2002541940
File No. **22172ACT / 492202**

APPRAISAL OF



TOWNHOUSE

LOCATED AT:

1953 OZARK PKWY
ALGONQUIN, IL 60102

FOR:

HOME STATE BANK
611 S. MAIN ST
CRYSTAL LAKE, IL, 60014

BORROWER:

ERIC DHOM

AS OF:

May 6, 2022

BY:

ANDREI BIARYNCHYK
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

2002541940
File No. 22172ACT / 492202

05/19/2022

ACT
HOME STATE BANK
611 S. MAIN ST
CRYSTAL LAKE, IL, 60014

File Number: 22172ACT / 492202

DEAR SIR/MADAM

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

1953 OZARK PKWY
ALGONQUIN, IL 60102

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

In my opinion, the market value of the property as of May 6, 2022 is:

$175,000
One Hundred Seventy-Five Thousand Dollars

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

RESPECTFULLY SUBMITTED:

ANDREI BIARYNCHYK
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
556.005164

APPRAISAL REPORT

Uniform Residential Appraisal Report

2002541940
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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 **1953 OZARK PKWY** City **ALGONQUIN** State **IL** Zip Code **60102**
Borrower **ERIC DHOM** Owner of Public Record **ROBERT S & LAURIE PETITTI** County **MCHENRY**
Legal Description **DOC 2017R0032838 LT 373 COPPER OAKS SUB UNIT 3**
Assessor's Parcel # **19-35-454-052** Tax Year **2021** R.E. Taxes $ **3,998**
Neighborhood Name **COPPER OAKS** Map Reference **MSA/MD 16974** Census Tract **8714.04**
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ **0** [X] PUD HOA $ **220** [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client **HOME STATE BANK** Address **611 S. MAIN ST, CRYSTAL LAKE, IL 60014**
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? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). **DOM 12;PER MRED#11378790 THE SUBJECT PROPERTY WAS LISTED FOR SALE ON 04/19/2022 FOR ASKING PRICE $175,000 AND WENT UNDER THE CONTRACT ON 04/25/2022. IT WAS ALSO LISTED FOR SALE ON < continued in addendum >**

CONTRACT

I [X] 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.
Arms length sale;A COPY OF THE CONTRACT WAS PROVIDED FOR THE APPRAISER'S REVIEW.

Contract Price $ **175,000** Date of Contract **04/25/2022** Is the property seller the owner of public record? [X] Yes [ ] No Data Source(s) **MRED/TAX RCRDS**
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 [X] No
If Yes, report the total dollar amount and describe the items to be paid. **$0;;NO FINANCIAL ASSISTANCE PROVIDED.**

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	[X] Increasing	[ ] Stable [ ] Declining	PRICE	AGE	One-Unit	93 %
Built-Up	[X] Over 75%	[ ] 25-75% [ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable [ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths [ ] Over 6 mths	139 Low	4	Multi-Family	0 %
Neighborhood Boundaries	**HIGHLAND AVE TO THE NORTH, HAEGERS BEND RD TO THE EAST, LAKE**					252 High	42	Commercial	7 %
COOK RD & SOUWANAS TRAIL TO THE SOUTH, FOX RIVER BOUNDARIES TO THE WEST.						210 Pred.	34	Other	%

Neighborhood Description **SEE ATTACHED ADDENDUM**

Market Conditions (including support for the above conclusions) **APPRAISER'S MARKET ANALYSIS REVEALED THAT PROPERTIES VALUES WERE INCREASING IN THE NEIGHBORHOOD WITHIN LAST TWO YEARS. SEE DETAILS IN 1004MC FORM ADDENDUM.**

SITE

Dimensions **SEE PLAT MAP ATTACHED** Area **3348 sf** Shape **RECTANGULAR** View **N;Res;**
Specific Zoning Classification **R-4 PUD** Zoning Description **MULTIPLE FAMILY DWELLING, PLANNED UNIT DEVELOPMENT**
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. **SEE ATTACHED ADDENDUM**

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

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone **X** FEMA Map # **17111C0342J** FEMA Map Date **11/16/2006**
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[ ] Concrete Slab [ ] Crawl Space	Foundation Walls **CONCRETE/C3**	Floors **CAR/CER/C3**
# of Stories **2.0**	[X] Full Basement [ ] Partial Basement	Exterior Walls **FRAME/C3**	Walls **DRYWALL/C3**
Type [ ] Det. [X] Att. [ ] S-Det./End Unit	Basement Area **820** sq. ft.	Roof Surface **ASPH.SHIN./C3**	Trim/Finish **PAINT/C3-C4**
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish **85** %	Gutters & Downspouts **ALUMINUM/C3**	Bath Floor **CERAMIC T/C3**
Design (Style) **TOWNHOUSE**	[ ] Outside Entry/Exit [X] Sump Pump	Window Type **VINYL/C3**	Bath Wainscot **CERAMIC T/C3**
Year Built **1988**	Evidence of [ ] Infestation	Storm Sash/Insulated **YES/C3**	Car Storage [ ] None
Effective Age (Yrs) **25**	[ ] Dampness [ ] Settlement	Screens **ALUMINUM/C3**	[X] Driveway # of Cars **1**
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) #**0**	Driveway Surface **ASPHALT**
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel **GAS**	[X] Fireplace(s) # **1** [ ] Fence **NONE**	[X] Garage # of Cars **1**
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck **P/D** [ ] Porch **NONE**	[ ] Carport # of Cars **0**
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool **NONE** [ ] Other **NONE**	[X] Att. [ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [ ] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: **4** Rooms **1** Bedrooms **1.0** Bath(s) **1,073** Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). **SEE ATTACHED ADDENDUM**
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C4;NO UPDATES IN THE PRIOR 15 YEARS;THE SUBJECT PROPERTY WAS CONCLUDED TO BE IN ITS C4 OVERALL CONDITION.**
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

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There are **0** comparable properties currently offered for sale in the subject neighborhood ranging in price from $ **0** to $ **0** .

There are **3** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ **155,000** to $ **190,300** .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
	1953 OZARK PKWY	**2204 TETON PKWY**		**1929 OZARK PKWY**		**965 OLD OAK CIR**	
Address	**ALGONQUIN, IL 60102**	**ALGONQUIN, IL 60102**		**ALGONQUIN, IL 60102**		**ALGONQUIN, IL 60102**	
Proximity to Subject		**0.20 MILES SE**		**0.06 MILES NW**		**0.92 MILES NW**	
Sale Price	$ **175,000**		$ **169,000**		$ **155,000**		$ **190,300**
Sale Price/Gross Liv. Area	$ **163.09** sq. ft.	$ **172.63** sq. ft.		$ **158.32** sq. ft.		$ **150.91** sq. ft.	
Data Source(s)		**MRED #11131106;DOM 18**		**MRED #11246940;DOM 7**		**MRED #11256429;DOM 5**	
Verification Source(s)		**ASSESSOR**		**ASSESSOR**		**ASSESSOR**	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		**ArmLth**		**ArmLth**		**ArmLth**	
Concessions		**VA;4000**	**0**	**Conv;0**	**0**	**Cash;0**	**0**
Date of Sale/Time		**s08/21;c07/21**	**14,027**	**s11/21;c10/21**	**9,006**	**s11/21;c10/21**	**11,056**
Location	**N;Res;**	**N;Res;**		**A;Comm;**	**3,000**	**N;Res;**	
Leasehold/Fee Simple	**FEE SIMPLE**	**FEE SIMPLE**		**FEE SIMPLE**		**FEE SIMPLE**	
Site	**3348 sf**	**3000 sf**	**0**	**2999 sf**	**0**	**2099 sf**	**0**
View	**N;Res;**	**N;Res;**		**N;Res;**		**N;Res;**	
Design (Style)	**AT2.0;TOWNHOUSE**	**AT2.0;TOWNHOUSE**		**AT2.0;TOWNHOUSE**		**SD2.0;TOWNHOUSE**	**0**
Quality of Construction	**Q4**	**Q4**		**Q4**		**Q4**	
Actual Age	**34**	**33**	**0**	**33**	**0**	**32**	**0**
Condition	**C4**	**C4**		**C4**		**C3**	**-3,000**
Above Grade Room Count (Total / Bdrms. / Baths)	**4 / 1 / 1.0**	**4 / 1 / 1.1**	**-5,000**	**4 / 1 / 1.0**		**5 / 2 / 1.1**	**-5,000**
Gross Living Area **50**	**1,073** sq. ft.	**979** sq. ft.	**0**	**979** sq. ft.	**0**	**1,261** sq. ft.	**-9,400**
Basement & Finished	**820sf697sfin**	**775sf620sfin**	**0**	**0sf**	**15,000**	**667sf667sfin**	**0**
Rooms Below Grade	**1rr0br0.0ba0o**	**1rr0br0.1ba0o**	**-5,000**		**0**	**1rr0br1.0ba1o**	**-10,000**
Functional Utility	**AVERAGE**	**AVERAGE**		**AVERAGE**		**AVERAGE**	
Heating/Cooling	**FA, CA**	**FA, CA**		**FA, CA**		**FA, CA**	
Energy Efficient Items	**NONE**	**NONE**		**NONE**		**NONE**	
Garage/Carport	**1ga1dw**	**1ga1dw**		**1ga1dw**		**2gbi2dw**	**-4,000**
Porch/Patio/Deck	**PATIO, DECK**	**DECK**	**1,000**	**PATIO**	**1,000**	**PORCH,PAT.,BALC.**	**-1,000**
Net Adjustment (Total)		[X] + [ ] - $	**5,027**	[X] + [ ] - $	**28,006**	[ ] + [X] - $	**21,344**
Adjusted Sale Price of Comparables		Net Adj. **3.0**% Gross Adj. **14.8**% $	**174,027**	Net Adj. **18.1**% Gross Adj. **18.1**% $	**183,006**	Net Adj. **-11.2**% Gross Adj. **22.8**% $	**168,956**

