5702071589
File No. 91794593

APPRAISAL OF



LOCATED AT:

833 1st St
Saint Paul Park, MN 55071

FOR:

The Huntington National Bank
5555 Cleveland Ave, GW2W59
Columbus, OH, 43231

BORROWER:

ADAMS, JEROME

AS OF:

March 13, 2024

BY:

Jonathan R Turbett

20631290

Uniform Residential Appraisal Report

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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 833 1st St | City Saint Paul Park | State MN | Zip Code 55071
Borrower ADAMS, JEROME | Owner of Public Record Adams Jerome P | County Washington
Legal Description See Attached Addendum
Assessor's Parcel # 1202722230018 | Tax Year 2023 | R.E. Taxes $ 1,899
Neighborhood Name Saint Paul Park | Map Reference ACI Sky Maps | Census Tract 0713.00
Occupant [ ] Owner [ ] Tenant [X] Vacant | Special Assessments $ 53 [ ] PUD HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Market Value
Lender/Client The Huntington National Bank | Address 5555 Cleveland Ave, GW2W59, Columbus, OH 43231
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). According to NSMLS/Owner, the subject property is not currently listed and there have been no listings in the previous 12 months.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	[ ] Urban [X] Suburban [ ] Rural	Property Values	[ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit	80 %
Built-Up	[X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage [X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid [X] Stable [ ] Slow	Marketing Time	[X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	120 Low	1	Multi-Family	5 %
Neighborhood Boundaries	The immediate neighborhood boundaries are:City limits to the North;			424 High	159	Commercial	5 %
Highway 10 to the East; 18th Ave to the South; and Mississippi River to the West.				297 Pred.	61	Other Park	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See addendum

SITE

Dimensions 45x139 | Area 6286 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification MX-1B | Zoning Description Marina Mixed Use Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 27163C0403E | FEMA Map Date 02/03/2010
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	ConcBlk/Average	Floors	Hw,Cpt/Avg
# of Stories	1	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Vinyl/Average	Walls	Drywall,Plst/Avg
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Asphalt/Fair	Trim/Finish	Oak/Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	None	Bath Floor	Vinyl/Avg
Design (Style)	Rambler	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	DoubleHung/Avg	Bath Wainscot	Fiberglass/Avg
Year Built	1947	Evidence of	[ ] Infestation	Storm Sash/Insulated	Yes/Average	Car Storage	[ ] None
Effective Age (Yrs)	45	[ ] Dampness	[ ] Settlement	Screens	Yes/Average	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating	[X] FWA [ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Gravel
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel N.Gas	[ ] Fireplace(s) # 0	[ ] Fence None	[ ] Garage	# of Cars 0
[ ] Floor	[X] Scuttle	Cooling	[ ] Central Air Conditioning	[ ] Patio/Deck None	[ ] Porch None	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[X] Other None	[ ] Pool None	[ ] Other None	[ ] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 4 Rooms | 2 Bedrooms | 1.0 Bath(s) | 756 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject has an average efficiency heating system, and double hung windows.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject property is a one story rambler style home located on a quiet residential street. The subject featurs two bedrooms and one full bathroom above grade, forced aire heating, laundry on the main level. The roof clearly needs to be replaced. Shingles are deteriorated and cupped to the point they are no longer adequately protecting the property and per interior observation, the roof appears to have leaked. While dry at the time of the inspection, there has not been much, if any local precipitation in recent < continued in addendum >
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 279,900 to $ 279,900 .
There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 178,000 to $ 341,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	833 1st St Saint Paul Park, MN 55071	1524 Lincoln Ave Saint Paul Park, MN 55071		1400 Summit Ave Saint Paul Park, MN 55071		460 12th St Newport, MN 55055	
Proximity to Subject		1.21 miles SE		0.94 miles SE		1.66 miles NW	
Sale Price	$		$ 341,000		$ 255,000		$ 240,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 234.20 sq. ft.		$ 265.63 sq. ft.		$ 262.58 sq. ft.	
Data Source(s)		NSMLS #6400149;DOM 46		NSMLS #6375216;DOM 2		NSMLS #6407721;DOM 3	
Verification Source(s)		NSMLS/Tax Records		NSMLS/Tax Records		NSMLS/Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		REO	0	ArmLth	0	ArmLth	0
Concessions		Conv;0	0	Conv;0	0	Conv;0	0
Date of Sale/Time		s10/23;c10/23	0	s06/23;c05/23	0	s09/23;c08/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6286 sf	9544 sf	0	16094 sf	0	7841 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler		DT1;Rambler	
Quality of Construction	Q4	Q4		Q4	-7,700	Q4	-7,200
Actual Age	77	60	0	94	0	65	0
Condition	C4	C4		C3	-7,700	C3	-7,200
Above Grade Room Count (Total / Bdrms. / Baths)	4 / 2 / 1.0	9 / 4 / 1.0	0	7 / 2 / 1.0	0	5 / 3 / 1.0	0
Gross Living Area 45	756 sq. ft.	1,456 sq. ft.	-31,500	960 sq. ft.	-9,200	914 sq. ft.	-7,100
Basement & Finished Rooms Below Grade	0sf	1144sf915sfin 1rr1br1.0ba0o	-47,500 -8,000	0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA None	FWA None		FWA/ C/Air	-2,000	FWA C/Air	-2,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	2dw	2gd2dw	-10,000	3ga3dw	-15,000	1ga1dw	-5,000
Porch/Patio/Deck	None	Patio/Deck	-4,000	Patio	-2,000	None	
Amenities	None	1Fp,Fnc	-3,000	Fnc	-1,000	None	
Cost to Cure	Roof/Ceiling	None	-25,000	None	-25,000	None	-25,000
Net Adjustment (Total)		[ ] + [X] - $	129,000	[ ] + [X] - $	69,600	[ ] + [X] - $	53,500
Adjusted Sale Price of Comparables		Net Adj. -37.8% Gross Adj. 37.8% $	212,000	Net Adj. -27.3% Gross Adj. 27.3% $	185,400	Net Adj. -22.3% Gross Adj. 22.3% $	186,500

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

My research [ ] did [X] 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) NStarMLS/County Records
My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) NStarMLS/County Records
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)	NSMLS/County Tax	NSMLS/County Tax	NSMLS/County Tax	NSMLS/County Tax
Effective Date of Data Source(s)	03/13/2024	03/13/2024	03/13/2024	03/13/2024

Analysis of prior sale or transfer history of the subject property and comparable sales No sales or listings of the subject in the past 3 years known or noted. No other previous sales of the comparables known or noted in the past year.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 186,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 186,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $ 0
See attached addendum for reconciliation commentary.

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

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 $ 186,000 as of 03/13/2024 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The subject's estimated site value as vacant was derived from recent comparable lot sales, listings and additional market data including the extraction method.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = $	75,000
Source of cost data	Dwelling Sq. Ft. @ $ ..... = $	0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ $ ..... = $	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
Because there was sufficient evidence to develop a credible	Garage/Carport Sq. Ft. @ $ ..... = $	
opinion of value by the sales comparison approach alone, in	Total Estimate of Cost-New ..... = $	0
accordance with the scope of work for this assignment, the cost	Less 100 Physical / Functional / External	
approach has not been developed. Use of this data in part or	Depreciation = $ (	0)
whole for other purposes is not intended by the appraiser.	Depreciated Cost of Improvements ..... = $	0
	"As-is" Value of Site Improvements ..... = $	
Estimated Remaining Economic Life (HUD and VA only) 55 Years	INDICATED VALUE BY COST APPROACH ..... = $	0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

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

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

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

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

Describe common elements and recreational facilities.

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.

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).

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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.

