of this appraisal report in accordance with its stated intended use to produce a credible appraisal report.

The law dictates that appraisers are required to be licensed and are regulated by the State of Michigan, Department of Licensing and Regulatory Affairs P.O. Box 30018 Lansing, MI 48909. This appraiser has completed the requirements of continuing education programs and is currently licensed/certified by the State of Michigan. The signature page of this report reflects the specific level of license/certification that this appraiser has achieved.

This appraisal assignment is in compliance with federal law, including FIRREA.

**USPAP Report Option:**

This appraiser has reported this assignment under the option of an Appraisal Report, unless stated otherwise to the contrary within this report.

**Client and Intended User:**

These terms are referenced in this FNMA form as appropriate according to the law. These terms may only be extended to the degree that the law will accommodate.

The client and/or intended user for this assignment may also be referenced in this section of this appraisal report if such further clarity is deemed necessary by this appraiser. The intended user is Colony American Finance.

**Intended Use:**

This report is to be used only for mortgage purposes. Any use of this appraisal report that does not fall within this stated intended use is strictly prohibited.

**Type and Definition of value:**

This appraisal report is stating a market value for the subject property that is consistent with the requirements of federal law (12 CFR part 34) and consistent with the definition given within the FNMA form.

**Scope of Work:**

1a. *The inspection* - This appraiser's inspection of the subject property focuses on the following: to confirm the geographic location of the subject property; to confirm the approximate square footage of the site and the improvements as applicable; to confirm its internal and external amenities; to consider different types of depreciation (when applicable) and their affect (if any) on value and/or marketability; to photograph the subject property; and to consider the overall quality of construction of the subject property's improvements, or lack thereof.

1b. The appraiser is not qualified to perform an overall structural inspection of the subject property nor is the appraiser qualified to inspect or perform tests of the mechanical systems or appliances located within the subject property. Therefore, no such inspections or testing was performed. It is recommended that the Client/Intended user of this report obtain the services of qualified professionals to perform such inspections and/or testing.

2. *1 mile rule* - This appraiser has researched sales within 1 mile of the subject property. If a minimum of three comparable sales were not available within one mile, this appraiser then searched beyond one mile.

3. *6 months rule* - This appraiser has viewed sales within the past 6 months (based on the "as of" (effective) date stated within this report). If a minimum of three comparable sales were not found by the initial search, this appraiser then expanded the search criteria up to 12 months and beyond as deemed appropriate.

4. *Condition of average* - If any such condition of any appliances ( i.e. furnace/central air) have the term "avg" or "average" or any like variation, it is to be concluded by any reader of this report that this appraiser is not an expert with the ability to test the appliances and therefore this rating of the condition is not a conclusive indicator of the remaining life of the item referred to in the report.

5. *The use of words, average, typical, and/or good* - When describing the subject property's condition as a whole, other comparable properties, or amenities within the subject's market, these words may be used. Since the client has requested an opinion of market value for this property, this appraiser's use of these words is meant to reflect this appraiser's perception as it relates to the subject property and the comparable data. It is this appraiser's intention to communicate to the reader of this report how the subject relates to its market in terms of market value.

ADDENDUM

Borrower: Rudalev MI II

File No.: ANS-221402

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6. *Title issues* – this appraiser is typically not provided with a copy of a title report or commitment of title insurance; therefore, the appraiser has relied upon information available via the multi-list (on-line data) services, the city or township assessor, and the county register of deeds to confirm the owner of the property. This appraiser is not a qualified title examiner; therefore, it is recommended that the client/intended user obtain proper title information from a qualified title expert or title company as to the identification of the owner of record.

7. The conclusions from researching the sales comparable data have been summarized under the section called “**Summary of Sales Comparison Approach.**”

8a. **Reconciliation** - The market data or sales comparison approach to value has been calculated by this appraiser to establish an opinion of market value for the subject property based on the “as of” date of this appraisal assignment. Unless stated specifically to the contrary, this appraiser is relying solely upon this approach to value to establish an opinion of market value for the subject property.

8b. The cost and income approaches may also be displayed in this report, but since this appraiser’s experience has revealed that these two approaches do not typically reflect market value for the majority of assignments done by this appraiser, this appraiser places minimal or no weight on the conclusions of value calculated by these two approaches.

8c. One primary reason the cost and/or income approach may be displayed in this report is by request of the client. The section called “**Reconciliation**” (or **Final Reconciliation**) will clarify the approach(es) used to establish market value for the subject property and will clarify if the approach(es) was done specifically in response to a request by the client and/or by the appraiser's choice.

8d. If an approach to value was calculated by this appraiser pursuant to a request from a client but the appraiser has concluded that the particular approach to value is not consistent with the definition of market value, the intended use, and/or the scope of work for this assignment, this appraiser will reference this by stating that the appraiser did not rely upon the conclusion of that approach to value.

9. *Right to Amend* - This appraiser’s intention during the appraisal Development (Rule 1) process is to gather factual evidence/data that will establish a basis for an opinion of market value for the subject that is specific to an “as is” (effective) date. The Reporting (Rule 2) process allows the appraiser the opportunity to summarize the evidence/data into a format wherein the client may use the conclusions to make financial decisions. If further evidence is brought forward to this appraiser’s attention after the initial Development and Reporting processes are complete and the client/intended user(s) has received this report, this appraiser reserves the right to amend this summary appraisal report accordingly if necessary/applicable in order to comply at a minimum with Standard Rule 2-1 (a), (b), (c). The amending of this report is strictly up to the discretion of the appraiser. Each inquiry to amend will be treated separately on a case by case basis.

10. *This appraiser is not a contractor, builder, or home inspector* - Let the reader be aware, this appraiser is not a qualified expert in construction methods or construction components. Therefore, the appraiser recommends that the client/owner/ purchaser obtain the services of a qualified construction expert to conduct a detailed inspection of the subject property, if for any reason; such intended user(s) of this report deems such action necessary/appropriate.

11. *Cost to Cure* - Any/all estimates of cost to cure requested by the client/intended user shall not be construed or interpreted as a contractor’s bid or estimate since this appraiser is not a contractor. Any cost to cure estimates shall strictly be interpreted by the intended user(s) of this report as only the opinion of this appraiser. The cost to cure estimates that may be stated in this report are strictly the perception of this appraiser and are not based on contractors’/builders’ bids, unless stated specifically to the contrary within this report. There are no contractor bids or price indexes in this appraiser’s work-file to support these estimates of cost to cure, unless stated to the contrary within this report. This appraiser is not currently and has no intention of performing any other services specific to this current transaction as any person except an appraiser, so no conflict of interest may be inferred or misinterpreted regarding any cost to cure references. It is also recommended that the client/intended user does not base their financing decisions on a cost to cure estimate stated by this appraiser. Instead, it is recommended by this appraiser that the lender/client get a verified/certified contractors’/builders’ bid/statement since this summary appraisal report shall not be construed or interpreted as a verified/certified statement from a contractor/builder.

12. *Site Condo vs. Condominium (the explanation)* - Note: If subject is a site condominium, a statement clarifying this will be stated in the Reconciliation section of this report and other sections as deemed applicable by this appraiser. THE EXPLANATION: In the case of a site condo, the primary difference between a single family residential dwelling and a site condo is the way the documents have been prepared. In other words, site condo documents are prepared in a similar fashion as condominium documents are prepared. Physically the site condo is identical to the single family residential dwellings. For this reason, the comparable sales which are chosen for the site condominiums are typically non-condominium comparables. In addition a site condo does have its own lot (site dimensions) while a condominium does not have its own lot, conversely all property outside the condominium is considered "common ground". For the reason stated above, site condos are reported on a 1004 single family residential form. The concept of a site condo does appear to be somewhat unique and new concept in only a few states (i.e. Michigan).

ADDENDUM

Borrower: Rudalev MI II

File No.: ANS-221402

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13. *How to determine if this property is a site condo* - Note: If subject is a site condominium, a statement clarifying this will be stated in the Reconciliation section of this report and other sections as deemed applicable by this appraiser. THE EXPLANATION: There are two primary items to look for to determine if subject is a single family residence or a site condo. If the following two items are found, the property is most likely a site condo and not a single family residence. The first is look at the legal description. If the words "condominium" and "plan # . . ." are discovered, then look to see if site dimensions for the subject property exist. If both the legal and the site dimensions are listed in your report as described within this section, you probably have a site condo.

14. *Extraordinary Assumption (EA)* - As defined by USPAP: "all assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions." This appraiser may be relying on third party data for specifics on items not personally known to this appraiser or other related data that is not within the Scope of Work and/or scope of expertise/training that this appraiser is required by law to know or by agreement from the client or intended user(s) to perform. The section of this report called Reconciliation will summarize if an EA has been invoked. An EA may also be stated in other sections of this report as deemed applicable by this appraiser.