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) **MRED, REMINE RECORDS**

My research [X] did [ ] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **MRED, REMINE 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				**06/24/2021**
Price of Prior Sale/Transfer				**$0**
Data Source(s)	**MRED, REMINE RECORDS**	**MRED, REMINE RECORDS**	**MRED, REMINE RECORDS**	**DOC.#2021.40661, REMINE RECRDS**
Effective Date of Data Source(s)	**05/06/2022**	**05/06/2022**	**05/06/2022**	**05/06/2022**

Analysis of prior sale or transfer history of the subject property and comparable sales **ACCORDING TO PUBLIC RECORDS, THE SUBJECT PROPERTY WAS NOT SOLD OR TRANSFERRED WITHIN THREE YEARS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL. THE COMP 3 WAS TRANSFERRED ON 06/24/2021, QUIT CLAIM DEED (NON-ARM'S LENGTH). THE OTHER COMPARABLE SALES PRESENTED WERE NOT SOLD OR TRANSFERRED WITHIN A YEAR PRIOR TO THE DATES OF THEIR SALES SHOWN ON THE GRID.**

Summary of Sales Comparison Approach. **SEE ATTACHED ADDENDUM.**

THE COMPENSATION FOR THIS APPRAISAL ASSIGNMENT - $300. ILLINOIS AMC REGISTRATION NO. 558.000008; EXP. DATE - 12/31/2022;

Indicated Value by Sales Comparison Approach $ **175,000**

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 175,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

SEE ATTACHED ADDENDUM

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 175,000 as of 05/06/2022 , which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMMENTS

THE SUBJECT PROPERTY APPRAISED VALUE WAS LOWER THAN THE PREDOMINANT HOUSING PRICE OF ALL ATTACHED PROPERTIES IN THE NEIGHBORHOOD. THIS, HOWEVER, DOES NOT HAVE ANY NEGATIVE IMPACT ON SUBJECT'S MARKETABILITY. THE SUBJECT PROPERTY WAS NOT UNDER IMPROVED FOR THE AREA.

2021 WAS THE MOST RECENT FULL YEAR TAXES AVAILABLE.

THE SUBJECT PROPERTY WAS LOCATED 15 MILES FROM APPRAISER'S OFFICE. THIS ASSIGNMENT REQUIRES GEOGRAPHIC COMPETENCY AS PART OF THE SCOPE OF WORK. I HAVE SPENT SUFFICIENT TIME IN THE SUBJECTS MARKET AND UNDERSTAND THE NUANCES OF THE LOCAL MARKET AND THE SUPPLY AND DEMAND FACTORS RELATING TO THE SPECIFIC PROPERTY TYPE AND THE LOCATION INVOLVED.

THE APPRAISAL COMPARABLE SEARCH CRITERIA CONSISTED OF SIMILAR QUALITY OF CONSTRUCTION AND ACTUAL AGE TOWNHOUSES, SOLD WITHIN TWELVE MONTHS, WITHIN 20% GROSS LIVING AREA, AND WITHIN SUBJECT'S IMMEDIATE NEIGHBORHOOD.

SMOKE AND CO DETECTORS ARE LOCAL AND STATE REQUIREMENTS. WATER HEATER STRAPS ARE NOT REQUIRED IN IL. THE SUBJECT PROPERTY WAS EQUIPPED WITH CO/SMOKE DETECTOR ON THE FIRST AND SECOND FLOORS. AT THE TIME OF THE INSPECTION APPRAISER DID NOT OBSERVE SMOKE DETECTOR IN THE BASEMENT.

THE EFFECTIVE DATE OF THE APPRAISER'S OPINIONS AND CONCLUSIONS WAS THE DATE OF PROPERTY VIEWING.

THIS APPRAISER DOES NOT DO ANY LITIGATION WORK AND THIS APPRAISAL IS NOT INTENDED FOR LITIGATION PURPOSE. THE INTENDED USE IS SOLELY FOR TYPE OF ASSIGNMENT INDICATED ON PAGE ONE OF THIS REPORT.

IT IS NOTED THAT SUBJECT PROPERTY IS LOCATED IN AN AREA THAT WAS DECLARED AS A NATIONAL DISASTER AREA DUE TO COVID-19. HOWEVER, AS OF OF EFFECTIVE DATE OF THIS APPRAISAL REPORT THERE WAS NO ANY SUFFICIENT MARKET DATA TO STATE IF IT HAD ANY NEGATIVE IMPACT ON SUBJECT'S MARKET VALUE OR MARKETABILITY.

"THE COMMENTS BY THE LICENSED REAL ESTATE APPRAISER CONTAINED WITHIN THIS APPRAISAL REPORT ON THE CONDITION OF THE PROPERTY DO NOT ADDRESS "STANDARDS OF PRACTICE" AS DEFINED IN THE HOME INSPECTOR LICENSE ACT [225 ILCS 441] AND 68 ILL. ADM. CODE 1410 AND ARE NOT TO BE CONSIDERED A HOME INSPECTION OR HOME INSPECTION REPORT."

I PERFORMED THIS APPRAISAL IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE XI OF THE FINANCIAL INSTITUTION REFORM, RECOVERY AND ENFORCEMENT ACT OF 1989, (12 U.S.C.3331 ET SEQ.), AND ANY IMPLEMENTING REGULATIONS.

I HAVE COMPLETED AN APPRAISAL REPORT (A WRITTEN REPORT PREPARED UNDER STANDARD RULE 2-2(A), PURSUANT TO THE SCOPE OF WORK, AS DISCLOSED ELSEWHERE IN THE REPORT.)

THE MEASURING OF THE SUBJECT PROPERTY WAS IN COMPLIANCE WITH ANSI Z765-2021.

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) **SEE ATTACHED ADDENDUM**

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE		= $	**30,000**
Source of cost data	Dwelling	Sq. Ft. @ $	= $	
Quality rating from cost service	Effective date of cost data	Sq. Ft. @ $	= $	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
	Garage/Carport	Sq. Ft. @ $	= $	
	Total Estimate of Cost-New	.....	= $	
	Less **65** Physical	Functional	External	
	Depreciation		= $ ( )	
	Depreciated Cost of Improvements		= $	
	"As-is" Value of Site Improvements		= $	
Estimated Remaining Economic Life (HUD and VA only) **40** Years	INDICATED VALUE BY COST APPROACH		= $	

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 **COPPER OAKS**

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).

Uniform Residential Appraisal Report

2002541940
File No. 22172ACT / 492202

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  AB
Name ANDREI BIARYNCHYK
Company Name TOP APPRAISAL INC.
Company Address 3078 N DANIELS CT
ARLINGTON HEIGHTS, IL 60004
Telephone Number 224-500-1829
Email Address TOPAPPRAISALINC@GMAIL.COM
Date of Signature and Report 05/19/2022
Effective Date of Appraisal 05/06/2022
State Certification # 556.005164
or State License #
or Other (describe) State #
State IL
Expiration Date of Certification or License 09/30/2023
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

ADDRESS OF PROPERTY APPRAISED
1953 OZARK PKWY
ALGONQUIN, IL 60102

APPRAISED VALUE OF SUBJECT PROPERTY $ 175,000

LENDER/CLIENT
Name ACT
Company Name HOME STATE BANK
Company Address 611 S. MAIN ST
CRYSTAL LAKE, IL 60014
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address

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

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

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

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled

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

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

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions

2002541940
File No. 22172ACT / 492202

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

ADDENDUM

Borrower: ERIC DHOM		File No.: 22172ACT / 492202
Property Address: 1953 OZARK PKWY		Case No.: 2002541940
City: ALGONQUIN	State: IL	Zip: 60102
Lender: HOME STATE BANK		

TWELVE MONTH LISTING HISTORY OF SUBJECT PROPERTY

Continued from Twelve Month Listing History of Subject Property: 04/14/2022 (MRED#11370138) FOR ASKING PRICE $210,000 AND WAS CANCELLED ON 04/19/2022.

Neighborhood Description

THE SUBJECT PROPERTY WAS LOCATED IN THE FAR NORTHWESTERN SUBURBAN ALGONQUIN. THE IMMEDIATE NEIGHBORHOOD WAS COMPRISED OF DIFFERENT AGE AND STYLE DETACHED SINGLE-FAMILY HOUSES AND ATTACHED PROPERTIES, WHICH WERE IN AVERAGE TO GOOD CONDITION AND WELL MAINTAINED. NOT ANY DETRIMENTAL FACTORS WHICH WOULD HAVE NEGATIVE IMPACT ON SUBJECT PROPERTY'S MARKETABILITY AND/OR ITS APPRAISED VALUE WERE NOTICED AT THE TIME OF AREA VISITATION.