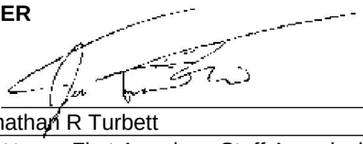
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Jonathan R Turbett
Company Name First American Staff Appraisals, LLC
Company Address 4795 Regent Blvd
Irving, TX 75063
Telephone Number 651-486-9550
Email Address twincities@firstam.com
Date of Signature and Report 03/21/2024
Effective Date of Appraisal 03/13/2024
State Certification #
or State License # 40469710
or Other (describe) State #
State MN
Expiration Date of Certification or License 08/31/2025

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

ADDRESS OF PROPERTY APPRAISED
833 1st St
Saint Paul Park, MN 55071

APPRAISED VALUE OF SUBJECT PROPERTY $ 186,000

LENDER/CLIENT
Name First American Mortgage Solutions
Company Name The Huntington National Bank
Company Address 5555 Cleveland Ave, GW2W59
Columbus, OH 43231
Email Address

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

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

Uniform Residential Appraisal Report

5702071589
File No. 91794593

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	833 1st St Saint Paul Park, MN 55071	1690 2nd Ave Newport, MN 55055		833 Holley Ave Saint Paul Park, MN 55071		915 Selby Ave Saint Paul Park, MN 55071	
Proximity to Subject		2.29 miles NW		0.60 miles SE		0.90 miles SE	
Sale Price	$		$ 231,000		$ 185,101		$ 279,900
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 259.26 sq. ft.		$ 165.27 sq. ft.		$ 347.70 sq. ft.	
Data Source(s)		NSMLS #6345892;DOM 4		NSMLS #6470828;DOM 30		NSMLS #6482393;DOM 14	
Verification Source(s)		NSMLS/Tax Records		NSMLS/Tax Records		NSMLS/Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth	0	REO	0	Listing	0
Concessions		Conv;0	0	Conv;0	0	;0	0
Date of Sale/Time		s04/23;c04/23	0	s02/24;c01/24	0	c02/24	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6286 sf	12371 sf	0	6970 sf	0	11248 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Rambler	DT1;Rambler		DT2;Trad2Stry	0	DT1;Rambler	
Quality of Construction	Q4	Q4	-6,900	Q4		Q4	-8,400
Actual Age	77	66	0	114	0	74	0
Condition	C4	C3	-6,900	C4		C3	-8,400
Above Grade Room Count (Total / Bdrms. / Baths)	4 / 2 / 1.0	4 / 2 / 1.0		5 / 3 / 1.0	0	7 / 3 / 1.0	0
Gross Living Area 45	756 sq. ft.	891 sq. ft.	-6,100	1,120 sq. ft.	-16,400	805 sq. ft.	0
Basement & Finished	0sf	0sf		580sf0sfin	-23,000	805sf400sfin	-33,000
Rooms Below Grade						1rr1br1.0ba0o	-8,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA None	FWA None		FWA None		FWA/ C/Air	-2,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	2dw	1ga1dw	-5,000	1ga1dw	-5,000	1gd1dw	-5,000
Porch/Patio/Deck	None	None		None		Porch	-6,000
Amenities	None	None		None		None	
Cost to Cure	Roof/Ceiling	None	-25,000	None	-25,000	None	-25,000
Net Adjustment (Total)		☐ + ☒ -	$ 49,900	☐ + ☒ -	$ 69,400	☐ + ☒ -	$ 95,800
Adjusted Sale Price of Comparables		Net Adj. -21.6% Gross Adj. 21.6%	$ 181,100	Net Adj. -37.5% Gross Adj. 37.5%	$ 115,701	Net Adj. -34.2% Gross Adj. 34.2%	$ 184,100

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	NSMLS/County Tax	NSMLS/County Tax	NSMLS/County Tax	NSMLS/County Tax
Effective Date of Data Source(s)	03/13/2024	03/13/2024	03/13/2024	03/13/2024

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions

5702071589
File No. 91794593

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

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

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		

INTENDED USERS and INTENDED USE
The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

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

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

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

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

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

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

Exposure Time
A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 0 to 90 days.

AIR Compliance Statement
No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal 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. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the client.

FIRREA Statement
The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act. (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Appraiser Insurance Requirements
The appraiser is aware that the client has certain insurance requirements in place for vendors of appraisal services. Proof of insurance has been provided and is on file with the entity that engaged the appraiser for this assignment.

Additional Comments
The appraiser is not a home inspector or an environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. If there are any concerns about physical or environmental issues it is recommended that a professional inspection be obtained.

SUBJECT SECTION
Legal Description
The legal description as shown on pg. 1 of the report is the complete description as found in tax records.

Occupancy/Utilities
At the time of inspection the subject property was not occupied. All utilities were not on and functioning.

Special Assessments
The subject has a Special Assessment of $53. This is a (yearly) assessment that covers stormwater utility, and county environmental charge. This yearly assessment has no impact on the subject's marketability.

SITE SECTION
Site Dimensions
A plat map has been included in this report.

Subject Aerial Photo
An aerial photo of the subject has been provided in this report.

IMPROVEMENTS SECTION
Actual Age vs. Effective Age
It is noted that the subject’s actual and effective ages differ by more than 10 years. This can be attributed to updating and maintenance.

Subject Age
The age of the subject and comparable sales have been obtained via the MLS and public record (if available). While differences may exist between the MLS and public records, the differences have no impact on this appraisal. The effective age and condition rating is more relevant and given more weight than the actual age.

Subject GLA
The GLA for the subject provided in this report is based on actual field measurements by the appraiser at the time of inspection. These field measurements may

differ from MLS and public record data since these other sources may include areas below grade, garages, porches etc. While there may be differences in gross living area between this report and peer data, these are based on the appraiser's measurements in the field which is considered the most accurate method.

Fannie Mae Selling Guide Chapter B4-1.3-06
Appraisals Completed "As Is"
"Fannie Mae permits appraisals to be based on the "as is" condition of the property provided existing conditions are minor and do not affect the safety, soundness, or structural integrity of the property, and the appraiser's opinion of value reflects the existence of these conditions.

Minor conditions and deferred maintenance are typically due to normal wear and tear from the aging process and the occupancy of the property. While such conditions generally do not rise to the level of a required repair, they must be reported. Examples of minor conditions and deferred maintenance include worn floor finishes or carpet, minor plumbing leaks, holes in window screens, or cracked window glass."

Minor Conditions
The subject is noted as having average C4 overall condition, though there is some minor deferred maintenance which includes: Roof and ceiling repair
An Estimated Cost To Cure has been provided below and photos of the deferred maintenance have been provided.
Cost to Cure:
1) Roof - $20,000
2) Ceiling repair - $5,000
Total Cost to Cure - $25,000

This Cost To Cure has been added into the SCA grid on a separate line from the "Condition" line and the subject is appraised "as is".

Legal Description
SUBDIVSIONNAME DIV NO.2 ST PAUL PARK BLK B AND 46-96 LOT9 BLOCK 68 SUBDIVSIONCD 68442 PT BEING N5FT OF LOT 10

Neighborhood Description
The subject is located in a well-established neighborhood of similar or complimentary style homes. The subject is close to schools, places of employment and parks in Saint Paul Park. St. Paul Park is a city in Washington County, Minnesota, United States. The population was 5,279 at the 2010 census. It is located on the Mississippi River, five miles (8 km) downstream from St. Paul. According to the United States Census Bureau, the city has a total area of 3.58 square miles (9.27 km2); 2.99 square miles (7.74 km2) is land and 0.59 square miles (1.53 km2) is water. U.S. Highway 61 and U.S. Highway 10, which are concurrent through the town, serves as a main route in the community. St. Paul Park is bordered by Cottage Grove to the east and Newport to the north.

Neighborhood Market Conditions
NorthStar MLS Infosparks statistics for traditional sales of previously owned single family properties in the subject's market area indicate the median sale price has remained basically stable (+2%) in the previous 12 months. MLS statistics indicate that sellers are receiving 103.6% of the original listing price with a median marketing time of 9 days. 0 to 3 points of seller contributions are typical in the current market place. The months supply of homes for sale has declined 9.1% in the past 12 months and the homes for sale in the past 12 months has declined 42.9%.

SALES COMPARISON APPROACH SECTION

Condition of the Property
Continued from Condition of the Property: weeks and the lack of obvious moisture is not indicative of a watertight roof. Flooring and other interior finishes are dated but showed no obvious signs of deferred maintenance. two sheds were present in the subject's rear yard, but were not on slab with no value given.

Comments on Sales Comparison
A thorough search was made of the subject's marketing area. The subject was compared with several similar homes from within the same or nearby and competing marketing areas. The comparables utilized are considered to be the most reasonable, recent, and proximate indicators of value available. I have applied unbiased and impartial adjustments for items of significant variation as directly related to value in exchange by a typical informed buyer within the market area.