15. *Hypothetical Condition (HC)* - As defined by USPAP: "that which is contrary to what exists but is supposed for the purpose of analysis." A few applications of this condition are referenced in the Reconciliation section of this report per FNMA. However, if an HC is invoked beyond the generally accepted applications of FNMA per the Reconciliation section, this appraiser will clarify any such HC in the Reconciliation section of this report in a narrative format. This appraiser may also reference an HC in other sections as deemed appropriate.

16. *Sources of information*- The appraiser has obtained and utilized information from the appropriate township, city or county records as was applicable based on the scope of work required. In addition, this appraiser may also house utilized information from the Southeast Michigan Council of Governments (SEMCOG), REALCOMPII, Access Oakland, the appraiser's office files, other appraisers, and/or other real estate professionals pursuant to the scope of work required. Information obtained or provided by the aforementioned sources is deemed to be reliable.

17. *Adverse Site Conditions* - Typical easements for public utilities may be present on the subject property. The appraiser observed no obvious site encroachments unless otherwise stated herein. No adverse environmental conditions were observed unless otherwise stated herein. The appraiser assumes no hidden or unapparent conditions of the property, subsoil conditions or structures exist, which would render it more or less valuable. The appraiser has made no attempt to determine if hazardous materials inclusive of but not limited to mold or toxic substances are present on or in the subject property. The appraiser is not an expert in this field and is therefore, not qualified to make such a determination. The value estimated herein is predicated on the assumption that there are no such materials on or in the property that may cause a loss in value. No responsibility is accepted by the appraiser for any such condition or the expertise to determine such condition.

18. *Bracketing of sales data* - In an attempt to verify the best possible sales data to support the opinion of value stated within this report, this appraiser has attempted to bracket one or more of the following items when applying the sales comparison approach to value in the market grid within this report: a) square footage, b) net adjustments, c) and other comparable indicators referenced in the comparable market grid that are considered significant towards estimating subject's market value within the subject's neighborhood.

19. The appraiser reserves the right to inform any future potential client of any prior assignment or services regarding the subject property, or any part thereof, in accordance with the provisions required within the Ethics Section of USPAP 2010-2011. Such notification shall be of the fact of the existence of a previous assignment or service performed within the prior 36 months and shall not include specifics or details of the analysis or the results of any conclusions drawn from such analysis.

Additional Certifications:

- 1. Pursuant to USPAP requirement, the appraiser is required to disclose any services performed at the subject address in past 3 years. In the 3 years preceding this assignment, this appraiser has not performed any services at the subject property.
- 2. USPAP requires the disclosure of any fees the appraiser pays in order to procure an appraisal assignment. This appraiser has not paid fees to any third party in order to procure this appraisal assignment.

**Highest and Best Use (defined):**

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Based on this appraiser's personal knowledge of the area and research that has been done for properties in this neighborhood recently by this appraiser, and this appraiser's personal first hand knowledge of subject property, this appraiser has determined that the zoning designation as noted on the FNMA form reflects current highest and best use for subject property.

**Comments on Sales Comparison**

**ADDENDUM**

Borrower: Rudalev MI II	File No.: ANS-221402	
Property Address: 637 W Kalama Ave	Case No.:	
City: Madison Heights	State: MI	Zip: 48071-3951
Lender: Colony American Finance		

In order to locate comparable sales, a search of the market area was conducted using REALCOMPONLINE for Southeastern Michigan within a half mile radius of the subject property for single family homes, 850 - 1200sf, ranch style within Madison Heights built between 1930 and 1990.

Comparables 5 and 6 are not adjusted for the list price due to list price ratios indicated in the 1004MC.

Square foot adjustments are based on \$12.00 per square foot where the difference exceeds 100 square feet. Adjustments for differences of 100 square feet or less were not considered necessary. Basement is adjusted for difference in size on the first line of the basement section of the grid, for difference in finish on the second line of the basement section of the grid.

The appraiser has adjusted dissimilarities between the subject and comparables according to the market reaction. Therefore, the dissimilarities that have a "0" indicated in the adjustment column means the appraiser has acknowledged the difference: however, the market does not support any adjustment.

Comparables provide a value range for the subject property after adjustment that is considered to be relevant. The opinion of value is weighted heavier on comparable sale 1 for similar style and condition; comparable 3 for more recent closed date, similar age, style and room count; comparable 2 for similar room count, proximity and recent closed date.

All sales were verified closed by local MLS.

**Final Reconciliation**

The market data or sales comparison approach to value has been calculated by the appraiser to establish an opinion of market value for the subject property based on the "as of" date of this appraisal assignment. The sales comparison is considered to be the best approach to value to determine market value.

The comparable sales selected are considered to be the best available at this time for comparison to the subject property being similar in room count, location and style although varying in age. Comparable 4 was closed just after effective date of appraisal on 06/06/2017 for \$83,000, no concessions. Comparables 5 and 6, both pending sales, were selected from the very few available comparable listings/pending sales for additional support of value. After adjustments comparable sales 1 and 3 are given heavier weight for similar styles, comparable sale 2 for recent closed date.

# Market Conditions Addendum to the Appraisal Report

File No. ANS-221402

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 **637 W Kalama Ave** City **Madison Heights** State **MI** Zip Code **48071-3951**

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)	8	1	5	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	0.33	1.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	13	12	3	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	9.77	36.36	1.80	<input checked="" type="checkbox"/> Declining	<input 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	75,000	102,000	83,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	52	58	45	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	73,900	71,950	112,500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	52	139	42	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97	102	98	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<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.).  
**concessions are present in this market, typically offered at up to 6% of the contract price to be used towards allowable mortgage costs.**

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).  
**REO sales are not a driving factor in this market. About 7% of the sales in this neighborhood were REO in the past 12 months.**

Cite data sources for above information. **RealcompMLS for southeastern MI, single family homes 850 -1200sf, ranch style built between 1930 and 1990 within a half mile radius of the subject property in Madison Heights.**

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.  
**Sales remain steady in this market with a decrease in available listings on the market currently considered to be a shortage. With few listings on the market, days on market are low, list to sale price ratios are high and list prices are rising.**


**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**

Signature   
 Name Susan Nahra  
 Company Name RE Consulting Services, LLC  
 Company Address 1417 Morningdove  
Wixom, MI 48393  
 State License/Certification # 1201069532 State MI  
 Email Address snnahra@comcast.net

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 State License/Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Email Address \_\_\_\_\_

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II	File No.: ANS-221402	
Property Address: 637 W Kalama Ave	Case No.:	
City: Madison Heights	State: MI	Zip: 48071-3951
Lender: Colony American Finance		



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: May 31, 2017  
Appraised Value: \$ 85,000



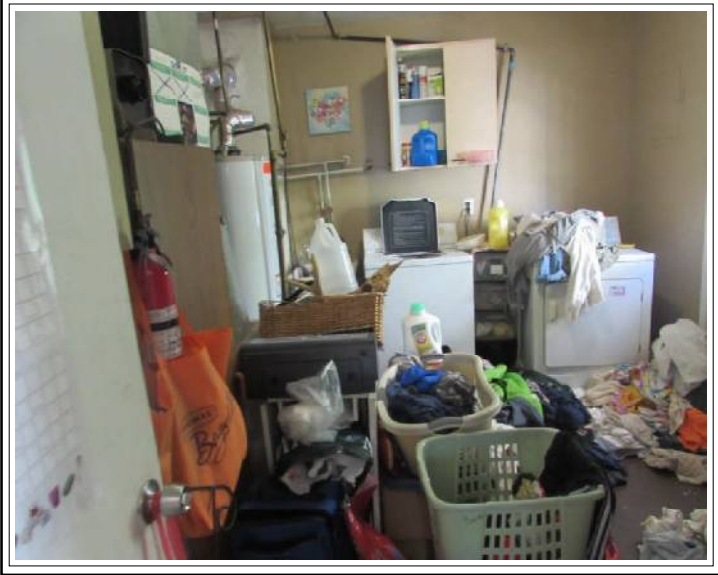
**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower: Rudalev MI II  
Property Address: 637 W Kalama Ave  
City: Madison Heights  
Lender: Colony American Finance