Highest and Best Use

THE SUBJECT PROPERTY USE AS IMPROVED WAS ITS HIGHEST AND BEST USE AS OF THE DATE OF VALUATION. THIS IS THE REASONABLY BEST PROBABLE AND LEGAL USE OF VACANT LAND OR AN IMPROVED PROPERTY, WHICH IS PHYSICALLY POSSIBLE, APPROPRIATELY SUPPORTED, FINANCIALLY FEASIBLE, AND THAT RESULTS IN THE HIGHEST VALUE.

Additional Features

THE SUBJECT WAS A 2.0-STORY OVER THE FULL SIZE MOSTLY FINISHED BASEMENT, FRAME (Q4 QUALITY OF CONSTRUCTION) CONSTRUCTED ATTACHED TOWNHOUSE CONTAINING ABOUT 1,073 SF OF GROSS LIVING AREA PER APPRAISER'S ACTUAL ON-SITE MEASUREMENTS. THIS NUMBER WAS CONSISTENT WITH ASSESSOR'S RECORDS INDICATING SUBJECT'S GLA AT ABOUT 979 SF. THE DIFFERENCE WAS NOMINAL. ANYHOW, APPRAISER'S GLA WAS USED IN THIS APPRAISAL.

IT HAD FORCED AIR FURNACE FOR HEATING, HOT WATER HEATER AND CENTRAL COOLING SYSTEM. ELECTRIC, WATER AND GAS WERE ON AND IN WORKING ORDER AT THE TIME OF THE INSPECTION. THE SUBJECT PROPERTY WAS OWNER OCCUPIED AS OF THE DATE OF THIS APPRAISAL.

AT TIME OF THE INSPECTION APPRAISER OBSERVED REAR UNCOVERED PATIO AND DECK, AND ATTACHED ONE-CAR GARAGE.

AT TIME OF THE INSPECTION APPRAISER OBSERVED SOME DEFERRED MAINTENANCE:
OBSOLETE INTERIOR PAINT - $300
MISSING OUTLET PLATE - $50

ESTIMATED TOTAL COST TO CURE WAS AT APPROXIMATELY $350. PLEASE BE ADVISED, HOWEVER, THAT THIS APPRAISER IS NOT A PROFESSIONAL HOME INSPECTOR AND/OR BUILDER. HENCE, THE NUMBERS ABOVE CAN VARY SUBSTANTIALLY BASED UPON PROFESSIONALS OPINION. ANYHOW, SAID DEFERRED MAINTENANCE WAS CONSIDERED TO BE MINOR WITH HAVING NOT ANY IMPACT ON SUBJECT'S MARKETABILITY.

THE SUBJECT PROPERTY WAS CONCLUDED TO BE IN ITS "C4" CONDITION AS OF EFFECTIVE DATE OF THIS APPRAISAL.

Comments on Sales Comparison

COMPS WERE FROM SUBJECT'S NEIGHBORHOOD. COMPS 1 AND 2 WERE ALSO FROM SUBJECT'S SUBDIVISION.

SINCE SALES CONCESSIONS WERE TYPICAL FOR THE NEIGHBORHOOD, COMP 1 WAS NOT ADJUSTED FOR THE SALES CONCESSIONS.

ALTHOUGH COMPS WERE SOLD MORE THAN THREE MONTHS AGO, THEY WERE SELECTED FOR BEING CONCLUDED TO BE AMONG THE BEST COMPS AVAILABLE FOR THE ANALYSIS. SINCE ACCORDING TO

Borrower: ERIC DHOM		File No.: 22172ACT / 492202
Property Address: 1953 OZARK PKWY		Case No.: 2002541940
City: ALGONQUIN	State: IL	Zip: 60102
Lender: HOME STATE BANK		

APPRAISER'S RESEARCH THE MARKET WAS INCREASING IN THE AREA WITHIN LAST TWO YEARS (SEE DETAILS IN THE 1004MC FORM ADDENDUM), COMPS RECEIVED TIME ADJUSTMENTS.

COMP 2 WAS BACKING TO A COMMERCIAL PROPERTY, AND REQUIRED ADJUSTMENT FOR THIS FACTOR.

COMPS WERE CONCLUDED TO BE SIMILAR TO SUBJECT IN LOT SIZE AND AGE.

ACCORDING TO THEIR LISTINGS INFO, COMPS 1 AND 2 WERE CONCLUDED TO BE SIMILAR TO SUBJECT IN THEIR OVERALL CONDITION. COMP 3 WAS ADJUSTED FOR ITS SLIGHTLY SUPERIOR CONDITION.

GROSS LIVING AREA FOR THE SUBJECT PROPERTY WAS CALCULATED USING ACTUAL PHYSICAL MEASUREMENTS. GROSS LIVING AREA FOR THE COMPARABLES WAS OBTAINED FROM ASSESSOR RECORDS.

THE ADJUSTMENTS DOLLAR AMOUNT WAS BASED ON HISTORICAL RESEARCH AND LOCAL BROKERS OPINION. NO MATCHED PAIRS WERE AVAILABLE FOR THE ANALYSIS.

ALTHOUGH COMP 2 WAS SHOWING SUBSTANTIAL AMOUNT OF ADJUSTMENTS IT WAS ABSOLUTELY UNAVOIDABLE. PLEASE NOTE FANNIE MAE DOES NOT HAVE RESTRICTIONS ON GROSS, NET, OR LINE-ITEM ADJUSTMENTS.

CONCLUSION:

THE GREATEST WEIGHT IN FINAL ANALYSIS AND SUBJECT PROPERTY'S MARKET VALUE CONCLUSION WAS GIVEN TO COMPS 1 AND 2. THEY WERE FROM SUBJECT'S SUBDIVISION, AND WERE THE MOST SIMILAR TO SUBJECT IN GLA. COMP 1 REQUIRED LEAST AMOUNT OF ADJUSTMENTS. COMP 2 HAD ONE FULL BATHROOM LIKE SUBJECT.

Final Reconciliation

THE GREATEST WEIGHT IN THIS APPRAISAL WAS GIVEN TO SALES COMPARISON APPROACH FOR BEING CONSIDERED TO BE BEST REFLECTIVE OF ATTITUDE OF TYPICAL MARKET PARTICIPANTS. THE PROPERTIES IN THE AREA WERE TYPICALLY OWNER-OCCUPIED AND, THEREFORE, THERE WAS INSUFFICIENT MARKET DATA FOR RELIABLE GRM AS WELL AS SUBJECT'S MARKET RENT ESTIMATE, MAKING THE INCOME APPROACH INAPPLICABLE. THE COST APPROACH HAS NOT BEEN DEVELOPED DUE TO SUBJECTIVE NATURE OF ASSIGNING PHYSICAL DEPRECIATION AND ALSO DUE TO THE FACT THAT TYPICAL MARKET PARTICIPANT DO NOT PUT WEIGHT ON THE COST APPROACH WHEN PURCHASING AN EXISTING DWELLING.

Conditions of Appraisal

THE SUPPORTING DOCUMENTATION THAT IS NOT PROVIDED WITH THE REPORT CONCERNING THE DATA, REASONING AND ANALYSIS IS RETAINED IN THE APPRAISER'S FILE. THIS APPRAISAL WAS MADE TO DETERMINE MARKET VALUE AS DEFINED IN LIMITING CONDITIONS OF THIS REPORT. THIS REPORT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "APPRAISAL REPORT" OPTION OF USPAP. THIS APPRAISAL REPORT COMPLIES WITH ALL INTERAGENCY AND VALUATION GUIDELINES. THE UNCHANGEABLE APPRAISAL FORM TEMPLATES INCLUDING STATEMENTS SUMMARY, SELF-CONTAINED, AND RESTRICTED USE APPRAISAL REPORTS ARE NO LONGER APPLICABLE. THIS APPRAISAL INCLUDED EXTERIOR AND INTERIOR INSPECTION OF THE SUBJECT PROPERTY, AS WELL AS ANALYSIS OF THE MARKET AREA. NO PERSONAL PROPERTY, FIXTURES OR INTANGIBLE ITEM CONVEYED, ADD NO VALUE AND ARE NOT PART OF THIS APPRAISAL REPORT. NO LIABILITY IS ASSUMED FOR THE STRUCTURAL OR MECHANICAL ELEMENTS OF THE SUBJECT PROPERTY. THIS APPRAISAL REPORT IS INTENDED FOR THE LENDER/CLIENT AND INTENDED USE DESCRIBED IN THE “ASSIGNMENT TYPE” SECTION OF THIS APPRAISAL. IN ACCORDANCE WITH ILLINOIS ADMINISTRATIVE RULE SECTION 1455.250 I AM IDENTIFYING THE CLIENT AS APPRAISAL MANAGEMENT COMPANY AND THE LENDER/CLIENT (AS IDENTIFIED ON THE LETTER OF TRANSMITTAL PAGE OF THIS REPORT) AS AN ADDITIONAL INTENDED USER. NO WARRANTY OF THE APPRAISED IS GIVEN OR IMPLIED. THIS APPRAISAL REPORT IS SIGNED WITH A DIGITAL SIGNATURE THAT HAS BUILT-IN SECURITY FEATURES, AND IS

REGISTERED WITH A NATIONAL REGISTRATION COMPANY. IT IS ACCEPTED BY ALL GOVERNMENTAL AGENCIES AND IS DEEMED TO BE AN ORIGINAL. THE APPRAISER HAS ASCERTAINED A COPY OF AGREEMENT WHICH DESCRIBES THE RELATIONSHIP BETWEEN THE CLIENT/AUTHORIZED AGENT AND THE FINANCIAL INSTITUTION.