A competing listing was included to reflect current market conditions.

Comparable #1 - was used for its similar REO status; has a similar above grade bath count; has superior GLA; has a superior lower level, lower level finished area, and bath count; has superior car storage.
Comparable #2 - was used for its proximity, and similar above grade room count; has superior interior detail and finish for which 3% quality and condition adjustments have been applied; has superior car storage.
Comparable #3 - was used for its similar lower level; has superior interior detail and finish for which 3% quality and condition adjustments have been applied; has a superior GLA; has superior car storage.
Comparable #4 - was used for purposes of providing an additional closed sale with 2 above grade bedrooms and lacking a lower level in the subject's greater marketing area; has superior interior detail and finish for which 3% quality and condition adjustment has been applied; has a superior GLA; has superior car storage.
Comparable #5 - was used for its proximity and similar REO status; has a superior GLA; has a superior lower level; has superior car storage.
Comparable #6 - is an active listing that has been utilized to demonstrate the current marketability of the area; has superior interior detail and finish for which 3% quality and condition adjustments have been applied. Please note that no list-to-sales price adjustment has been applied to this comparable as market research/1004MC form indicates that sellers are receiving nearly 100% of list price in the subject's current marketplace

Industry Guidelines
Common industry guidelines ask the appraiser to comment if comparable sales are older than six months, greater than one mile in distance, or have gross adjustments greater than 25%, net adjustments greater than 15%, or individual adjustments greater than 10%.

Distance of Comparables
Due to the stability of similar homes in the subject's marketing area and the lack of recent, similar and verifiable sales which are closer, it has been necessary to exceed the suggested one mile distance guideline.

Seller Concessions
It is typical in the current market for the seller to pay up to 3% of the purchase price towards the buyers closing costs. Any amount over the 3% is considered excessive, and will be treated as a seller concession and adjusted accordingly.

Date of Sale/Time
In order to use the best sales it was necessary to utilize a sale which sold over six months prior to this appraisal.
NorthStar MLS data for similar properties in the subject neighborhood indicates basically stable property values in the past 12 months, therefore, no time of sale adjustment appears warranted.

Site Adjustments

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		

Lot size was not bracketed though no adjustments for lot sizes were warranted as the subject and comparable's sites offer similar utility.

Design / Style
It was necessary to utilize some comparables which differ slightly in design from the subject in order to utilize the best comparables. Adjustments were not made for design due to no measurable market difference.

Age Adjustments
No age adjustments were applied as most of the weight was placed on the quality of construction and the condition of the comparables.

GLA and Basement Finish Adjustments
GLA was adjusted at $45/sq.ft. and was rounded to the nearest $100. No adjustments are made where the difference is 100 sq. ft. or less.
Basement area was adjusted on a finished square foot basis in lieu of room count at $30/sq. ft.
Adjustments were not made for differences in bedroom count, as this area is adjusted for in the GLA and basement finish.
Basement adjustment was derived using paried sales analysis.
Baths were adjusted at $8,000 for full baths.
GLA was not bracketed by a closed sale, though no adjustment was warranted for comparables which are within 100sf of the subject's GLA. Please also note that search was expanded beyond 3 years to locate a suitable sale that brackets the subject's GLA and none were found. The subject is NOT considered to be under improved as properties of this size exist in the subject's marketing area but have not recently sold.
In an effort to utilize the most appropriate and meaningful comparables, it was necessary to utilize sold comparables with GLA that varied by more than 15%.

Sales Price to List Price Adjustments / Active & Pending
The Listing has NOT been adjusted as market as research indicates that sellers are receiving 100% of list price.

Days on Market Subject and Comparables
The marketing time noted on page 1 of this report is an average. Some sales will sell in less than average time, while some will take longer. Each sale was researched and found to be market oriented.

Across-the-Board Adjustments
Due to the lack of more similar meaningful closed comparable sales in the subjects immediate area, the appraiser found it necessary to utilize comparables that required across-the-board adjustments for cost to cure and GLA. This was unavoidable and every attempt was made including expanding search parameters to locate a closed sale to bracket the indicated line item. No suitable comparables were found. The subject property is not felt to be over-improved or under-improved for the market due to the difference in the indicated line item.

Comparable Search Parameters
In my research for comparables, I used the following parameters: similar style, size and age home sales and listings within the defined neighborhood boundaries of the subject property. The search was then narrowed down to the most recent similar sales and listings.
Search Criteria:
Property Type is 'Single Family'
Status is one of 'Active', 'TNAFS', 'Pending'
Status is 'Closed'
Status Contractual Search Date is 03/14/2024 to 12/20/2022
Status is 'Comp Sold'
Status Contractual Search Date is 03/14/2024 to 12/20/2022
Stories Type is one of 'One', 'Two'
Latitude, Longitude is around 44.84, -92.99
Style is '(SF) Single Family'
Above Grade Finished Sqft is 1500 or less
Below Grade Finished Sqft is 950 or less

Carbon Monoxide (CO) Alarms
MN Statute 299F.50 Minnesota Statute 299F.50 requires approved carbon monoxide (CO) alarms in all existing single family homes. The requirement is one CO alarm installed within ten (10) feet of each room lawfully used for sleeping purposes. While not a specific HUD/FHA or Fannie Mae requirement, the Direct Endorsement Underwriter is advised of the issue as it relates to local statute. Property compliance is as follows:

The subject has alarms that are not labeled. Compliance cannot be determined.

Site Value
The appraiser is aware that the subject's opinion of land value exceeds 30% of the overall opinion of value. This is typical for the area and has no impact on the subject's marketability.

RECONCILIATION
While all comparables share many meaningful attributes with the subject property and support the appraised value,
Comparables 2 and 3 were given the most weight in the value conclusion due to similar utility, and appeal.

The Sales Comparison approach is the most relevant analysis in this assignment and best models market behavior as buyers / sellers rely upon this approach's techniques in making buy / sell decisions in this market area. The Cost Approach was not developed as buyers and sellers do not rely upon its techniques in arriving at buy / sell decisions. The Income Approach is not applicable as single family homes like the subject do not typically transact based on their income producing potential.

Predominant Price
It is noted that the estimated market value of the subject is below the predominant neighborhood value. This has no affect on marketability and the subject is not considered to be an under-improvement.

The 1004MC inventory does not match the Farm List as the 1004MC is for properties within the defined neighborhood boundaries and the Farm List has expanded boundaries.

The “Comparables” at the top of page 2 of the 1004 is a snapshot of a defined data set, and is not a parameter within which the Estimated Market Value must fall. Some comparables utilized in the report may be outside the defined neigborhood boundaries and therefore are not included in the 1004MC or the top of page 2.

Subject Gross Living Area (GLA) and ANSI

ANSI Compliance
I have measured the subject property in compliance with “SQUARE FOOTAGE– METHOD FOR CALCULATING: ANSI Z765-2021”

This method for calculating the square footage of the subject property has a variety of requirements and nuances that county assessors, realtors, etc. may not abide by. As such, the gross living area (GLA), measurements, calculations, and reported areas in this appraisal report may markedly differ from other sources.

Statement of Finished Square Footage
1. The finished above-grade square footage for the subject property can be found in the Improvements Section and on the sketch or within sketch calculations.
2. Unfinished above-grade square footage can be found on the sketch or within sketch calculations.
3. Finished below-grade square footage can be found in the Improvements Section and on the sketch or within sketch calculations.
4. Unfinished below-grade square footage can be found in on the sketch or within sketch calculations

Bracketing home size under ANSI

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		

With the new ANSI reporting requirement and calculation method for subject GLA and the data sources available for the comparable sales/listings, the subject GLA may appear un-bracketed in the Sales Comparison Analysis. This is a result of comparable sales/listings market data (assessors, MLS, etc.) being misaligned with the new ANSI GLA requirement from Fannie Mae. To better illustrate the compatibility of the comparables with the subject and document assessors/MLS data on the subject and comparable sales/listings, I have attached county records sheets and/or MLS sheets for the subject and comparable sales as exhibits to this appraisal report. Ultimately, the subject living area is bracketed although it may not appear that way on the sales grid. Please see attached county records sheets and/or MLS sheets for the subject and comparable sales.