File No.: ANS-221402  
Case No.:  
State: MI Zip: 48071-3951



LAUNDRY / UTILITY



KITCHEN



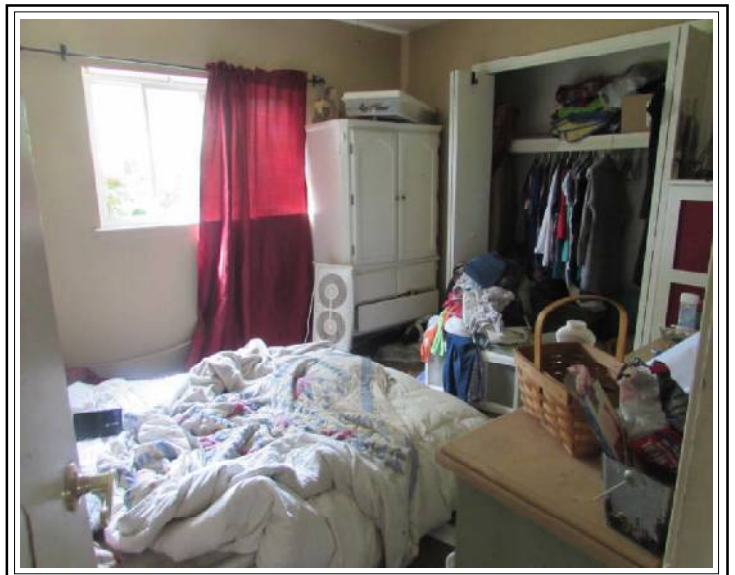
WATER ON



BEDROOM



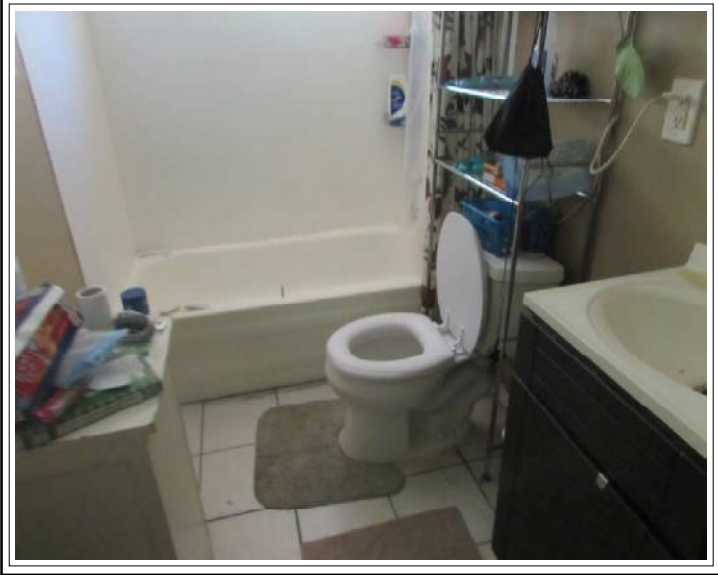
BEDROOM



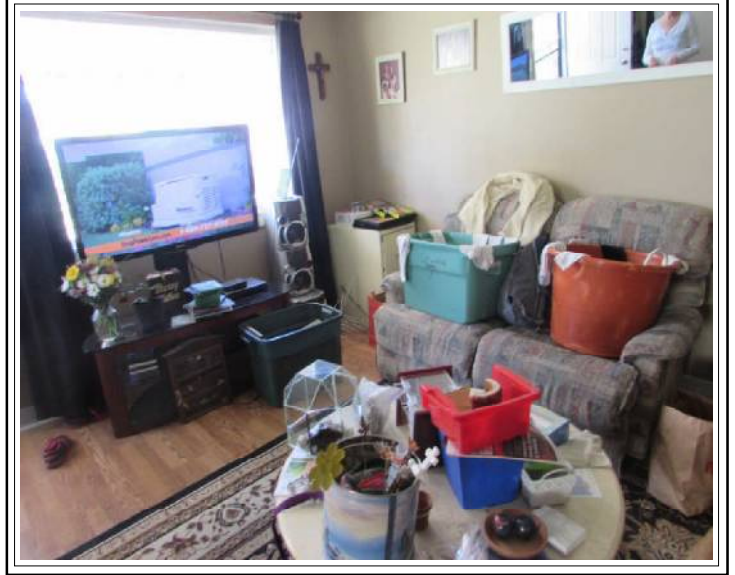
BEDROOM

Borrower: Rudalev MI II  
Property Address: 637 W Kalama Ave  
City: Madison Heights  
Lender: Colony American Finance

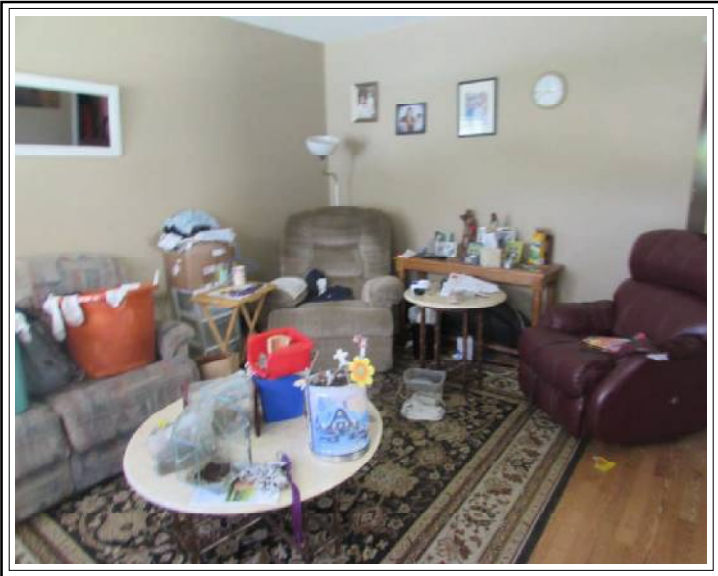
File No.: ANS-221402  
Case No.:  
State: MI Zip: 48071-3951



BATHROOM



LIVING ROOM



LIVING ROOM



BACKYARD



FRONT LEFT



FRONT RIGHT

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II	File No.: ANS-221402	
Property Address: 637 W Kalama Ave	Case No.:	
City: Madison Heights	State: MI	Zip: 48071-3951
Lender: Colony American Finance		



COMPARABLE SALE #1

32 W Guthrie Ave  
Madison Heights, MI 48071-3930  
Sale Date: s09/16;c07/16  
Sale Price: \$ 84,999



COMPARABLE SALE #2

92 W Kalama Ave  
Madison Heights, MI 48071-3948  
Sale Date: s03/17;c01/17  
Sale Price: \$ 94,000



COMPARABLE SALE #3

437 W Kalama Ave  
Madison Heights, MI 48071-3980  
Sale Date: s12/16;c11/16  
Sale Price: \$ 95,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II	File No.: ANS-221402	
Property Address: 637 W Kalama Ave	Case No.:	
City: Madison Heights	State: MI	Zip: 48071-3951
Lender: Colony American Finance		



COMPARABLE SALE #4

399 W Brockton Ave  
Madison Heights, MI 48071-3917  
Sale Date: c04/17  
Sale Price: \$ 85,000



COMPARABLE SALE #5

26144 Hampden St  
Madison Heights, MI 48071-3588  
Sale Date: c05/17  
Sale Price: \$ 105,000



COMPARABLE SALE #6

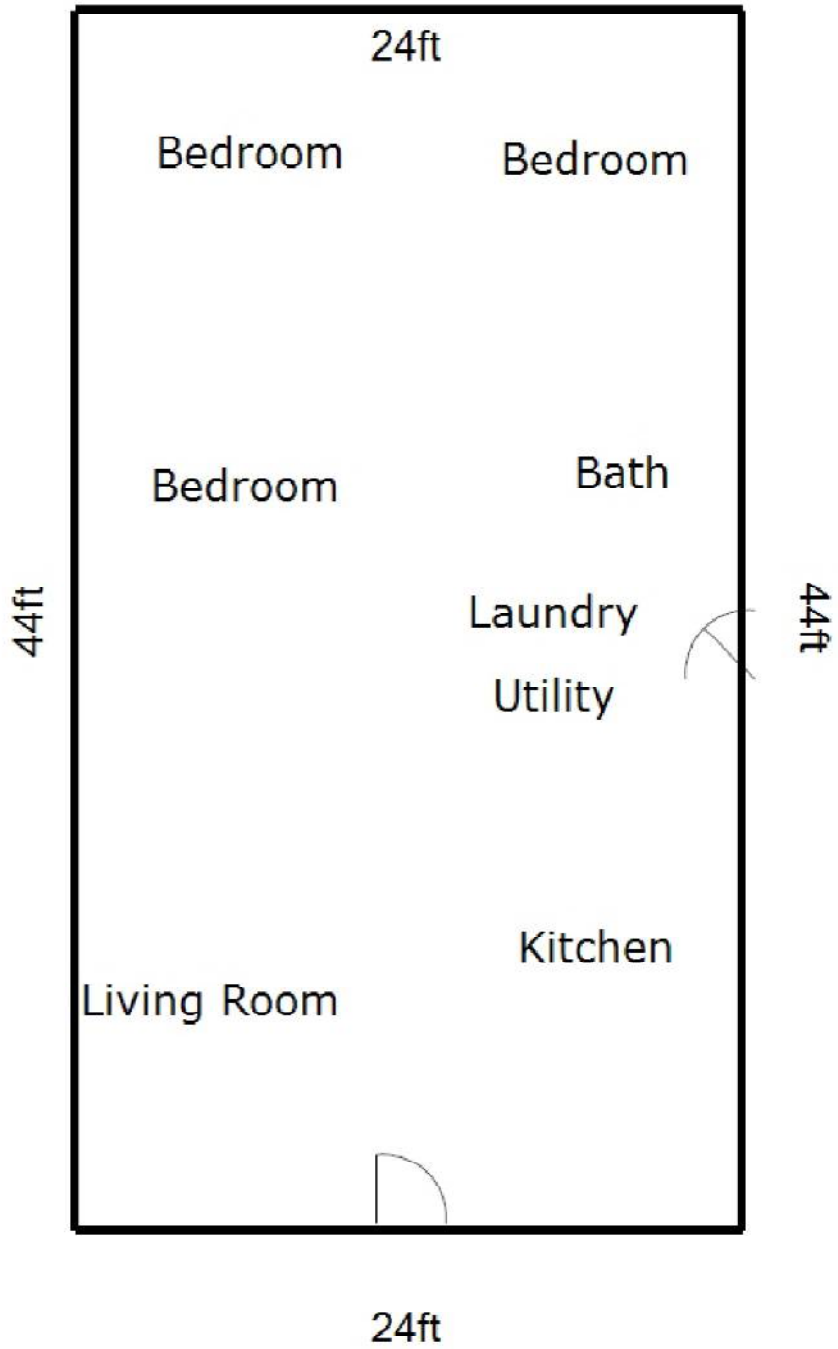
26097 Townley St  
Madison Heights, MI 48071-3617  
Sale Date: c05/17  
Sale Price: \$ 125,000