Support for the Opinion of Site Value

DUE TO ABSOLUTELY NO INDICATIONS OF SUBJECT'S SITE VALUE THRU MRED RECORDS, ASSESSOR'S RATIO WAS USED FOR THE ANALYSIS. THE COMP 1 ON THE SALES GRID WAS CONCLUDED TO BE THE MOST SIMILAR TO SUBJECT IN SITE SIZE AND IT WAS USED FOR THE ANALYSIS. ITS ASSESSED LAND VALUE WAS AT 17.61% OF ITS TOTAL ASSESSED VALUE. AFTER SAID RATIO APPLICATIONS TO THE COMP 1 SALE PRICE, IT LAND VALUE WOULD BE AT $29,761. IN CONCLUSION, SUBJECT'S SITE WAS VALUED AT $30,000, ROUNDED.

EXTRA COMMENTS

THE SCOPE OF WORK OF THIS APPRAISAL ASSIGNMENT INVOLVED, AS A FIRST STEP, A PHYSICAL OBSERVATION OF THE EXTERIOR OF THE SUBJECT PROPERTY AND AN OBSERVATION OF THE NEIGHBORHOOD. COMPARABLE DATA FROM THE SUBJECT MARKET AREA WERE COLLECTED FROM ONE OR MORE OF THE FOLLOWING SOURCES: PUBLIC RECORDS, MRED, REPORTING SERVICES, REAL ESTATE PROFESSIONALS. THIS DATA INCLUDED LAND SALES, IMPROVED SALES AS WELL AS COST DATA AND OTHER DATA WHICH MAY BE PERTINENT TO THE APPRAISAL. THE ESTIMATED MARKET VALUE ASSUMES A TYPICAL EXPOSURE TIME FOR THE SUBJECT PROPERTY TO BE SIMILAR OR COMPARABLE TO THE AVERAGE MARKETING TIME OR SIMILAR COMPARABLE SALES REVIEWED AND NOTED IN THE SALES COMPARISON ANALYSIS SECTION OF THIS REPORT. THE DATA WERE ORGANIZED AND COMPARED TO THE SUBJECT PROPERTY, AND THEN USED TO DEVELOP THE APPLICABLE APPROACHES TO VALUE AS THEY ARE LATER DESCRIBED IN THIS REPORT. THE COLLECTED AND EVALUATED DATA ARE EITHER REPORTED HEREIN OR ARE CONTAINED IN THE FILES. THE INTENDED USER, OR AGENT FOR THE INTENDED USER, HAS REQUESTED THE APPRAISER TO EVALUATE THE PROPERTY, WHICH IS THE SUBJECT OF THIS APPRAISAL ASSIGNMENT, FOR A MORTGAGE FINANCE TRANSACTION.

BUILDING COMPLIANCE: ALL IMPROVEMENTS INCLUDING ADDITIONS OR ALTERATIONS ARE EXPECTED TO COMPLY WITH LOCAL ZONING AND BUILDING CODES, UNLESS SPECIFIED WITHIN THE REPORT. IT IS FURTHER EXPECTED THAT ALL PERMITS FOR THESE IMPROVEMENTS, IF REQUIRED, WERE OBTAINED.

CONDITION OF MATERIALS: THE APPRAISAL REPORT REQUIRES THE APPRAISER TO NOTE THE CONDITION OF MATERIALS OR SEVERAL COMPONENTS OF THE SUBJECT PROPERTY. THIS APPRAISER IS NOT QUALIFIED OR TRAINED TO DISCLOSE DEFECTS IN MATERIALS OR WORKMANSHIP NECESSARY TO INSTALL THE MATERIALS. THE LENDER / CLIENT SHOULD UTILIZE OR AT LEAST CONSIDER THE SERVICES OF A PROFESSIONAL LICENSED HOME INSPECTOR TO EVALUATE SAME IF CONCERNED ABOUT THE CONDITION OF MATERIALS OF THE SUBJECT PROPERTY.

ENVIRONMENTAL HAZARDS, TOXIC SUBSTANCES, AND INFESTATION: THE APPRAISER PROVIDES AN OPINION OF VALUE, BUT DOES NOT MAKE ANY REPRESENTATIONS, GUARANTEES, OR WARRANTIES, EXPRESS OR IMPLIED, THAT THE PROPERTY IS FREE OF DEFECTS OR ENVIRONMENTAL PROBLEMS. THE APPRAISER PERFORMS AN INSPECTION OF VISIBLE AND ACCESSIBLE AREAS ONLY.

MOLD: THE APPRAISER IS NOT QUALIFIED TO DETERMINE IF MOLD IS PRESENT IN THE PROPERTY AND IF PRESENT, THE APPRAISER IS NOT QUALIFIED TO DETERMINE THE CAUSE OF THE MOLD, THE TYPE OF MOLD OR WHETHER IT POSES ANY RISK OR HAZARD TO THE INHABITANTS.

LEAD BASED PAINT: A RESIDENTIAL DWELLING THAT WAS BUILT PRIOR TO 1978, MAY PRESENT EXPOSURE TO LEAD FROM LEAD BASED PAINT THAT MAY PLACE PEOPLE AT RISK OF DEVELOPING LEAD POISONING. THE APPRAISER IS NOT QUALIFIED TO DETERMINE IF LEAD BASED PAINT IS PRESENT OR IF IT POSES ANY RISK OR HAZARD TO ITS INHABITANTS.

INFESTATION: THE APPRAISER DID NOT OBSERVE THE PRESENCE OF INSECT, TERMITE, OR OTHER PEST

INFESTATION. THE APPRAISER, HOWEVER, DID NOT DISMANTLE OR MAKE BORES INTO THE STRUCTURE TO TEST FOR HIDDEN, ENCASED, OR OTHERWISE CONCEALED EVIDENCE OF INFESTATION. INFESTATION MAY BE PRESENT IN AREAS THE APPRAISER CAN NOT SEE.

MECHANICAL SYSTEMS: THE APPRAISER IS NOT LICENSED HOME HOME INSPECTOR. MECHANICAL SYSTEMS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, HVAC, APPLIANCES, SEPTIC SYSTEMS, AND WELLS HAVE NOT BEEN TESTED BY THE APPRAISER TO DETERMINE THEIR FITNESS OR CONDITION. THE LENDER/CLIENT SHOULD UTILIZE OR AT LEAST CONSIDER THE SERVICE OF A LICENSED HOME INSPECTOR OR OTHER PROFESSIONAL IF CONCERNED ABOUT THE CONDITION AND THE FUNCTIONAL UTILITY OF THE SUBJECT'S MECHANICAL SYSTEMS.

PLUMBING: THE APPRAISER IS NOT A LICENSED OR OTHERWISE QUALIFIED PLUMBER OR PLUMBING CONTRACTOR. THE APPRAISER WILL NOT BE RESPONSIBLE FOR THE CONDITION, ALTERATIONS, DEFECTS, OR OTHER UNAPPARENT MODIFICATIONS RELATED TO THE PLUMBING SYSTEM.

PUBLIC RECORDS AND DATA SERVICES: THE APPRAISER USES A VARIETY OF DATA SERVICES SUCH AS PUBLIC AND PRIVATE ONLINE DATABASE WHICH INCLUDE ASSESSOR'S RECORDS, COUNTY RECORDERS, FEMA FLOOD MAPS, COUNTY WEB SITES, LOCAL ZONING MAPS, AND/OR PHONE CONFIRMATIONS BY THE APPROPRIATE ZONING AUTHORITIES, LOCAL MLS INFORMATION, OR ANY OTHER RELIABLE SOURCES CONSIDERED TYPICAL FOR THE MARKET AREA. ALL SOURCES ARE CONSIDERED TO BE RELIABLE SOURCES OF DATA. WHEN DISCREPANCIES IN THE INFORMATION ARE FOUND, THE APPRAISER WILL USE THE SOURCE(S) THAT IS BELIEVED TO BE THE MOST RELIABLE IN THIS APPRAISAL REPORT. THE APPRAISER WILL REPORT ONLY THE DATA PERTINENT TO THE VALUATION PROCESS. WHEN APPLICABLE, THE DATA PRESENTED IN THE SALES COMPARISON APPROACH HAS BEEN VERIFIED BY MORE THAN ONE SOURCE UNLESS OTHERWISE NOTED.