Note to reader regarding the size of the subject property
This appraisal report complies with recently imposed Fannie Mae GLA reporting requirements. The total above grade living area of the subject property may be reported differently on local assessors' records, MLS, prior appraisal reports, etc. The difference is most likely attributable to differences between the way appraisers are now required to report GLA under Fannie Mae reporting requirements and the way alternative data sources report living area or finished square footage. When applied correctly, the new methodology appraisers must use does not "devalue" the subject or diminish its overall size. For ease of comparison, it may be convenient for the reader to refer to the attached county records sheets and/or MLS sheets for the subject and comparable sales.

The following was added in response to an addendum from the client on 03/21/2024:

Revision Request:

1. Please provide a photo of the kitchen. - Photos provided.

2. Please provide exterior photos for the three listings in the REO Addendum. - Photos provided

3. Please also update the signature date on the appraisal. - Updated

20631290

5702071589

USPAP ADDENDUM

File No. 91794593

Borrower: ADAMS, JEROME
Property Address: 833 1st St
City: Saint Paul Park County: Washington State: MN Zip Code: 55071
Lender: The Huntington National Bank

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] 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: 0-90

Additional Certifications

- [X] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

APPRAISER:

Signature:
Name: Jonathan R Turbett
Date Signed: 03/21/2024
State Certification #:
or State License #: 40469710
or Other (describe): State #:
State: MN
Expiration Date of Certification or License: 08/31/2025
Effective Date of Appraisal: 03/13/2024

SUPERVISORY APPRAISER (only if required):

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

20631290

Market Conditions Addendum to the Appraisal Report

5702071589
File No. 91794593

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 833 1st St City Saint Paul Park State MN Zip Code 55071

Borrower ADAMS, JEROME

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	10	3	4	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	1.67	1.00	1.33	☐ Increasing	☐ Stable	☒ Declining
Total # of Comparable Active Listings	0	0	0	☒ Declining	☐ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	☒ Declining	☐ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	293,950	292,000	379,350	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	9	21	12	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	319,900	275,000	279,900	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	8	21	9	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	103.32%	104.92%	100.00%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

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

0-3 points of seller contributions to sale are typical in the current market place.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. Northstar MLS, Minneapolis Area Association of Realtors.

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.

See Attached Addendum

CONDO / CO-OP PROJECTS

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

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

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

APPRAISER

APPRAISER

Signature
Name Jonathan R Turbett
Company Name First American Staff Appraisals, LLC
Company Address 4795 Regent Blvd
Irving, TX 75063
State License/Certification # 40469710 State MN
Email Address twincities@firstam.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDENDUM

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		

MARKET ANALYSIS COMMENTS

Data was obtained through NorthStar MLS. It is noted that recent statistical data is limited for the subject's defined neighborhood boundaries. There is not enough data in the 1004MC for trend analysis and therefore is not relied upon. A more reliable source is NorthStar MLS's Infosparks.

The 1004MC inventory does not match the Farm List as the 1004MC is for properties within the defined neighborhood boundaries and the Farm List has expanded boundaries.

NorthStar MLS Infosparks statistics for traditional sales of previously owned single family properties in the subject's market area indicate the median sale price has remained basically stable (+2%) in the previous 12 months. MLS statistics indicate that sellers are receiving 103.6% of the original listing price with a median marketing time of 9 days. 0 to 3 points of seller contributions are typical in the current market place. The months supply of homes for sale has declined 9.1% in the past 12 months and the homes for sale in the past 12 months has declined 42.9%.

SEARCH CRITERIA:
Property Type is 'Single Family'
Status is one of 'Active', 'TNAFS', 'Pending'
Status is 'Closed'
Status Contractual Search Date is 03/14/2024 to 12/20/2022
Status is 'Comp Sold'
Status Contractual Search Date is 03/14/2024 to 12/20/2022
Stories Type is one of 'One', 'Two'
Latitude, Longitude is around 44.84, -92.99
Style is '(SF) Single Family'
Above Grade Finished Sqft is 1500 or less
Below Grade Finished Sqft is 950 or less

SUPPLEMENTAL REAL ESTATE OWNED APPRAISAL ADDENDUM

Case No. 5702071589
File No. 91794593

Property Address: 833 1st St | City: Saint Paul Park | State: MN | Zip Code: 55071
Legal Description: See Attached Addendum | County: Washington
Is the subject property currently listed? ☐ Yes ☒ No | Current List Price: $ NA | Agent: NA
Listing Company/Address/Phone: NA

ITEM	SUBJECT	LISTING #1		LISTING #2		LISTING #3	
Address	833 1st St Saint Paul Park	460 12th St Newport, MN 55055		1400 Summit Ave Saint Paul Park, MN 55071		1690 2nd Ave Newport, MN 55055	
Proximity to Subject		1.66 miles NW		0.94 miles SE		2.29 miles NW	
Original List Price	$ NA	$ 224,900		$ 215,000		$ 209,500	
Total Days on Market		3		2		4	
Current List Price	$ NA	$ 240,000		$ 255,000		$ 231,000	
DOM Since Last Revision		3		2		4	
Last Sales Date	NA	08/30/2023		06/26/2023		04/28/2023	
Price/Gross Living Area	$ 0.00 sq.ft.	$ 262.58 sq.ft.		$ 265.63 sq.ft.		$ 259.26 sq.ft.	
Data Source		NSMLS #6407721;DOM 3		NSMLS #6375216;DOM 2		NSMLS #6345892;DOM 4	
Data Verification		NSMLS/Tax Records		NSMLS/Tax Records		NSMLS/Tax Records	
REO Property	☒ Yes ☐ No	☐ Yes ☒ No		☐ Yes ☒ No		☐ Yes ☒ No	
Vacant/Occupied	Vacant	Occupied		Occupied		Occupied	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Concessions Offered	NA	;0		;0		;0	
Location	N;Res	N;Res		N;Res		N;Res	
Site Size	6286 sf	7840 sf	0	16073 sf	0	12371 sf	0
Site Views/Appeal	N;Res	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler		DT1;Rambler	
Quality of Construction	Q4	Q4	-7,200	Q4	-7,700	Q4	-6,300
Age	77	65	0	94	0	66	0
Condition	Q4	C3	-7,200	C3	-7,700	C3	-6,300
Above Grade Room Count (Total / Bdrms. / Baths)	4 / 2 / 1.0	5 / 3 / 1.0		7 / 2 / 1.0		5 / 2 / 1.0	
Approx. Gross Living Area	756 sq.ft.	914 sq.ft.	-5,500	960 sq.ft.	-7,100	891 sq.ft.	-4,700
Below Grade Area	0sf	0sf		0sf		0sf	
Below Grade Finish	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA None	FWA/ C/Air	-2,000	FWA/ C/Air	-2,000	HWBB/None	0
Garage/Carport	2dw	1gd1dw	-5,000	3ga3dw	-15,000	1ga1dw	-5,000
Amenities	None	None		None		1Fp	-2,000
Amenities	None	None		Patio/Fnc	-3,000	None	
Net Adj. (Total)		☐ + ☒ -	$ 26,900	☐ + ☒ -	$ 42,500	☐ + ☒ -	$ 24,300
Adjusted List Price		Net Adj. -11.2 Gross Adj. 11.2	$ 213,100	Net Adj. -16.7 Gross Adj. 16.7	$ 212,500	Net Adj. -10.5 Gross Adj. 10.5	$ 206,700

Provide an itemized list of repairs recommended to bring the property into marketable condition. Cost estimates should be based on reliable published cost sources and/or local cost resources. The appraiser is not an expert in the field of building construction and actual costs may vary from those provided. Repair costs and opinions reported herein are subject to future revision based on new repair estimates and evaluations by a licensed building contractor.

REPAIR ITEM	ESTIMATED COST
Roof	$ 20,000
Ceiling	$ 5,000
	$
	$
	$
	$
	$
	$
	$
	$
	$
TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS	$ 25,000

List any recommended inspections (code compliance, structural, environmental, etc.) Provide an explanation why the inspection is recommended, and comment on the effect on marketability and value. When no inspections are recommended, provide a statement to that effect.
A more detailed inspection of the roof/attic may uncover additional issues that were not observable during the inspection of the property.