FLOORPLAN SKETCH

Borrower: Rudalev MI II	File No.: ANS-221402
Property Address: 637 W Kalama Ave	Case No.:
City: Madison Heights	State: MI
Lender: Colony American Finance	Zip: 48071-3951

Sketch

**First Floor**  
[Area: 1056 ft<sup>2</sup>]

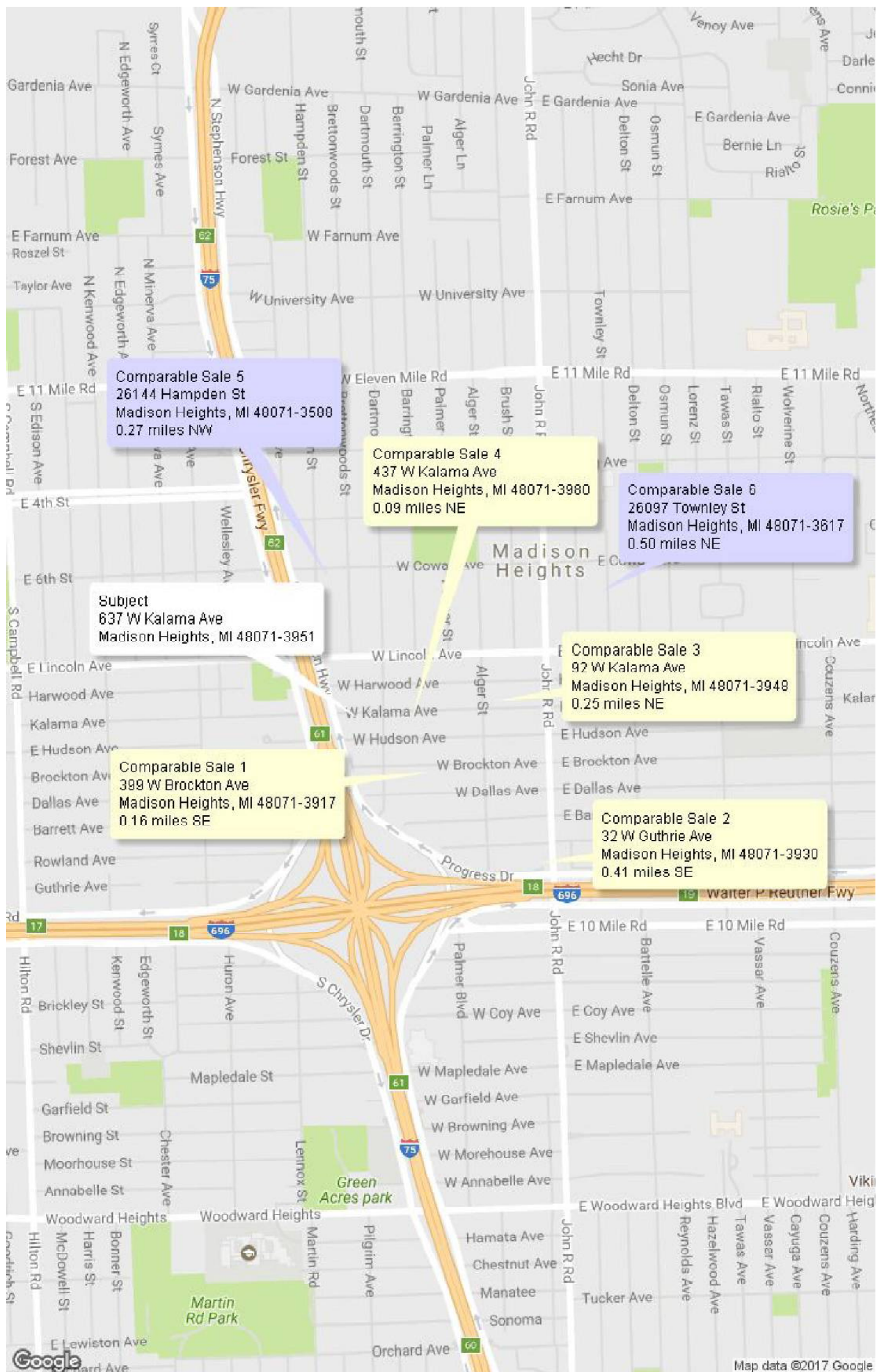


Living Area	Area Calculation		
First Floor	1056 ft <sup>2</sup> First Floor		x 1.00 = 1056 ft <sup>2</sup>
<b>Total Living Area (rounded):</b>	<b>1056 ft<sup>2</sup></b>	24ft x	44ft x 1.00 = 1056 ft <sup>2</sup>

LOCATION MAP

Borrower: Rudalev MI II  
Property Address: 637 W Kalama Ave  
City: Madison Heights  
Lender: Colony American Finance

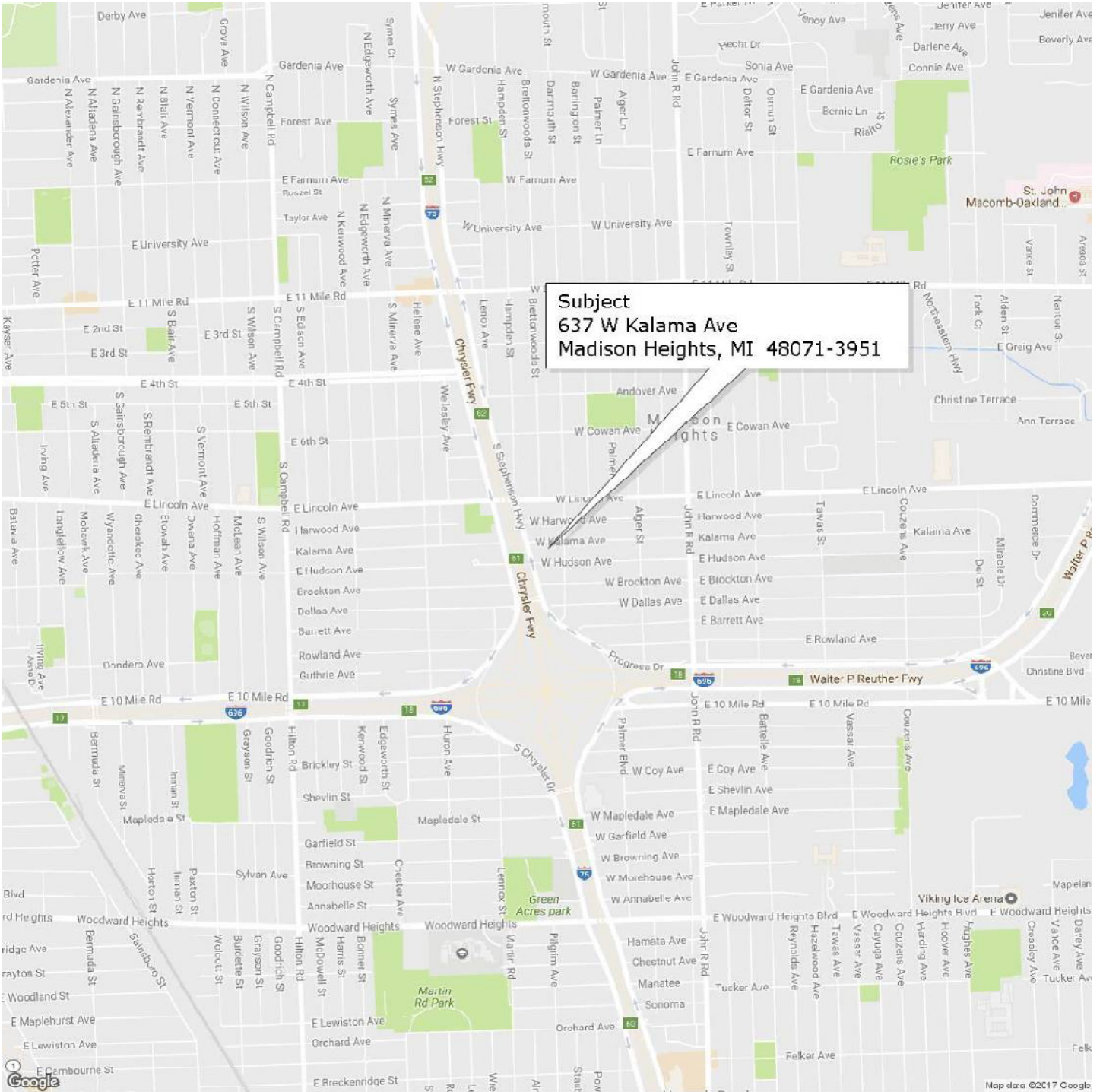
File No.: ANS-221402  
Case No.:  
State: MI  
Zip: 48071-3951