SALES CONTRACT AND SELLER'S DISCLOSURE STATEMENT: THE APPRAISER IS NOT AN ATTORNEY. IN THOSE INSTANCES WHEN A SALES CONTRACT AND/OR A SELLER'S DISCLOSURE STATEMENT HAVE BEEN PROVIDED TO THE APPRAISER, THEY HAVE BEEN RELIED UPON ONLY TO VERIFY THE CONTRACT PRICE AND ANY SELLER'S CONCESSIONS. THE APPRAISER RENDERS NO OPINION REGARDING THE LEGAL NATURE OF THE SALES CONTRACT AND/OR SELLER'S DISCLOSURE STATEMENT.

SEASONAL CONDITIONS: THERE ARE INSTANCES WHEN PORTION OF THE EXTERIOR OF THE PROPERTY IS NOT READILY OBSERVABLE DUE TO WEATHER RELATED CONDITIONS. IN THOSE INSTANCES, THE APPRAISER HAS RELIED UPON A SOURCE(S) FAMILIAR WITH THE PROPERTY TO CITE THE MATERIAL AND THE CONDITION OF THOSE IMPROVEMENTS.

SPECIAL ASSESSMENTS: UNLESS STATED IN THE APPRAISAL REPORT, NO SPECIAL ASSESSMENTS WERE DISCLOSED OR REVEALED TO THE APPRAISER REGARDING THE SUBJECT PROPERTY.

REVISION 05/10/2022:

1. AT THE TIME OF THE INSPECTION APPRAISER OBSERVED ONLY ONE BEDROOM ON THE FIRST FLOOR.

2. COMP 2 WAS BACKING TO A COMMERCIAL PROPERTY AND ITS PARKING LOT (SMARTSTOP SELF STORAGE). THEREFORE, COMP 2 WAS CONCLUDED TO HAVE EXTERNAL OBSOLESCENCE IN THIS APPRAISAL.

3. BASED ON THE INTERIOR INSPECTION THE SUBJECT PROPERTY WAS CONCLUDED TO BE IN ITS "C3" CONDITION. OBSERVED AT THE TIME OF THE INSPECTION DEFERRED MAINTENANCE WAS CONCLUDED TO BE MINOR (MOSTLY COSMETIC) WITH HAVING NOT ANY IMPACT ON THE SUBJECT'S MARKETABILITY.

ADDENDUM

Borrower: ERIC DHOM		File No.: 22172ACT / 492202
Property Address: 1953 OZARK PKWY		Case No.: 2002541940
City: ALGONQUIN	State: IL	Zip: 60102
Lender: HOME STATE BANK		

THE REPORT SIGNATURE DATE WAS REVISED.

REVISION 05/19/2022:

PER CLIENT'S REQUEST "TO APPRAISER: PLEASE UPDATE THE SUBJECT AND COMPS 1 & 2 TO C4 CONDITION PER OUR CONVERSATION. THANK YOU, JANICE JONES, ACT APPRAISAL 317-531-4218, JANICE@ACTAPPRAISAL.COM" AND IN ORDER TO BE IN COMPLIANCE WITH UAD (TAKEN INTO CONSIDERATION DEFERRED MAINTENANCE OBSERVED AT THE TIME OF THE INSPECTION) THE SUBJECT'S CONDITION RATING WAS CHANGED THROUGHOUT THE REPORT FROM "C3" TO "C4".

SINCE COMPS 1 AND 2 WERE SIMILAR TO THE SUBJECT IN OVERALL CONDITION, THEIR CONDITION RATING WAS ALSO REVISED FROM "C3" TO "C4". COMP 3 WAS IN ITS "C3" CONDITION. IT REQUIRED NOMINAL ADJUSTMENT FOR THIS FACTOR. THE OPINION OF THE SUBJECT'S MARKET VALUE HAS NOT CHANGED.

THE REPORT SIGNATURE DATE WAS REVISED.

APPRAISAL REPORT

Market Conditions Addendum to the Appraisal Report

2002541940
File No. 22172ACT / 492202

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 **1953 OZARK PKWY** City **ALGONQUIN** State **IL** Zip Code **60102**

Borrower **ERIC DHOM**

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)	1	2	0	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	0.17	0.67	0.00	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	0	0	0	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	[ ] Declining [X] 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	169,000	172,650	0	[X] Increasing [ ] Stable [ ] Declining
Median Comparable Sales Days on Market	18	6	0	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	0	0	0	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Listings Days on Market	0	0	0	[ ] Declining [X] Stable [ ] Increasing
Median Sale Price as % of List Price	102.44%	102.44%	0.00%	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? [X] Yes [ ] No				[ ] Declining [X] Stable [ ] Increasing

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

THE SELLERS' CONCESSIONS WERE TYPICAL IN THE AREA.

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

Cite data sources for above information. **MRED**

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.

DUE TO VERY LIMITED COMPARABLE STATISTICAL DATA AVAILABLE FOR CREDIBLE MARKET ANALYSIS (SEE GRID ABOVE), APPRAISER PERFORMED THE LAST TWO YEARS MARKET ANALYSIS FOR ALL ATTACHED PROPERTIES IN THE NEIGHBORHOOD:

05/06/2020 - 05/05/2021 (27 SALES): MEDIAN PRICE $175,000, AVERAGE MARKETING TIME 46 DAYS.
05/06/2021 - 05/06/2022 (27 SALES): MEDIAN PRICE $210,000, AVERAGE MARKETING TIME 20 DAYS.
THE MARKET WAS INCREASING (20.00% OR 0.83% PER MONTH). THERE WERE FOUR (4) ATTACHED PROPERTIES ON THE MARKET, INDICATING FACTORS OF DEMAND AND SUPPLY TO BE IN SHORTAGE.

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	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature AB	Signature
Name **ANDREI BIARYNCHYK**	Name
Company Name **TOP APPRAISAL INC.**	Company Name
Company Address **3078 N DANIELS CT ARLINGTON HEIGHTS, IL 60004**	Company Address
State License/Certification # **556.005164** State **IL**	State License/Certification # State
Email Address **TOPAPPRAISALINC@GMAIL.COM**	Email Address

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: **May 6, 2022**
Appraised Value: $ **175,000**



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			



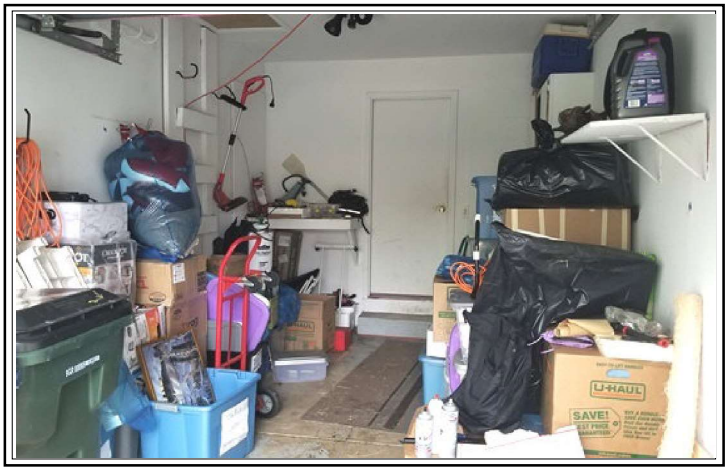
OPPOSITE DIRECTION STREET SCENE



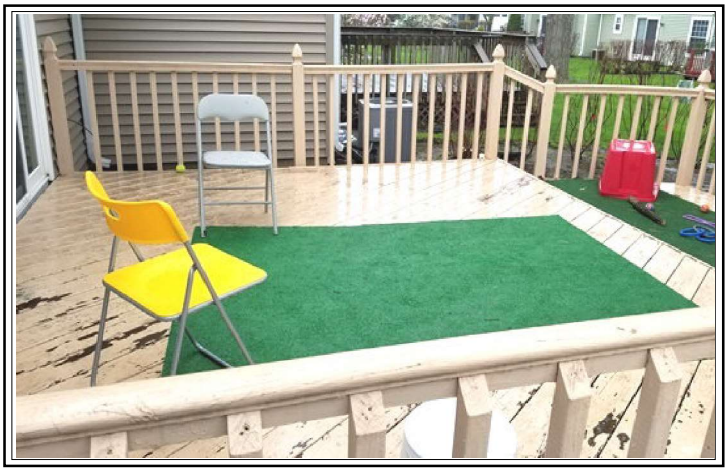
SUBJECT'S STREET NUMBER



ATTACHED ONE-CAR GARAGE
ONE-CAR ASPHALT DRIVEWAY



GARAGE INTERIOR VIEW



UNCOVERED DECK



A/C UNIT
UNCOVERED PATIO

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **ERIC DHOM**		File No.:	**22172ACT / 492202**
Property Address: **1953 OZARK PKWY**		Case No.:	**2002541940**
City: **ALGONQUIN**	State: **IL**	Zip:	**60102**
Lender: **HOME STATE BANK**			