List of the days-on-the-market for the comparable sales used in the appraisal report: Comparable #1: 3 DOM; Comparable #2: 2 DOM; Comparable #3: 4 DOM
Comments: See addendum.

"AS-IS" estimate of market value based on a reasonable market exposure time rendered in the attached report	$ 186,000
"AS-REPAIRED" estimate of market value based on a reasonable market exposure time	$ 211,000
"AS-IS" estimate of market value based on a reasonable market exposure time of 120 days (not to exceed 120 days)	$ 186,000
"AS-REPAIRED" estimate of market value based on a client imposed restricted market exposure time of 120 days (not to exceed 120 days)	$ 211,000

APPRAISER

Signature:
Name: Jonathan R Turbett
Date Report Signed: 03/21/2024
State Certification#: | State: MN
Or State License#: 40469710 | State: MN
Expiration Date of Certification or License: 08/31/2025

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature:
Name:
Date Report Signed:
State Certification#: | State:
Or State License#: | State:
Expiration Date of Certification or License:

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: March 13, 2024
Appraised Value: $ 186,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Subject Photos.

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



Front - opposite side.



Rear - opposite side.



Street scene - opposite direction.



Living room



Bathroom



Bedroom

Subject Photos.

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



Bedroom



Water off



Power off



Deteriorating Shingles



Deteriorating Shingles



Deteriorating Shingles

Subject Photos.

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



Apparant Water damage (kitchen ceiling)



Kitchen



Kitchen - same

Blank

Blank

Blank

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



COMPARABLE SALE #1

1524 Lincoln Ave
Saint Paul Park, MN 55071
Sale Date: s10/23;c10/23
Sale Price: $ 341,000



COMPARABLE SALE #2

1400 Summit Ave
Saint Paul Park, MN 55071
Sale Date: s06/23;c05/23
Sale Price: $ 255,000



COMPARABLE SALE #3

460 12th St
Newport, MN 55055
Sale Date: s09/23;c08/23
Sale Price: $ 240,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



COMPARABLE SALE #4

1690 2nd Ave
Newport, MN 55055
Sale Date: s04/23;c04/23
Sale Price: $ 231,000



COMPARABLE SALE #5

833 Holley Ave
Saint Paul Park, MN 55071
Sale Date: s02/24;c01/24
Sale Price: $ 185,101



COMPARABLE SALE #6

915 Selby Ave
Saint Paul Park, MN 55071
Sale Date: c02/24
Sale Price: $ 279,900

COMPETING LISTING PHOTO ADDENDUM

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



COMPETING LISTING #1

460 12th St
Newport, MN 55055
Listing Price: $ 240,000
Days-On-Market: 3



COMPETING LISTING #2

1400 Summit Ave
Saint Paul Park, MN 55071
Listing Price: $ 255,000
Days-On-Market: 2



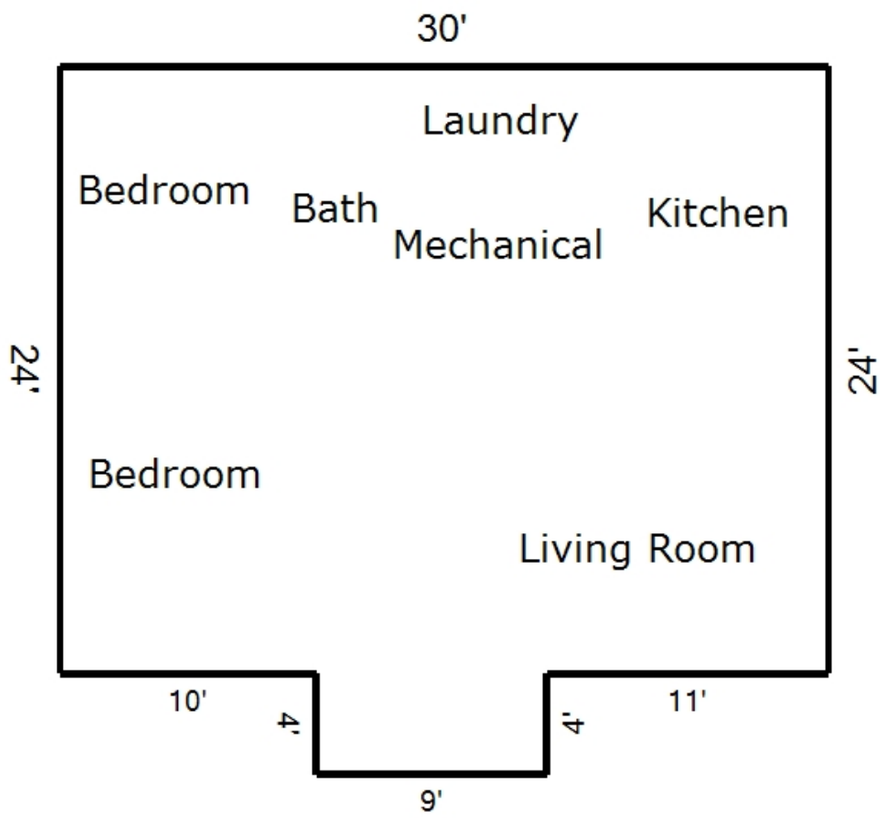
COMPETING LISTING #3

1690 2nd Ave
Newport, MN 55055
Listing Price: $ 231,000
Days-On-Market: 4

FLOORPLAN SKETCH

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		

Sketch



First Floor

[Area: 756 ft²]

6 ft

Living Area		Area Calculation				
First Floor	756 ft²	First Floor				x 1.00 = 756 ft²
		4' x	9' x		1.00 =	36 ft²
Total Living Area (rounded):	**756 ft²**	30' x	24' x		1.00 =	720 ft²

DIMENSION LIST ADDENDUM

Borrower: ADAMS, JEROME | File No.: 91794593
Property Address: 833 1st St | Case No.: 5702071589
City: Saint Paul Park | State: MN | Zip: 55071
Lender: The Huntington National Bank

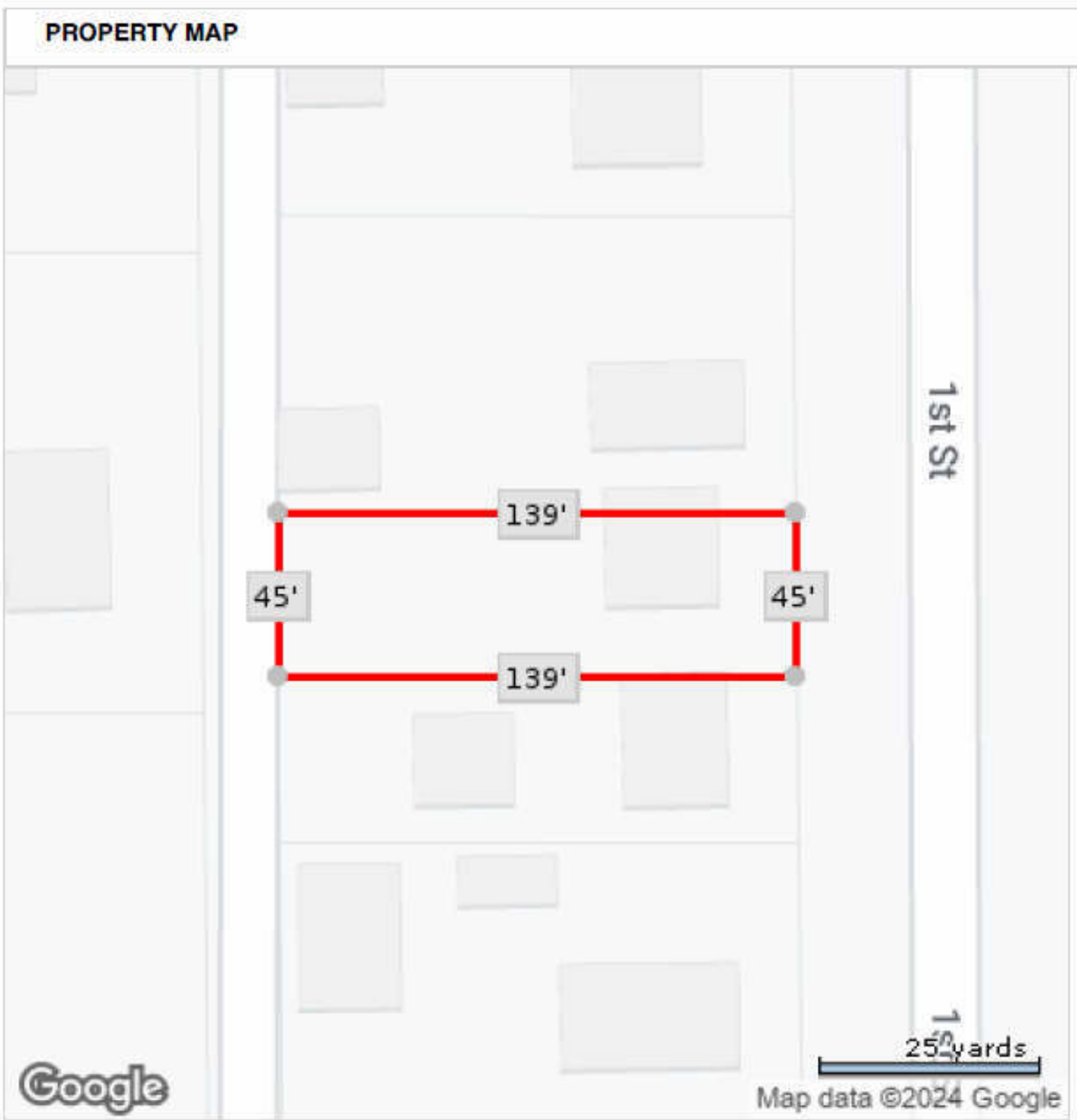
GROSS BUILDING AREA (GBA)	756
GROSS LIVING AREA (GLA)	756