FLOOD MAP

Borrower: Rudalev MI II  
 Property Address: 637 W Kalama Ave  
 City: Madison Heights  
 Lender: Colony American Finance

File No.: ANS-221402  
 Case No.:  
 State: MI  
 Zip: 48071-3951



**FLOOD INFORMATION**

**Community:** CITY OF MADISON HEIGHTS  
**Property is NOT in a FEMA Special Flood Hazard Area**  
**Map Number:** 26125C0701F  
**Panel:** 0701F  
**Zone:** X  
**Map Date:** 09-29-2006  
**FIPS:** 26125  
**Source:** FEMA DFIRM

**LEGEND**

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

**Sky Flood™**

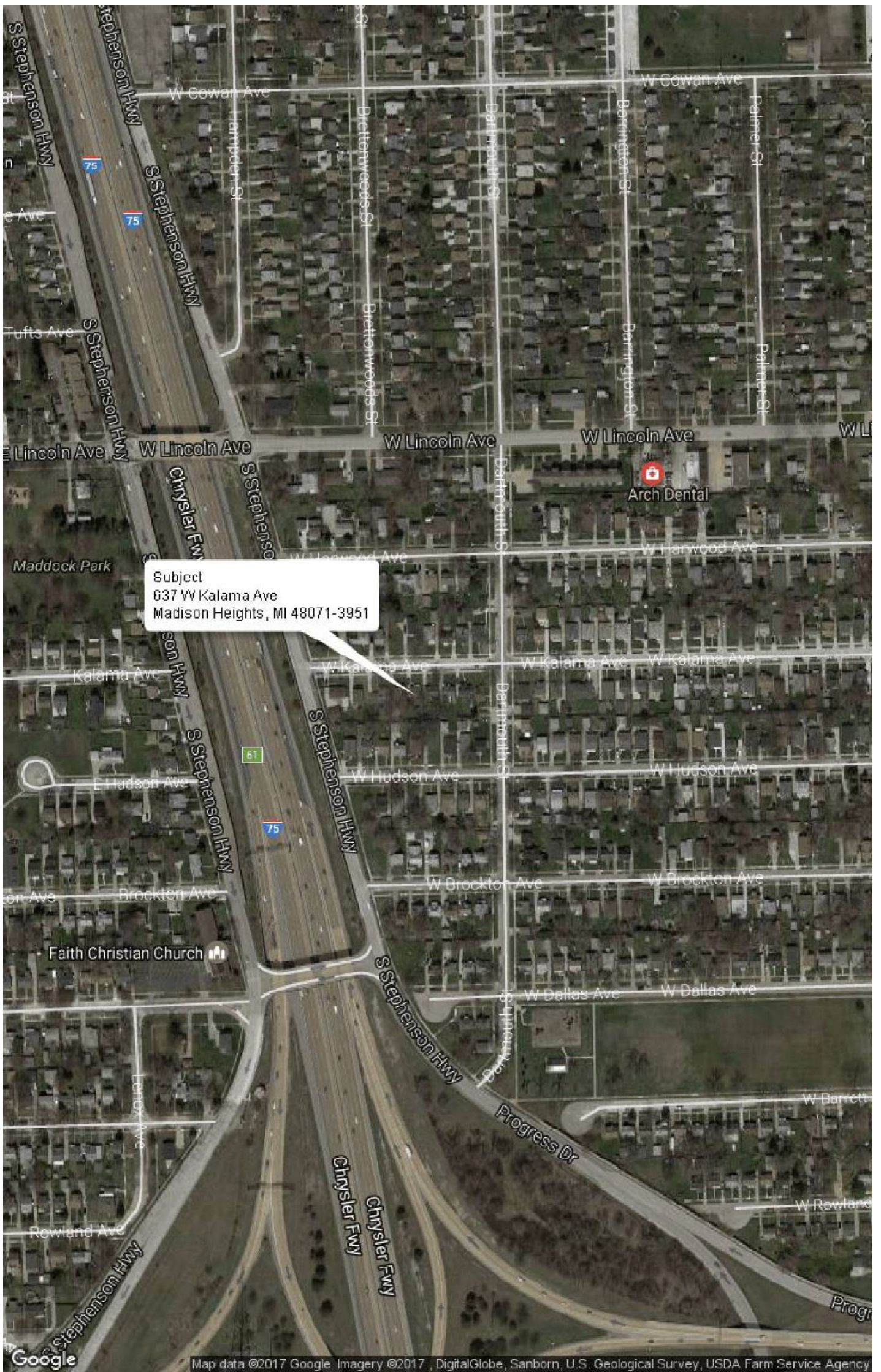
No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone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



AERIAL MAP

Borrower: Rudalev MI II  
Property Address: 637 W Kalama Ave  
City: Madison Heights  
Lender: Colony American Finance

File No.: ANS-221402  
Case No.:  
State: MI Zip: 48071-3951



Subject  
637 W Kalama Ave  
Madison Heights, MI 48071-3951

**USPAP ADDENDUM**

File No. ANS-221402

Borrower: <u>Rudalev MI II</u>				
Property Address: <u>637 W Kalama Ave</u>				
City: <u>Madison Heights</u>	County: <u>Oakland</u>	State: <u>MI</u>	Zip Code: <u>48071-3951</u>	
Lender: <u>Colony American Finance</u>				

**APPRAISAL AND REPORT IDENTIFICATION**

This report was prepared under the following USPAP reporting option:

**Appraisal Report**                      A written report prepared under Standards Rule 2-2(a).

**Restricted Appraisal Report**        A written report prepared under Standards Rule 2-2(b).

**Reasonable Exposure Time**  
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 2-50 days

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

**Additional Certifications**

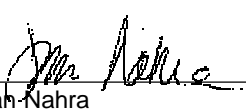
I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

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

**Additional standards 2-3**  
 At the request of the client, this appraisal report has been prepared in compliance with the Uniform Data Set (UAD) from Fannie Mae and Freddie Mac. The UAD requires appraisers 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 or measure personally, 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 including MLS, county records, agents, brokers, etc.  
 Consequently this information should be considered as an "estimate".

**Additional Comments**

The law dictates that appraisers are required to be licensed and are regulated by the State of Michigan, Department of Licensing and Regulatory Affairs P.O. Box 30018 Lansing, MI 48909. This appraiser has completed the requirements of continuing education programs and is currently licensed/certified by the State of Michigan. The signature page of this report reflects the specific level of license/certification that this appraiser has achieved.