ACROSS THE STREET VIEW



CO/SMOKE DETECTOR ON THE SECOND FLOOR



LOFT



BATHROOM



BEDROOM



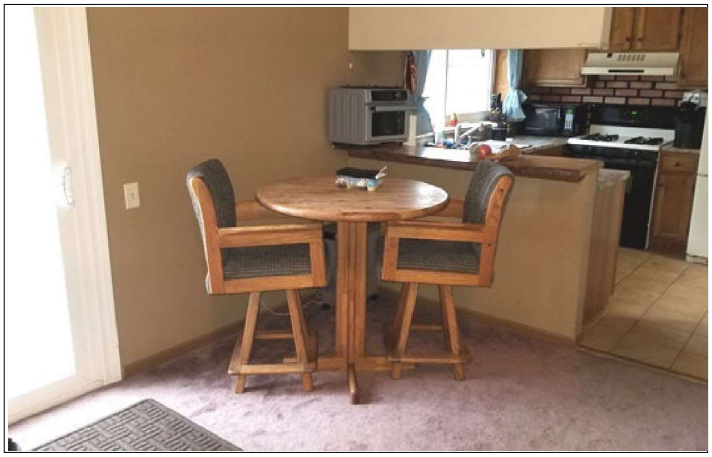
LIVING ROOM

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			



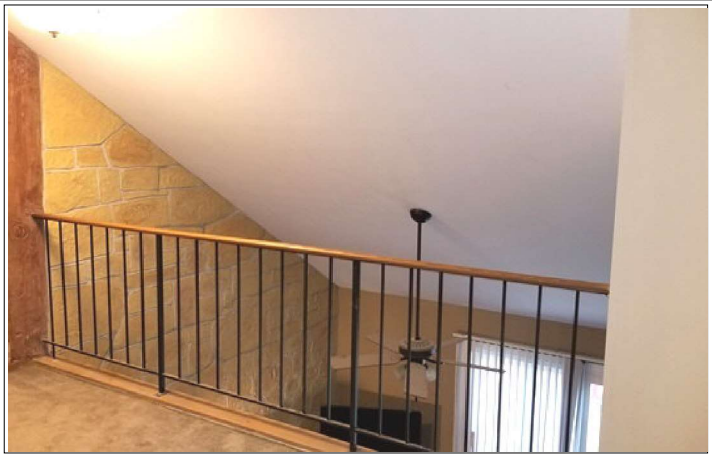
FOYER



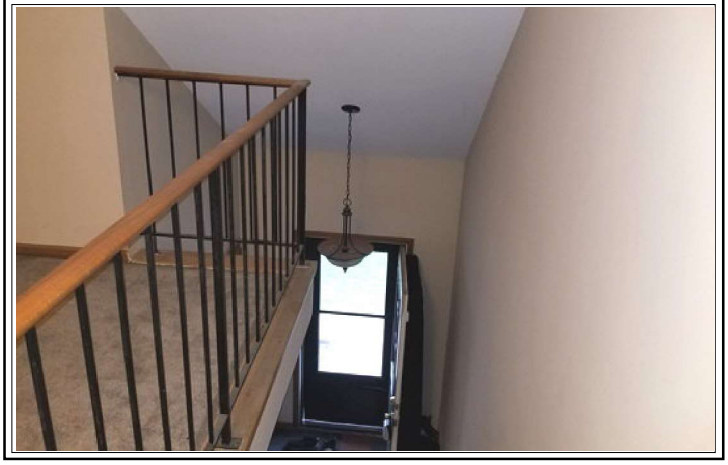
DINING AREA



CO/SMOKE DETECTOR ON THE FIRST FLOOR



OPEN TO BELOW AREA



OPEN TO BELOW AREA



LAUNDRY

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			



KITCHEN



KITCHEN, EXTRA PHOTO



REC. ROOM IN THE BASEMENT



MECHANICAL ROOM IN THE BASEMENT



SUMP PUMP



ELECTRICAL PANEL

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**
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City: **ALGONQUIN**	State: **IL**	Zip: **60102**
Lender: **HOME STATE BANK**		



DEFERRED MAINTENANCE
OBSOLETE INTERIOR PAINT



DEFERRED MAINTENANCE
MISSING OUTLET PLATE

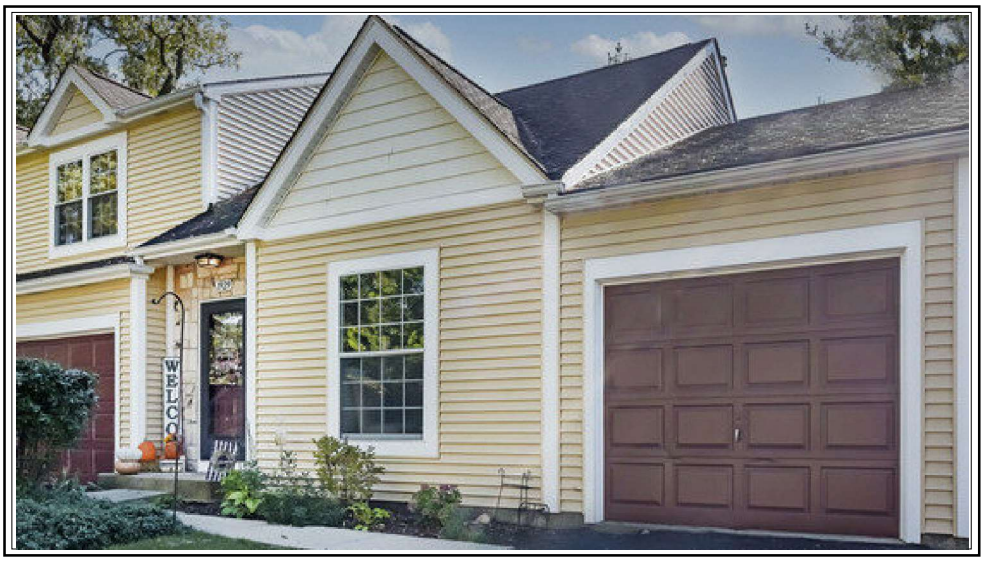
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			