Area(s)	Area	% of GLA	% of GBA
Living	756		100.00
Level 1	756	100.00	100.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other			
GBA			
Basement ☐			
Garage ☐			
☐			

Area Measurements							Area Type					
Measurements			Factor		Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
4.00	x	9.00	x 1.00	=	36.00		X					
30.00	x	24.00	x 1.00	=	720.00		X					
	x		x	=								
	x		x	=								
	x		x	=		

PLAT MAP

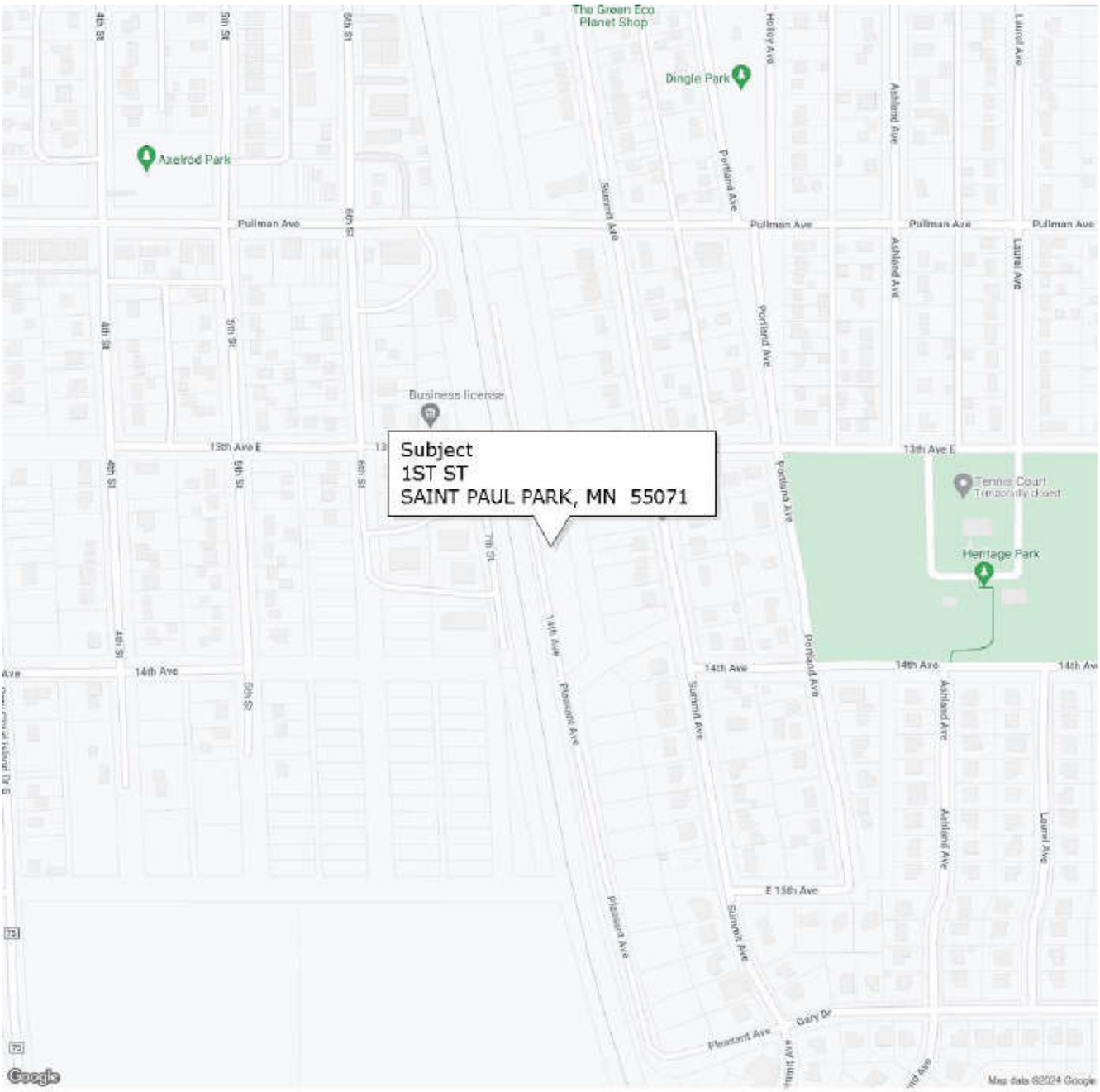
Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



*Lot Dimensions are Estimated

FLOOD MAP

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



FLOOD INFORMATION

Community: City of St. Paul Park
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 27163C0403E
Panel: 27163C0403
Zone: X
Map Date: 02-03-2010
FIPS: 27163
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