<p><b>APPRAISER:</b></p> <p>Signature: <u></u></p> <p>Name: <u>Susan Nahra</u></p> <p>Date Signed: <u>06/08/2017</u></p> <p>State Certification #: <u>1201069532</u></p> <p>or State License #: _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>Mi</u></p> <p>Expiration Date of Certification or License: <u>07/31/2018</u></p> <p>Effective Date of Appraisal: <u>05/31/2017</u></p>	<p><b>SUPERVISORY APPRAISER (only if required):</b></p> <p>Signature: _____</p> <p>Name: _____</p> <p>Date Signed: _____</p> <p>State Certification #: _____</p> <p>or State License #: _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Supervisory Appraiser inspection of Subject Property:</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from street    <input type="checkbox"/> Interior and Exterior</p>
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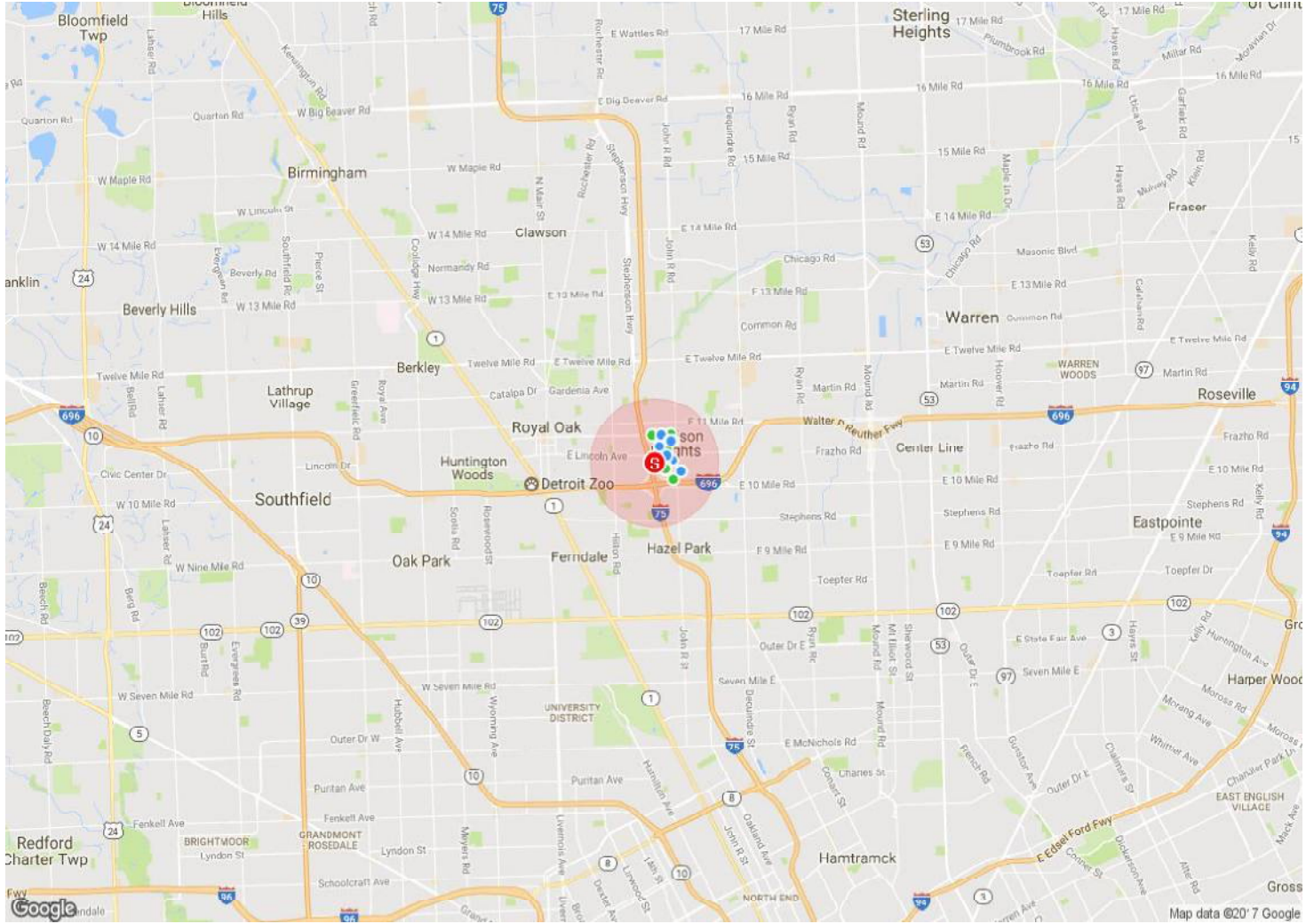
# Appraisal Analytics Addendum

## Comparable Selection Analysis

File # ANS-221402

Address: 637 W Kalama Ave  
Madison Heights, MI 48071-3951

Client: Colony American Finance  
Borrower: Rudalev MI II



**Comments:**

**Search Parameters:**

**Property Observations**

	Address	Prox.	Sale/List Price	Sale/List Date	Site	GLA	Bed	Bath	Age	Cars	Comment
Subject	637 W Kalama Ave				4320 sf	1,056	3	1.0	40	1	
	26115 BARRINGTON Street	0.26	L 84,000	7/10/2016	4,792		3	1.0	67	0	
	26356 ALGER Boulevard	0.41	L 57,500	11/2/2016	5,663		2	1.0	70	0	
	321 W LINCOLN Avenue	0.22	L 84,688	11/14/2016	4,356		3	1.0	51	0	
	26115 BARRINGTON	0.26	L 84,000	7/10/2016	4,792		3	1.0	67		
	337 W HUDSON Avenue	0.18	S 75,000	7/15/2016	4,356		3	1.0	57	1	
	26027 ALGER Boulevard	0.27	S 90,000	7/6/2016	5,663		3	1.0	63	2	
	26304 BRUSH Street	0.44	S 63,500	10/20/2016	4,792		3	1.0	70	0	
	26323 BRUSH Street	0.42	S 105,000	10/28/2016	5,663		4	1.0	69	1	
	26341 BRUSH Street	0.42	S 67,500	8/11/2016	5,663		2	1.0	70	2	
	26579 BRETTONWOODS Str	0.42	S 75,000	9/30/2016	5,227		3	1.0	41	0	
	86 E DALLAS Avenue	0.43	S 60,000	9/16/2016	4,356		3	1.1	64	2	
	345 W BROCKTON Avenue	0.20	S 79,000	10/31/2016	4,356		3	1.0	64	0	
	437 W KALAMA Avenue	0.09	S 95,000	12/8/2016	4,356		3	1.0	41	3	
	344 W DALLAS Street	0.21	S 78,000	3/27/2017	4,356		2	1.0	77	0	
	26349 BRUSH Street	0.42	S 72,000	5/1/2017	5,663		2	1.0	70	0	
	399 W BROCKTON	0.20	S 83,000	6/6/2017	0		3	1.0	74	0	
	26552 BRETTONWOODS Str	0.42	S 104,000	5/30/2017	5,227		3	1.0	42	2	
	72 E DALLAS AVE	0.43	S 65,000	7/1/2016	0		3	1.0	59		
	32 W GUTHRIE	0.39	S 84,999	9/2/2016	6,098		3	1.0	64	1	
	26536 ALGER	0.49	S 95,000	10/29/2016	6,970		3	1.0	46	5	

# Appraisal Analytics Addendum

## Comparable Selection Analysis

File # ANS-221402

Address: 637 W Kalama Ave  
Madison Heights, MI 48071-3951

Client: Colony American Finance  
Borrower: Rudalev MI II

### Property Observations

	Address	Prox.	Sale/List Price	Sale/List Date	Site	GLA	Bed	Bath	Age	Cars	Comment
Subject	637 W Kalama Ave				4320 sf	1,056	3	1.0	40	1	
	26091 BARRINGTON	0.20 S	55,000	10/12/2016	4,792		3	1.0	67	2	
	26545 BRUSH	0.50 S	102,000	12/14/2016	7,405		3	2.0	70	5	
	26091 BARRINGTON	0.20 S	132,000	5/22/2017	4,792		3	1.0	67	2	
	86 E DALLAS Avenue	0.43 L	70,000	3/21/2016	4,356		3	1.1	64	2	
	54 W KALAMA Avenue	0.28 L	84,900	8/11/2016	4,356		3	1.0	74	2	
	26514 BARRINGTON Street	0.44 L	73,900	9/29/2016	6,970		2	1.0	81	0	
	26514 BARRINGTON Street	0.44 L	69,500	10/10/2016	6,970		2	1.0	81	0	
	26514 BARRINGTON Street	0.44 L	64,900	10/30/2016	6,970		2	1.0	81	0	
	26514 BARRINGTON Street	0.44 L	64,000	11/5/2016	6,970		2	1.0	81	0	
	26349 BRUSH Street	0.42 L	69,900	11/20/2016	5,663		2	1.0	70	0	

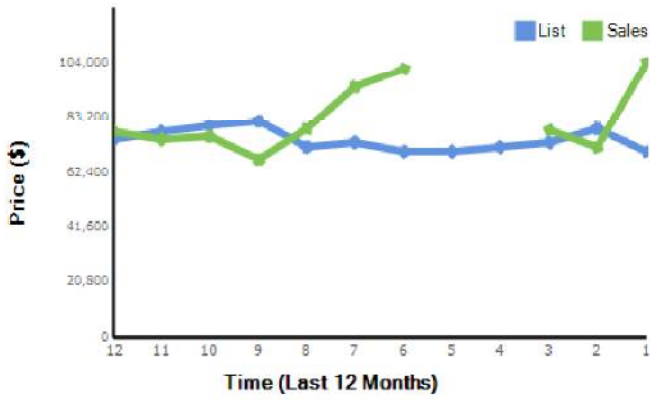
# Appraisal Analytics Addendum

Market Area Analysis

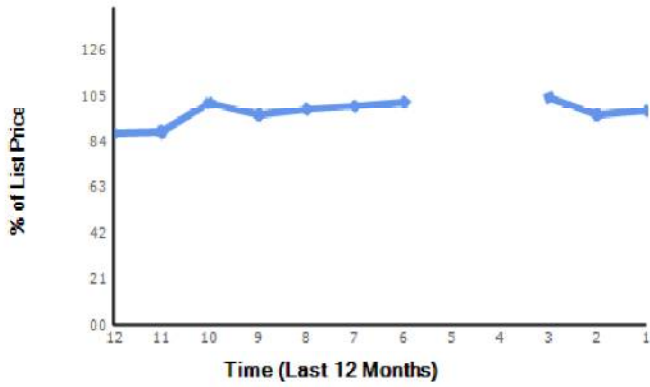
File No. ANS-221402

Address: 637 W Kalama Ave  
Madison Heights, MI 48071-3951

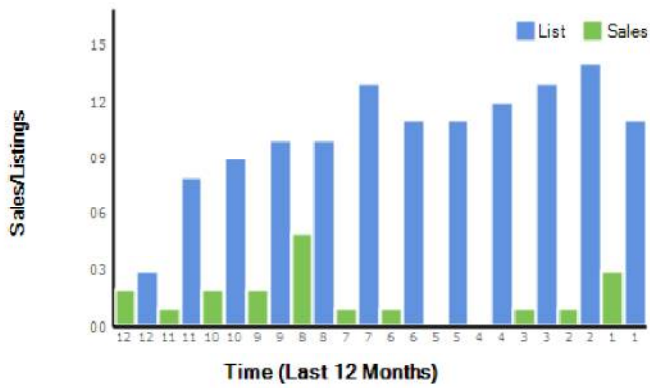
Client: Colony American Finance  
Borrower: Rudalev MI II