COMPARABLE SALE #1

2204 TETON PKWY
ALGONQUIN, IL 60102
Sale Date: **s08/21;c07/21**
Sale Price: $ **169,000**



COMPARABLE SALE #2

1929 OZARK PKWY
ALGONQUIN, IL 60102
Sale Date: **s11/21;c10/21**
Sale Price: $ **155,000**

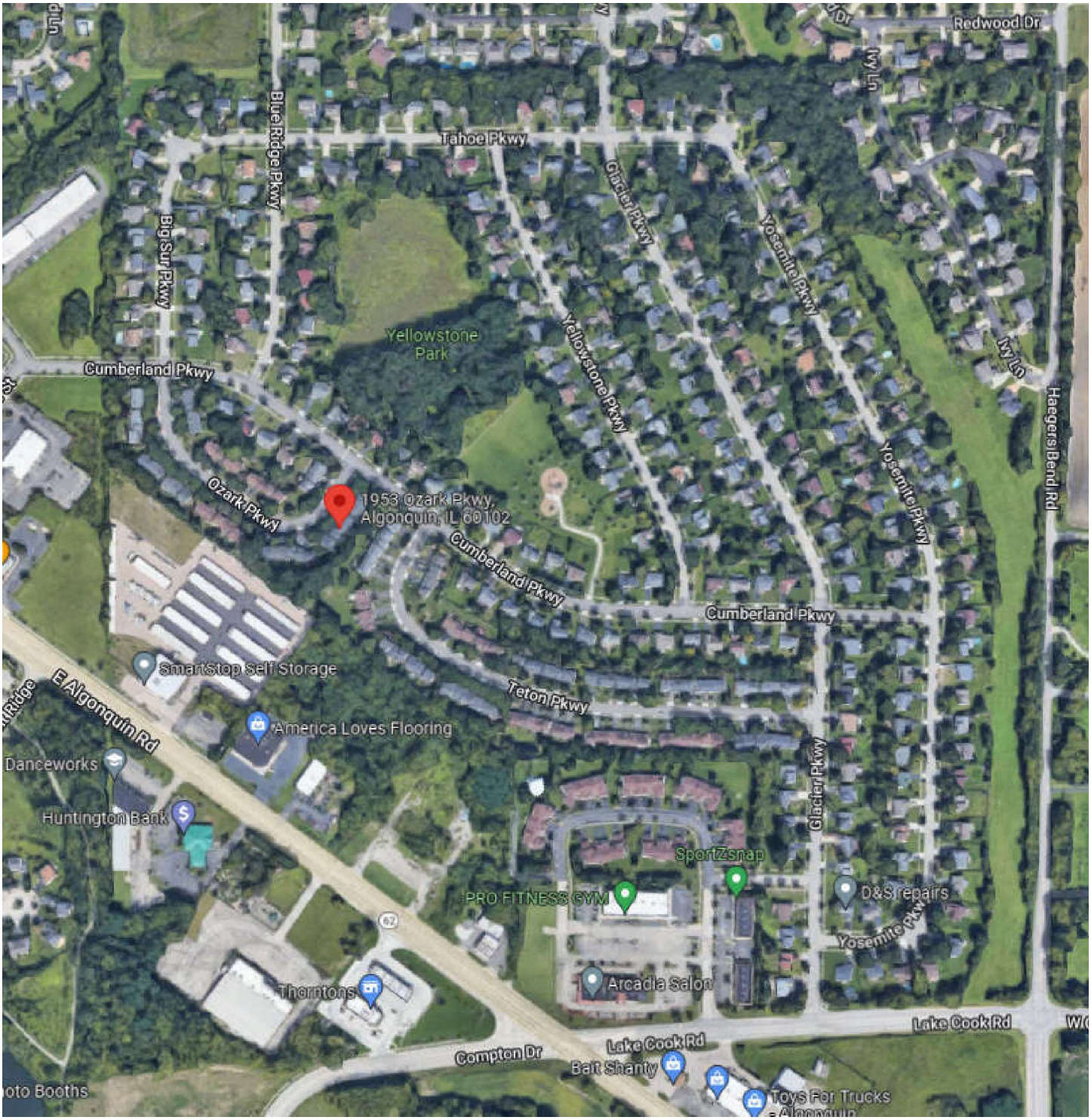


COMPARABLE SALE #3

965 OLD OAK CIR
ALGONQUIN, IL 60102
Sale Date: **s11/21;c10/21**
Sale Price: $ **190,300**

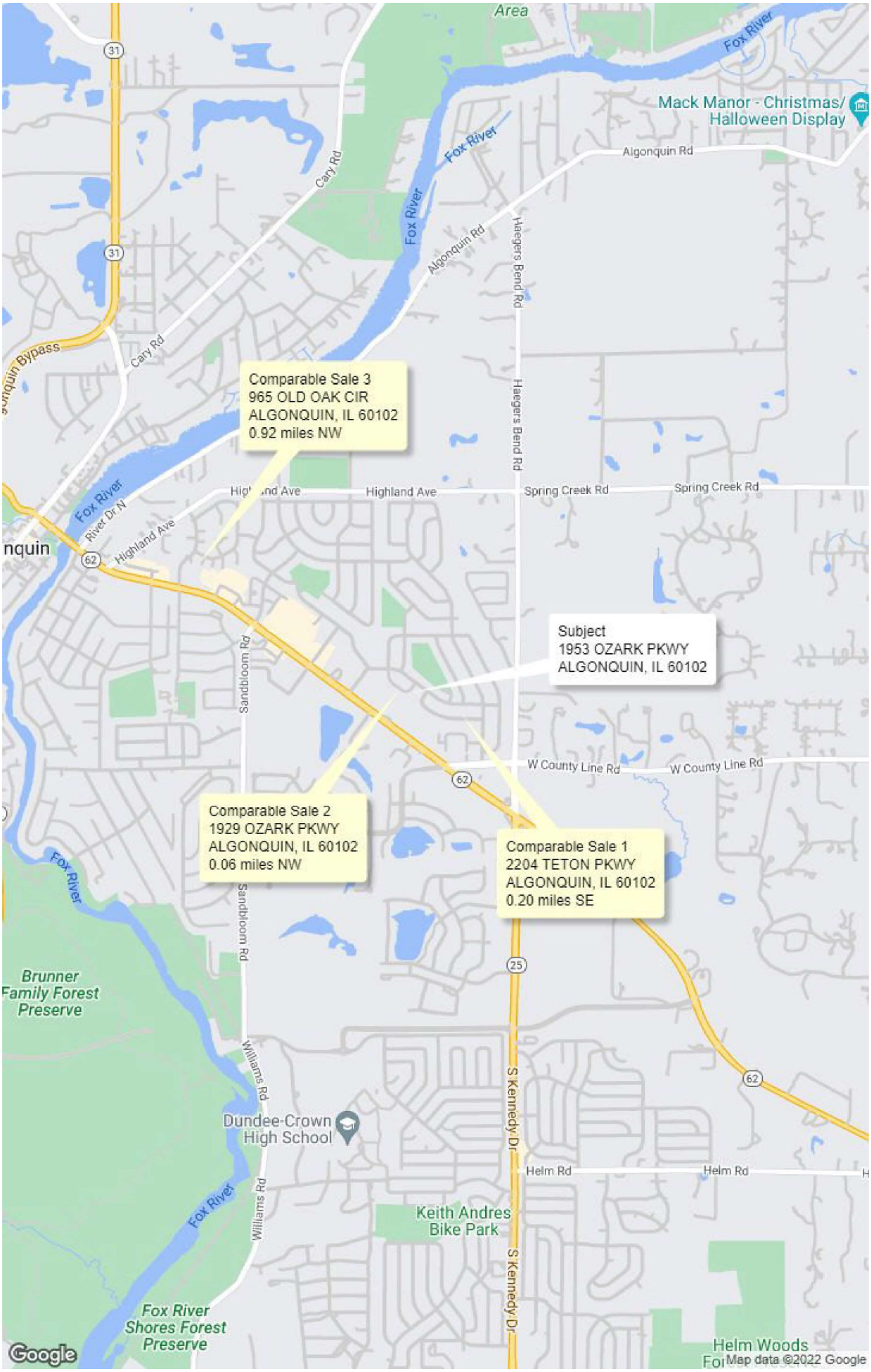
AERIAL MAP

Borrower: **ERIC DHOM**		File No.:	**22172ACT / 492202**
Property Address: **1953 OZARK PKWY**		Case No.:	**2002541940**
City: **ALGONQUIN**	State: **IL**	Zip:	**60102**
Lender: **HOME STATE BANK**			



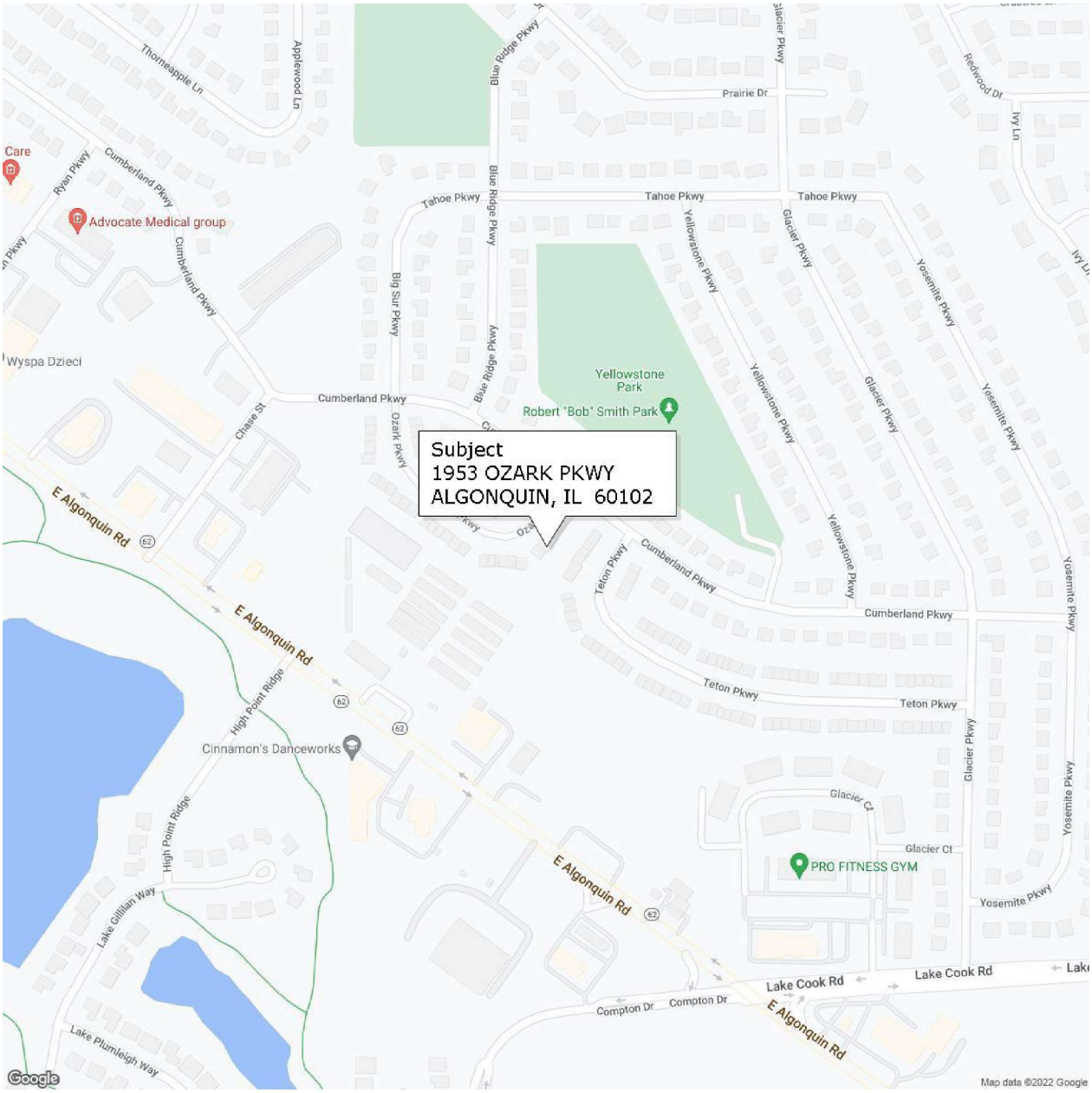
LOCATION MAP

Borrower: **ERIC DHOM**		File No.:	**22172ACT / 492202**
Property Address: **1953 OZARK PKWY**		Case No.:	**2002541940**
City: **ALGONQUIN**	State: **IL**	Zip:	**60102**
Lender: **HOME STATE BANK**			



FLOOD MAP

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			



FLOOD INFORMATION

Community: Village of Algonquin
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 17111C0342J
Panel: 17111C0342
Zone: X
Map Date: 11-16-2006
FIPS: 17111
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.