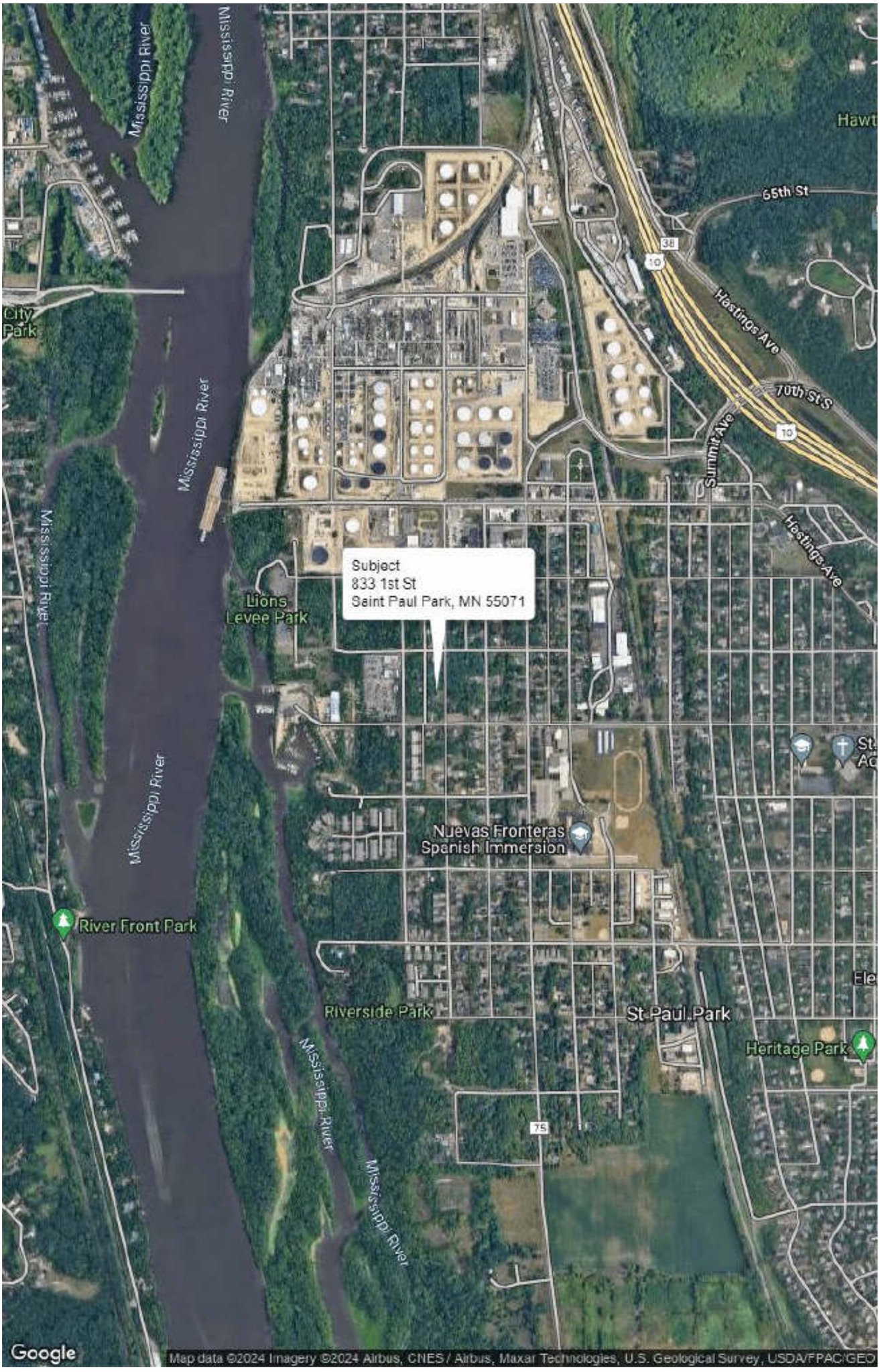
= Forest = Water

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.