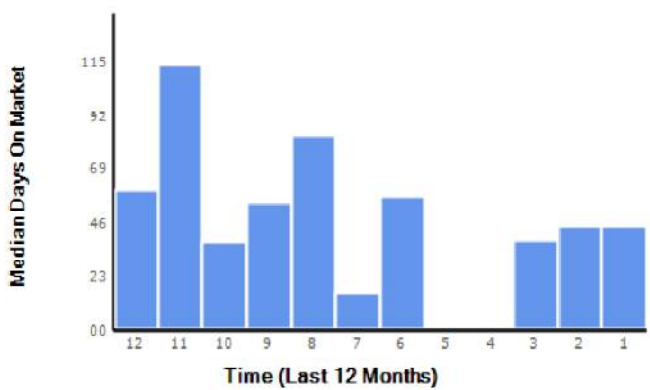
## Median Listing Price vs Median Sales Price



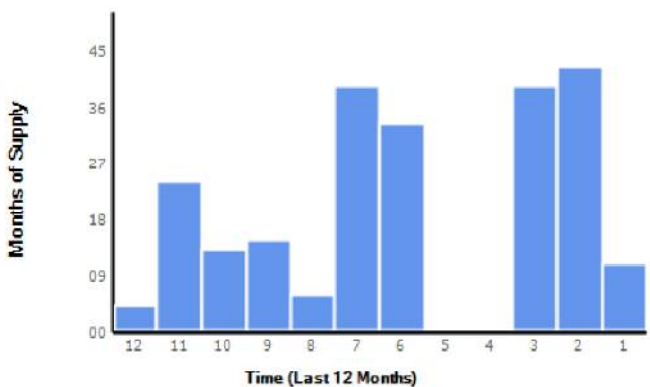
## Median Sales Price as % of List Price



## Total Sales vs Total Listings



## Median Days on Market



## Inventory Analysis

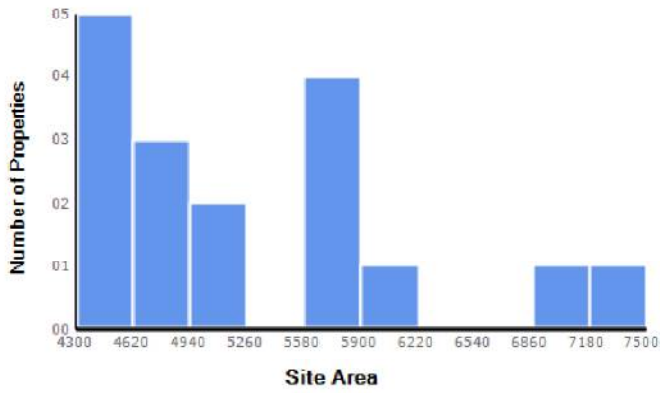
# Appraisal Analytics Addendum

Property Characteristic Histograms for Market Data

File No. ANS-221402

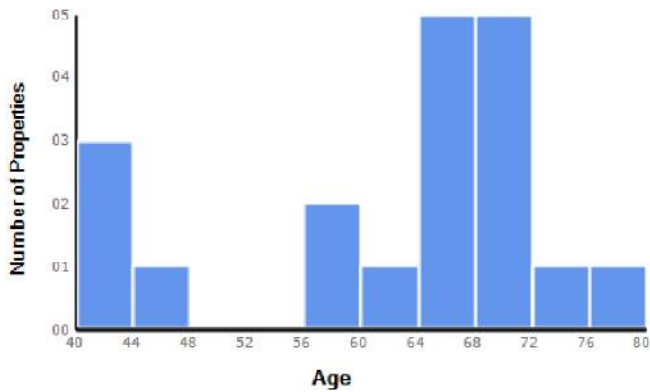
Address: 637 W Kalama Ave  
Madison Heights, MI 48071-3951

Client: Colony American Finance  
Borrower: Rudalev MI II



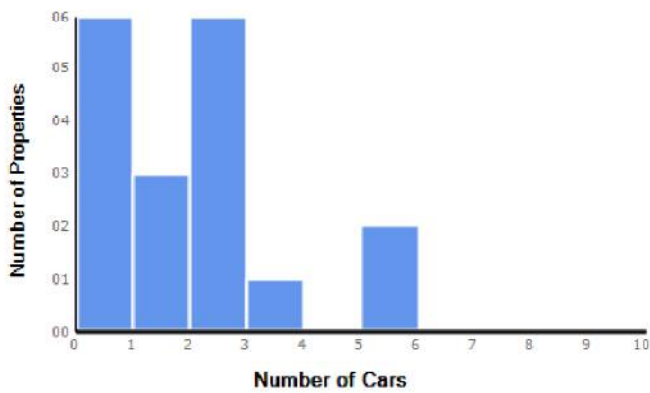
## Site Area

Subject Property Site Area 4320 sqft  
Range of Site Area 4,356 - 7,405 sqft  
Middle Site Area (Median) 5,227 sqft  
Average Site Area (Mean) 5,279 sqft



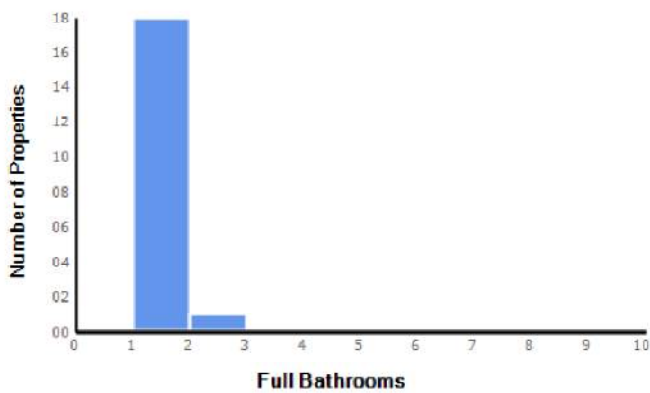
## Property Age

Subject Property Age 40 yrs  
Range of Age 41 - 77 yrs  
Middle Age (Median) 64 yrs  
Average Age (Mean) 62 yrs



## Car Storage - # of Cars

Subject Property # of Cars 1 cars  
Range of # of Cars 0 - 5 cars  
Middle # of Cars (Median) 2 cars  
Most popular # of Cars (Mode) 2,0 cars



## Bathrooms - Full Baths

Subject Property Full Baths 1 baths  
Range of Full Baths 1 - 2 baths  
Middle # of Full Baths (Median) 1 baths  
Most popular # of Full (Mode) 1 baths

# Appraisal Analytics Addendum

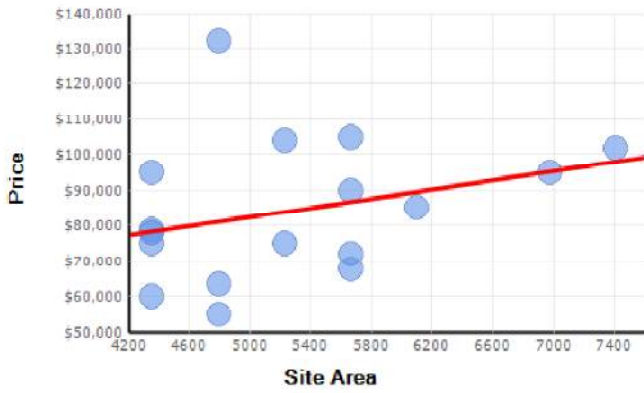
Linear Regression Analysis - Scatter Plots