PLAT MAP

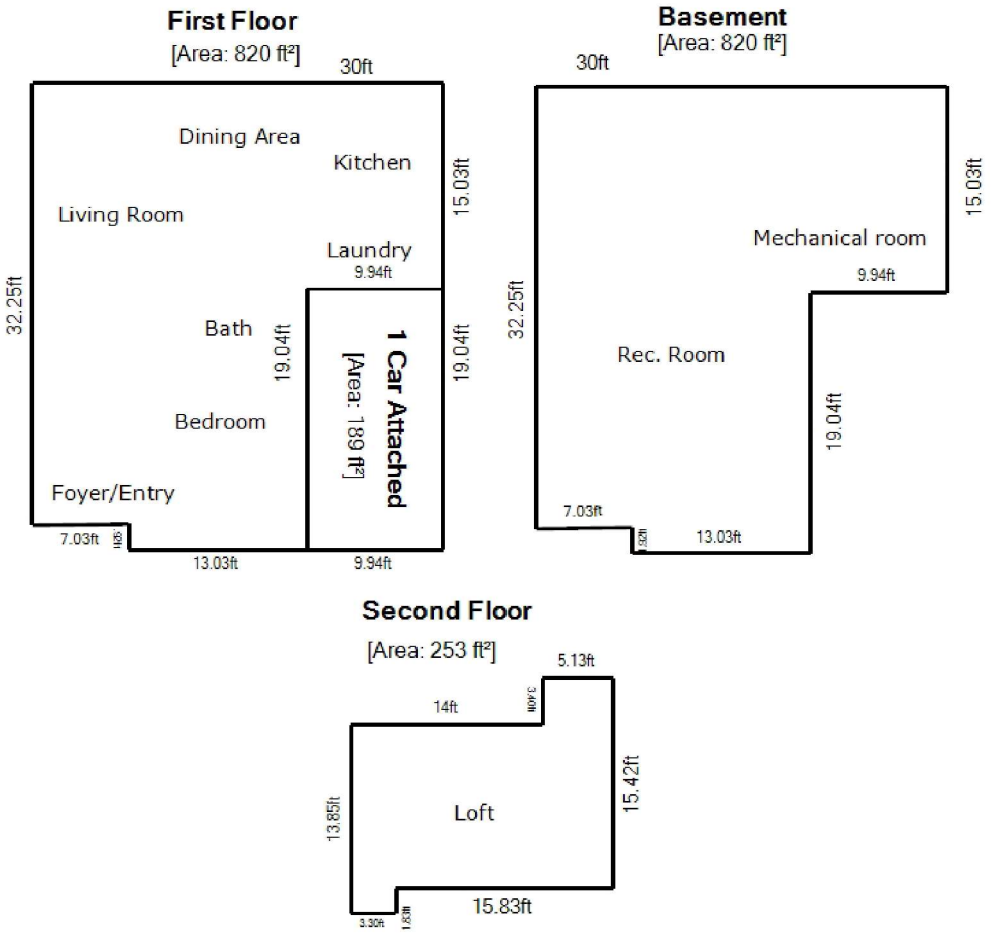
Borrower: **ERIC DHOM**		File No.:	**22172ACT / 492202**
Property Address: **1953 OZARK PKWY**		Case No.:	**2002541940**
City: **ALGONQUIN**	State: **IL**	Zip:	**60102**
Lender: **HOME STATE BANK**			



FLOORPLAN SKETCH

Borrower: **ERIC DHOM**		File No.:	**22172ACT / 492202**
Property Address: **1953 OZARK PKWY**		Case No.:	**2002541940**
City: **ALGONQUIN**	State: **IL**	Zip:	**60102**
Lender: **HOME STATE BANK**			

Sketch



Living Area		Area Calculation				
First Floor	819.70 ft²	First Floor				x 1.00 = 819.70 ft²
Second Floor	253.42 ft²	☐	30ft x	15.03ft x	1.00 =	450.9 ft²
Nonliving Area		☐	19.04ft x	13.03ft x	1.00 =	248.09 ft²
1 Car Attached	189.26 ft²	△	0.10ft x	7.03ft x	0.50 =	0.35 ft²
Basement	819.70 ft²	☐	17.12ft x	7.03ft x	1.00 =	120.35 ft²
		Second Floor				x 1.00 = 253.42 ft²
		☐	3.40ft x	5.13ft x	1.00 =	17.44 ft²
		☐	19.13ft x	12.02ft x	1.00 =	229.94 ft²
Total Living Area (rounded):	**1073 ft²**	☐	1.83ft x	3.30ft x	1.00 =	6.04 ft²

2002541940
File No. 22172ACT / 492202

USPAP ADDENDUM

Borrower: ERIC DHOM
Property Address: 1953 OZARK PKWY
City: ALGONQUIN County: MCHENRY State: IL Zip Code: 60102
Lender: HOME STATE 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).

NONE

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: UNDER THREE MONTHS

EXPOSURE TIME: DEFINED IN USPAP AS THE ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL; EXPOSURE TIME IS A RETROSPECTIVE OPINION BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE AND OPEN MARKET.
THE HYPOTHETICAL REASONABLE EXPOSURE TIME FOR SUBJECT PROPERTY ON A OPEN MARKET ON THE EFFECTIVE DATE OF THIS APPRAISAL, AT THE APPRAISED MARKET VALUE WAS ESTIMATED TO BE UNDER THREE MONTHS.

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.

NONE

Additional Comments

NONE

APPRAISER:

Signature: 
Name: ANDREI BIARYNCHYK
Date Signed: 05/19/2022
State Certification #: 556.005164
or State License #:
or Other (describe): State #:
State: IL
Expiration Date of Certification or License: 09/30/2023
Effective Date of Appraisal: 05/06/2022

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

Appraiser Independence Certification

2002541940
File No.: 22172ACT / 492202

Borrower: ERIC DHOM
Property Address: 1953 OZARK PKWY
City: ALGONQUIN County: MCHENRY State: IL Zip Code: 60102
Lender/Client: HOME STATE BANK

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments: NONE

APPRAISER:

Signature: 
Name: ANDREI BIARYNCHYK
Date Signed: 05/19/2022
State Certification #: 556.005164
or State License #:
or Other (describe): State #:
State: IL
Expiration Date of Certification or License: 09/30/2023

SUPERVISORY APPRAISER (only if required):

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

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			

HUDSON INSURANCE COMPANY
100 William Street, 5th Floor
New York, NY 10038

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR AUTOMATIC EXTENDED REPORTING PERIOD.

THIS POLICY MAY CONTAIN PROVISIONS WHICH LIMIT THE AMOUNT OF CLAIM EXPENSES THE INSURER IS RESPONSIBLE TO PAY IN CONNECTION WITH CLAIMS. CLAIM EXPENSES SHALL BE SUBJECT TO ANY DEDUCTIBLE AMOUNT. THE PAYMENT OF CLAIM EXPENSES WILL REDUCE THE LIMITS OF LIABILITY STATED IN ITEM 4. OF THE DECLARATIONS. PLEASE READ YOUR POLICY CAREFULLY.

PLEASE READ THIS POLICY CAREFULLY.

Policy Number: PRA-2AX-1005796 **Renewal of:**

1. **Named Insured:** Andrei Biarynchyk
2. **Address:** 3078 N Daniels Ct
   Arlington Heights, IL 60004
3. **Policy Period:** **From:** November 17, 2021 **To:** November 17, 2022

   12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above
4. **Limit of Liability**

		Each **Claim**		Policy Aggregate
Damages Limit of Liability	A.	$1,000,000	B.	$1,000,000
Claims Expense Limit of Liability	C.	$1,000,000	D.	$1,000,000

5. **Deductible** (Inclusive of **Claims Expenses**):
   5A. $ 500 Each **Claim** 5B. $ 1,000 Aggregate
6. **Policy Premium:** $550.00 **State Taxes/Surcharges:** $0.00
7. **Retroactive Date:** November 17, 2020
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
   Hudson Insurance Group
   100 William Street, 5th Floor
   New York, NY 10038
   Fax: 646-216-3786
   Email: hudsonclaims300@hudsoninsgroup.com
   On weekends or holidays: **866-546-3981 (Toll Free)**
9. **A. Program Administrator:** Riverton Insurance Agency Corp.
   OREP- Organization of Real Estate Professionals
   B. Agent/Broker: Insurance Services

IN WITNESS WHEREOF, We have caused this policy to be executed by our President and our Corporate Secretary at New York, New York

President Secretary

Borrower: **ERIC DHOM**		File No.: **22172ACT / 492202**	
Property Address: **1953 OZARK PKWY**		Case No.: **2002541940**	
City: **ALGONQUIN**	State: **IL**	Zip: **60102**	
Lender: **HOME STATE BANK**			



State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
556.005164

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2023

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

ANDREI BIARYNCHYK
3078 N DANIELS COURT
ARLINGTON HEIGHTS, IL 60004

MARIO TRETO, JR.
ACTING SECRETARY

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

16000506