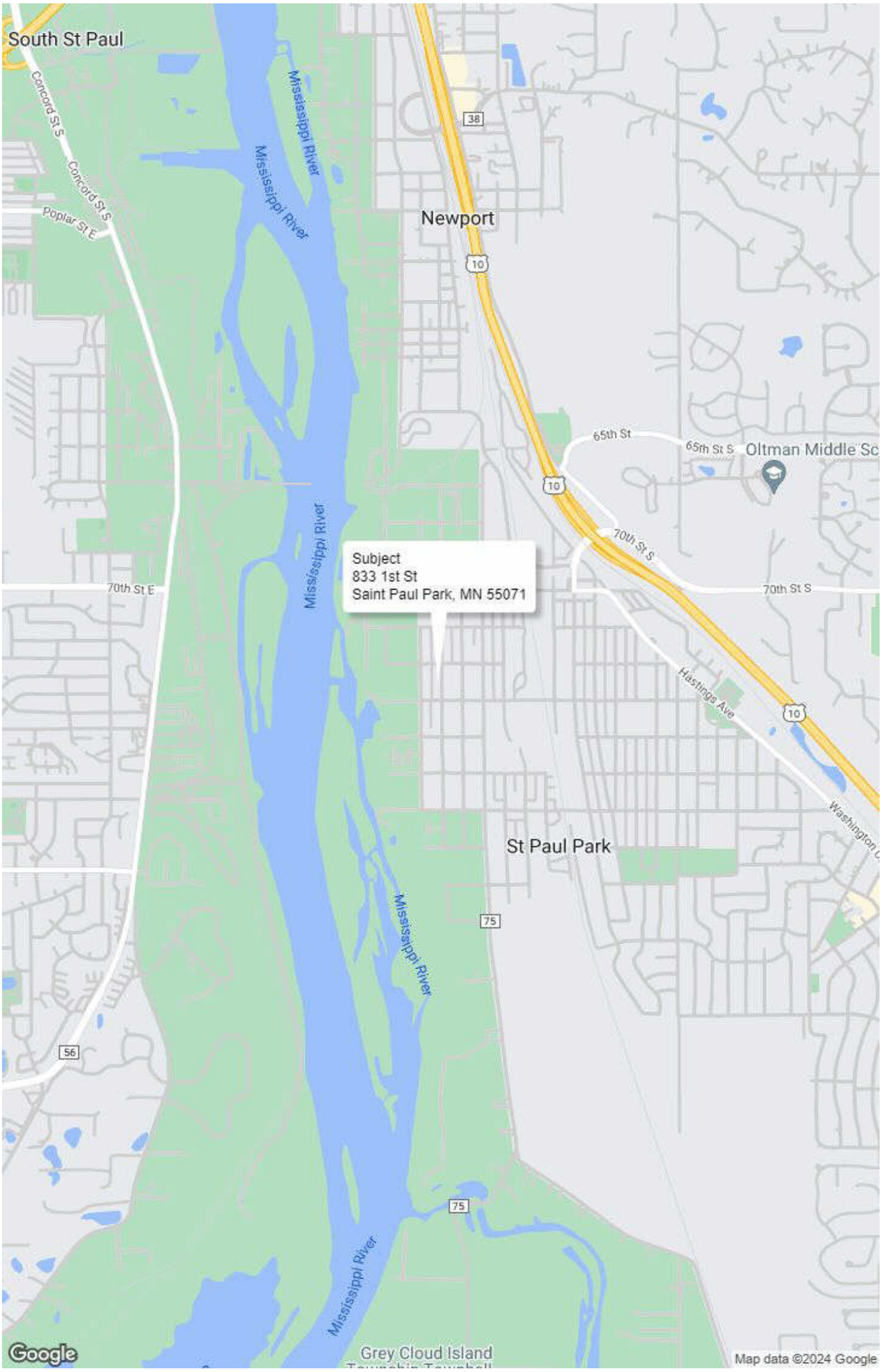
AERIAL MAP

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



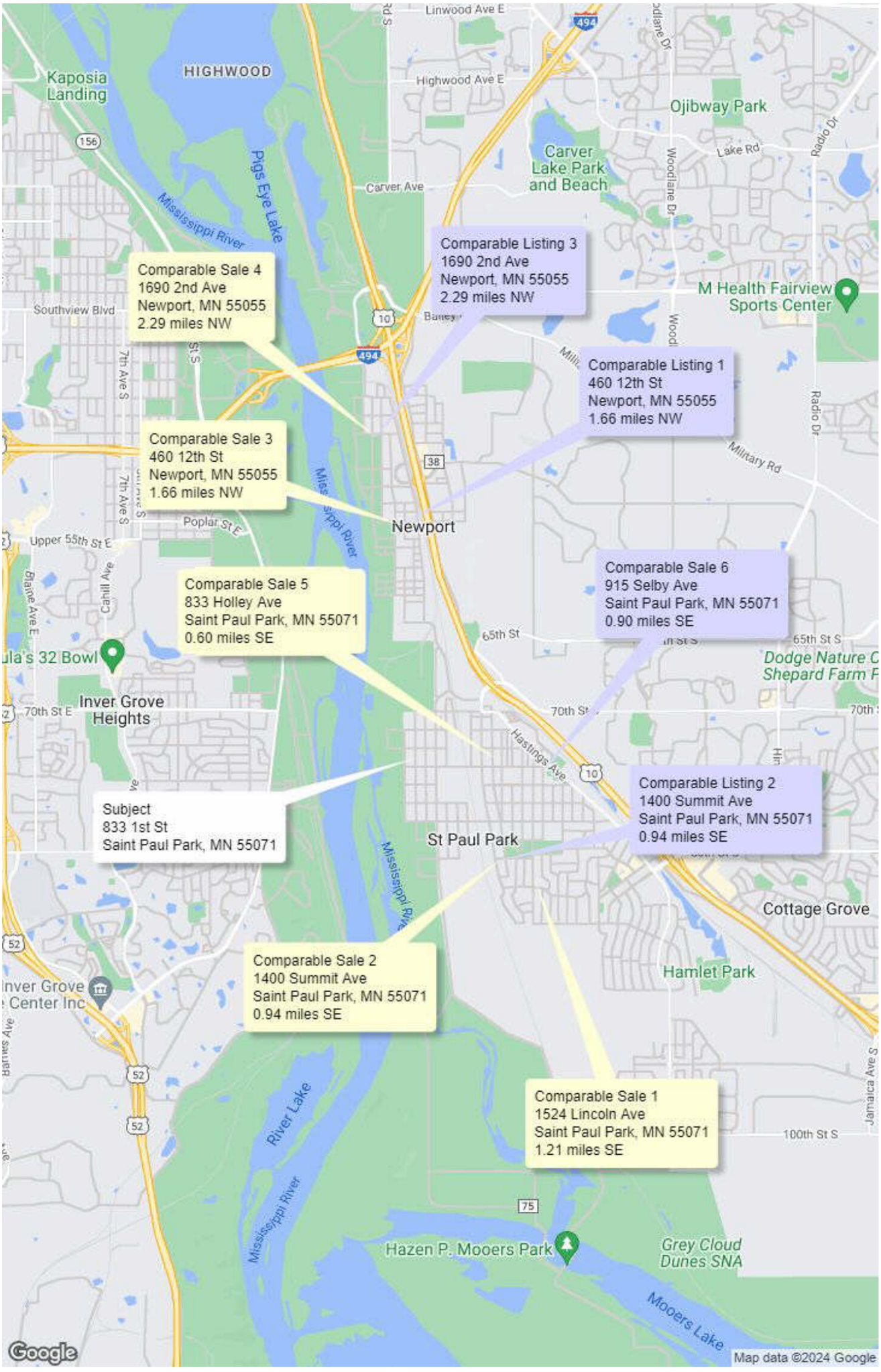
LOCATION MAP

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



Comparable Sales/Listings Map

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



APPRAISER LICENSE

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		

STATE OF MINNESOTA

JONATHAN ROBERT TURBETT
6806 DREW AVE N
BROOKLYN CENTER, MN 55429

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that

Jonathan Robert Turbett

6806 DREW AVE N
BROOKLYN CENTER, MN 55429

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Licensed Residential

License Number: 40469710

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2025.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 15, 2023.

Grace Arnold

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165
Telephone: (651) 539-1599
Email: licensing.commerce@state.mn.us
Website: commerce.state.mn.us

Notes:

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. **Trainees do not qualify**. For further details, please visit our website at commerce.state.mn.us.

Median Sale Price

Borrower: ADAMS, JEROME		File No.: 91794593
Property Address: 833 1st St		Case No.: 5702071589
City: Saint Paul Park	State: MN	Zip: 55071
Lender: The Huntington National Bank		



Farm List

Borrower: ADAMS, JEROME		File No.:	91794593
Property Address: 833 1st St		Case No.:	5702071589
City: Saint Paul Park	State: MN	Zip:	55071
Lender: The Huntington National Bank			

Agent Single Line - Single Family

#	List #	S	Street Address	Municipality	Price	DOM	Style	Stories	Beds	Bth	TFSF	Built
1	6331002	CLS	1701 Selby Avenue	Saint Paul Park	$178,000	2	SINGL	ONE	3	1	920	1965
2	6327385	CLS	608 Broadway Avenue	Saint Paul Park	$232,500	13	SINGL	TWO	4	2	1,482	1900
3	6375216	CLS	1400 Summit Avenue	Saint Paul Park	$255,000	2	SINGL	ONE	2	1	960	1930
4	6300436	CLS	1210 Ashland Avenue	Saint Paul Park	$255,000	53	SINGL	ONE	3	2	1,481	1950
5	6477402	CLS	521 Hastings Avenue	Saint Paul Park	$260,000	3	SINGL	TWO	2	1	960	1920
6	6263126	CLS	1009 Laurel Avenue	Saint Paul Park	$268,000	53	SINGL	ONE	3	1	1,602	1961
7	6481954	CLS	206 Magnolia Avenue	Saint Paul Park	$269,900	9	SINGL	ONE	3	1	1,673	1963
8	6503463	A	833 Holley Avenue	Saint Paul Park	$279,900	1	SINGL	TWO	3	2	1,120	1910
9	6482393	P	915 Selby Avenue	Saint Paul Park	$279,900	14	SINGL	ONE	3	2	1,205	1950
10	6319897	CLS	1031 2nd Street	Saint Paul Park	$279,900	37	SINGL	ONE	3	2	1,228	1945
11	6452345	CLS	1407 Dixon Drive	Saint Paul Park	$280,000	2	SINGL	ONE	3	1	1,183	1962
12	6474560	CLS	1480 Blossom Lane	Saint Paul Park	$288,800	14	SINGL	ONE	3	2	2,407	1962
13	6324739	CLS	917 3rd Street	Saint Paul Park	$288,900	19	SINGL	ONE	3	2	1,992	1952
14	6438570	CLS	1525 13th Avenue	Saint Paul Park	$292,000	21	SINGL	ONE	3	1	1,095	1961
15	6451679	CLS	1724 Dixon Drive	Saint Paul Park	$295,000	26	SINGL	TWO	3	1	1,480	1964
16	6368912	CLS	1009 Marshall Avenue	Saint Paul Park	$299,000	8	SINGL	ONE	3	1	1,158	1950
17	6346297	CLS	1549 Dixon Drive	Saint Paul Park	$330,000	9	SINGL	ONE	4	2	1,568	1963
18	6334653	CLS	634 Pleasant Avenue	Saint Paul Park	$335,000	32	SINGL	ONE	4	2	1,938	1980
19	6342643	CLS	1324 Dixon Drive	Saint Paul Park	$336,500	2	SINGL	ONE	5	2	1,729	1961
20	6390778	CLS	1313 Portland Avenue	Saint Paul Park	$340,000	5	SINGL	ONE	3	2	1,866	1954
21	6400149	CLS	1524 Lincoln Avenue	Saint Paul Park	$341,000	46	SINGL	ONE	4	2	2,371	1964

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E&O

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Lender: The Huntington National Bank		

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/23/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh Risk & Insurance Services
17901 Von Karman Avenue, Suite 1100
(949) 399-5800; License #0437153
Irvine, CA 92614

CN108027701-STND-GAWUE-23- Gen

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : N/A	N/A
INSURER C : Property And Casualty Ins Co Of Hartford	34690
INSURER D : Twin City Fire Insurance Company	29459
INSURER E : AIG Specialty Insurance Company	26883
INSURER F :	

INSURED
First American Financial Corporation
and its covered subsidiaries; including: First American Title Insurance Company
First American Title Company, LLC
First American Staff Appraisals, LLC
1 First American Way
Santa Ana, CA 92707

COVERAGES **CERTIFICATE NUMBER:** LOS-002431848-81 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X COMMERCIAL GENERAL LIABILITY			72CSER32911	06/01/2023	06/01/2024	EACH OCCURRENCE	$	2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$	1,000,000
							MED EXP (Any one person)	$	N/A
							PERSONAL & ADV INJURY	$	2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$	4,000,000
	X POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$	4,000,000
	OTHER:							$	
A	AUTOMOBILE LIABILITY			72CSER32909	06/01/2023	06/01/2024	COMBINED SINGLE LIMIT (Ea accident)	$	2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$	
								$	
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$	
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$	
	DED RETENTION $							$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			72WNR32908 (AOS)	06/01/2023	06/01/2024	X PER STATUTE OTH-ER		
D	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N — N/A			72WBRR32914 (WI)	06/01/2023	06/01/2024	E.L. EACH ACCIDENT	$	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000
E	Professional Liability/E&O			084163281	06/01/2023	06/01/2024	Limit (Each Claim)		2,000,000
	Claims-made form			SIR/Retro Dates various per policy			Aggregate		2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
EVIDENCE OF FIRST AMERICAN'S INSURANCE - DOES NOT INCLUDE BORROWER

The referenced policies cover all First American locations

CERTIFICATE HOLDER

First American Financial Corporation
First American Title Insurance Company
Attn: Kaelyn Reed
1 First American Way
Santa Ana, CA 92707

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh Risk & Insurance Services

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