File No. ANS-221402

Address: 637 W Kalama Ave  
Madison Heights, MI 48071-3951

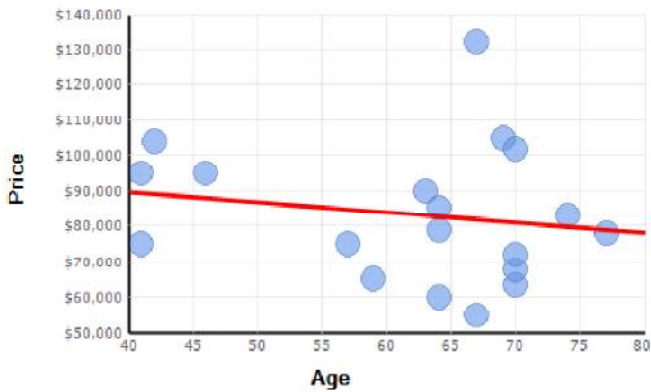
Client: Colony American Finance

Borrower: Rudalev MI II



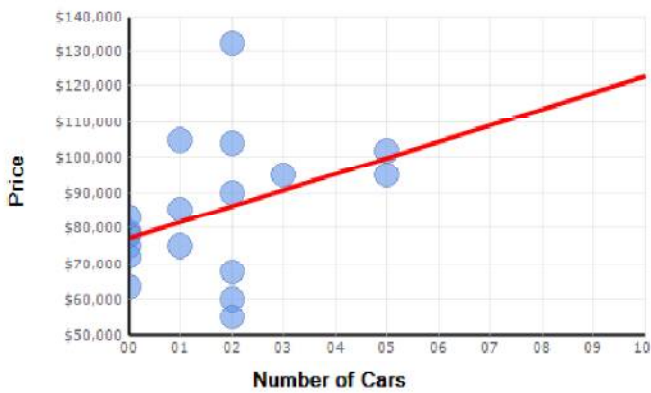
## Site Area - Linear Regression

**Model Slope Value** \$6 per sq ft  
**Value Range** \$1 to \$12 per sq ft  
**R<sup>2</sup> - Model Fit** 9.1%



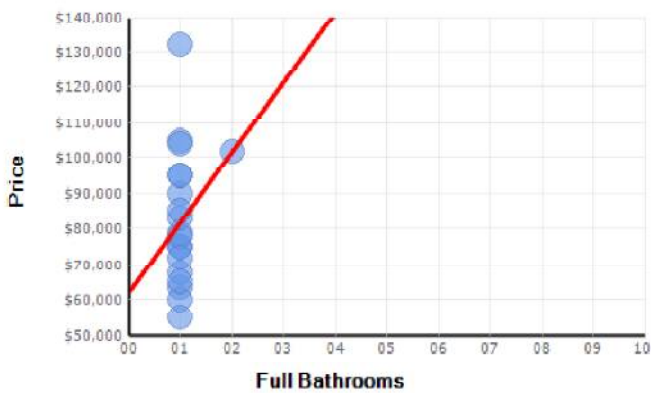
## Property Age - Linear Regression

**Model Slope Value** -\$293 per year  
**Value Range** -\$696 to \$110 per year  
**R<sup>2</sup> - Model Fit** 3.0%



## Number of Cars - Linear Regression

**Model Slope Value** \$4,565 per car  
**Value Range** \$1,761 to \$7,370 per car  
**R<sup>2</sup> - Model Fit** 14.2%

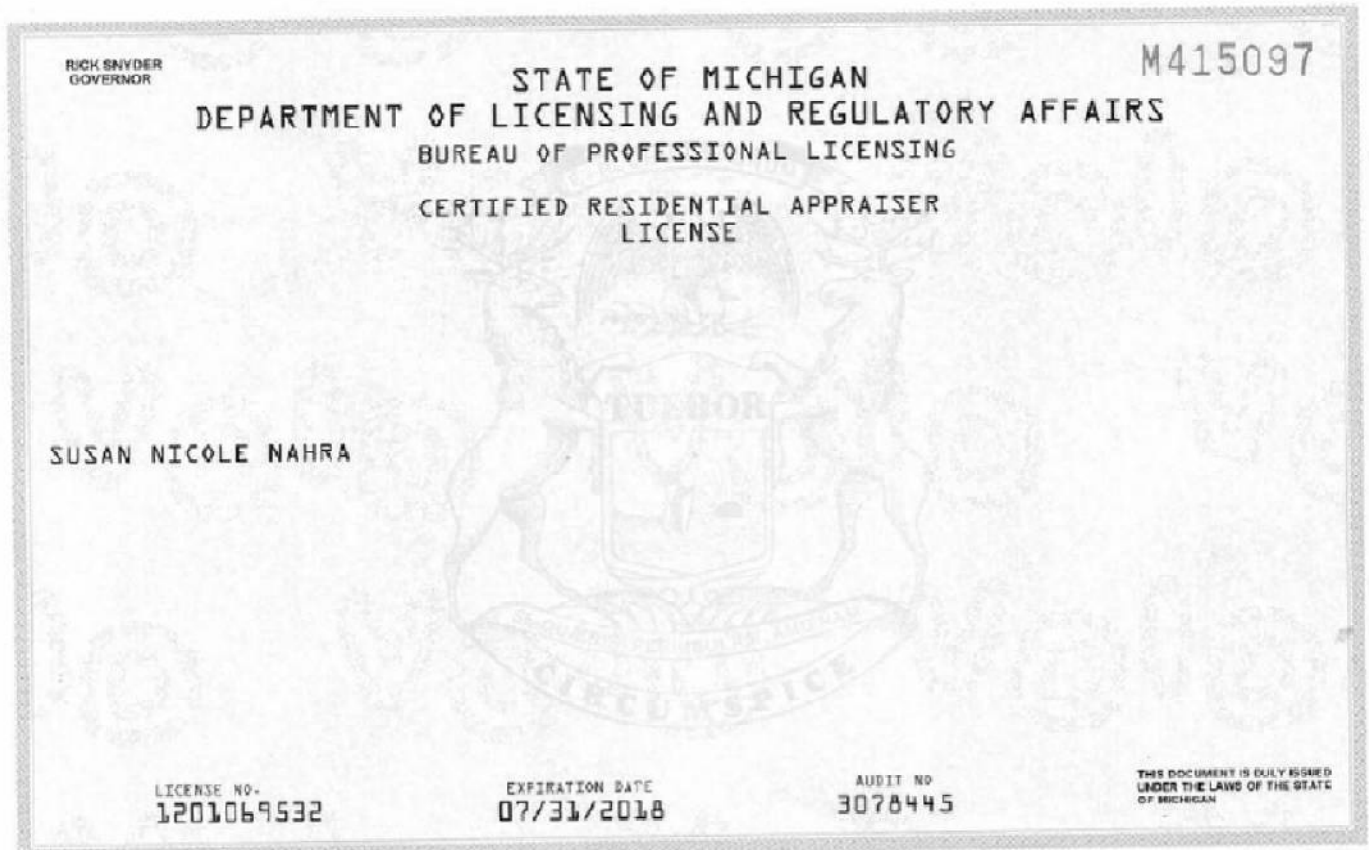


## Full Bathrooms - Linear Regression

**Model Slope Value** \$19,833 per bath  
**Value Range** \$210 to \$39,457 per bath  
**R<sup>2</sup> - Model Fit** 5.7%

Borrower: Rudalev MI II  
Property Address: 637 W Kalama Ave  
City: Madison Heights  
Lender: Colony American Finance

File No.: ANS-221402  
Case No.:  
State: MI  
Zip: 48071-3951





Borrower: Rudalev MI II	File No.: ANS-221402
Property Address: 637 W Kalama Ave	Case No.:
City: Madison Heights	State: MI
Lender: Colony American Finance	Zip: 48071-3951



**LIA Administrators & Insurance Services**



**ASPEN**

**APPRAISAL AND VALUATION  
PROFESSIONAL LIABILITY INSURANCE POLICY  
DECLARATIONS**

**ASPEN AMERICAN INSURANCE COMPANY**  
(A stock insurance company herein called the "Company")  
175 Capitol Blvd, Suite 100  
Rocky Hill, CT 06067

Date Issued	Policy Number	Previous Policy Number
01/18/2017	AAI005369-02	AAI005369-01

**THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.**

**Item**

<p><b>1. Customer ID:</b> 153377 <b>Named Insured:</b> R.E. CONSULTING SERVICES, LLC Joseph A. Nahra/Susan N. Nahra Thomas Wiewiora 1417 Morningdove Wixom, MI 48393</p>	
<p><b>2. Policy Period:</b> From: 02/21/2017 To: 02/21/2018 12:01 A.M. Standard Time at the address stated in 1 above.</p>	
<p><b>3. Deductible:</b> \$1,000 Each Claim</p>	
<p><b>4. Retroactive Date:</b> 02/21/2003</p>	
<p><b>5. Inception Date:</b> 02/21/2016</p>	
<p><b>6. Limits of Liability:</b>   A. \$1,000,000 Each Claim                                   B. \$1,000,000 Aggregate</p>	
<p><b>7. Mail all notices, including notice of Claim, to:</b> LIA Administrators &amp; Insurance Services 1600 Anacapa Street Santa Barbara, California 93101 (800) 334-0652; Fax: (805) 962-0652</p>	
<p><b>8. Annual Premium:</b>         \$1,948.00</p>	
<p><b>9. Forms attached at issue:</b> LIA002 (12/14) LIA MI (11/14) LIA MI NOT (11/14) LIA012 (12/14) LIA018 (10/14)</p>	

This Declarations Page, together with the completed and signed Policy Application including all attachments and exhibits thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

01/18/2017  
Date  
LIA-001 (12/14)

By \_\_\_\_\_  
Authorized Signature  
Aspen American Insurance Company