File No. 3573488

APPRAISAL OF



LOCATED AT:

4282 N 26th St
Milwaukee, WI 53209

FOR:

Pine Financial Group
6990 W 38th Avenue Suite 208
Wheat Ridge, CO 80033

BORROWER:

McClain, Latrell H Barker

AS OF:

March 18, 2023

BY:

William B. Cox

W148 N9992 Rimrock Road Germantown, WI 53022 262-251-4119

Residential Appraisal Report

File No. 3573488

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User Pine Financial Group | E-mail

Client Address 6990 W 38th Avenue Suite 208 | City Wheat Ridge | State CO | Zip 80033

Additional Intended User(s) see addendum

Intended Use Determine "as-is" value and "after repair" value

SUBJECT

Property Address 4282 N 26th St | City Milwaukee | State WI | Zip 53209

Owner of Public Record Carter Rickey | County Milwaukee

Legal Description See Attached Addendum

Assessor's Parcel # 2451312000 | Tax Year 2022 | R.E. Taxes $ 1,594

Neighborhood Name Northeast Milwaukee | Map Reference PHC 80-1 | Census Tract 4200

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

SALES HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 08/24/2012 | Price 18199 | Source(s) Monsoon, Doc no. 10160044

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) Prior sale of subject appears to be a "distressed sale" and the Borrower plans to do significant renovations as outlined herein. No prior sales noted in pertinent time frames for comparables.

Offerings, options and contracts as of the effective date of the appraisal none known

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[X] Urban	[ ] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	68 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)		2-4 Unit	24 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	5 Low	70		Multi-Family	3 %
Neighborhood Boundaries	Hampton Ave to the north, Hwy 43 to the east, Keefe Ave to the south and 35th Street to the west.							250 High	150		Commercial	5 %
								90 Pred.	90		Other	%

Neighborhood Description See Attached Addendum

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

SITE

Dimensions no survey provided | Area 3963 sf | Shape rectangular | View N;Res;

Specific Zoning Classification RT3 | Zoning Description Two Family Residential

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

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	[ ]	[ ]

Site Comments There are no known adverse easements, encroachments or other adverse conditions associated with the subject. Overall the site is adequate for the existing improvements. Zoning is only confirmed in a general way; i.e. a two unit property in a two unit zoned area.

IMPROVEMENTS

GENERAL DESCRIPTION			FOUNDATION			EXTERIOR DESCRIPTION	materials	INTERIOR	materials
Units	[ ] One	[ ] One w/Acc. unit [X] dplx	[ ] Concrete Slab	[ ] Crawl Space		Foundation Walls	conc blk/avg	Floors	hw,cp,vn/avg
# of Stories	2		[X] Full Basement	[ ] Partial Basement		Exterior Walls	wd,alum,vin/avg-	Walls	drywall/avg
Type	[X] Det.	[ ] Att. [ ] S-Det./End Unit	Basement Area	1270 sq. ft.		Roof Surface	asph shgls/bl avg	Trim/Finish	hdwd/avg
[X] Existing	[ ] Proposed	[ ] Under Const.	Basement Finish	0 %		Gutters & Downspouts	ptd metal/avg	Bath Floor	vinyl/avg
Design (Style)	up/low duplex		[ ] Outside Entry/Exit	[ ] Sump Pump		Window Type	dbl hung/avg	Bath Wainscot	fiber/avg
Year Built	1928					Storm Sash/Insulated	wd,combo/avg	Car Storage	[ ] None
Effective Age (Yrs)	45					Screens	wd,combo/avg	[X] Driveway	# of Cars 2
Attic	[ ] None		Heating [X] FWA	[ ] HW	[ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	concrete
[ ] Drop Stair	[ ] Stairs		[ ] Other	Fuel 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 [ ] Refrigerator [ ] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 10 Rooms | 4 Bedrooms | 3.0 Bath(s) | 1,861 Square Feet of Gross Living Area Above Grade

Additional Features Per old MLS sheet the subject has full basement and separate utilities; any reference to interior features or interior condition are assumptions as this was an EXTERIOR INSPECTION ONLY

Comments on the Improvements Based on the proposed improvements (see attached) it appears the subject is in a slightly below average condition. The exterior is in a generally slighlty below average condition with need for some siding replacement and shingle replacement. EXTERIOR INSPECTION ONLY

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Residential Appraisal Report

File No. 3573488

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	4282 N 26th St Milwaukee, WI 53209	4178 N 21st Street Milwaukee, WI 53209		3715 N 24th Pl Milwaukee, WI 53206		4036 N 24th Place Milwaukee, WI 53209	
Proximity to Subject		0.39 miles SE		0.66 miles SE		0.30 miles SE	
Sale Price	$ 0		$ 86,000		$ 70,000		$ 79,092
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 36.03 sq. ft.		$ 40.21 sq. ft.		$ 34.15 sq. ft.	
Data Source(s)		MetroMLS #1794392;DOM 37		MetroMLS #1809018;DOM 29		MetroMLS #1747703;DOM 276	
Verification Source(s)		doc 11274743		doc 11302344		doc 09727866	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time	09/16/2022	s07/22;c07/22		s11/22;c09/22		s03/22;c03/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3963 sf	4800 sf	0	5227 sf	0	6534 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	up/low duplex	up/low duplex		up/low duplex		up/low duplex	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	95	96	0	104	0	96	0
Condition	C4	C4	-10,000	C4		C4	
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 4 / 3.0	10 / 4 / 2.0	4,000	10 / 4 / 2.0	4,000	10 / 4 / 2.0	4,000
Gross Living Area 15	2,540 sq. ft.	2,387 sq. ft.	2,300	1,741 sq. ft.	12,000	2,316 sq. ft.	3,400
Basement & Finished Rooms Below Grade	1270sf0sfin	1195sf0sfin	0	1000sf0sfin	0	1158sf0sfin	0
Functional Utility	avg	avg		avg		avg	
Heating/Cooling	2 gas fa/none	2 gas fa/none		2 gas fa/none		2 gas fa/none	
Energy Efficient Items	none	none		none		none	
Garage/Carport	2 Car Driveway	2 Car Driveway		2 Car Driveway		2 Car Driveway	
Porch/Patio/Deck	porch, balcony	porch,balcony		porch,balcony		porch,balcony	
Net Adjustment (Total)		[ ] + [X] -	$ 3,700	[X] + [ ] -	$ 16,000	[X] + [ ] -	$ 7,400
Adjusted Sale Price of Comparables		Net Adj. -4.3% Gross Adj. 19.0%	$ 82,300	Net Adj. 22.9% Gross Adj. 22.9%	$ 86,000	Net Adj. 9.4% Gross Adj. 9.4%	$ 86,492

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach: See Attached Addendum.

Indicated Value by Sales Comparison Approach $

COST APPROACH

COST APPROACH TO VALUE

Site Value Comments: Cost Approach not considered accurate/appropriate for this age of property

ESTIMATED [ ] REPRODUCTION OR [ ] REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

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

OPINION OF SITE VALUE	= $ 0
Dwelling 1,861 Sq. Ft. @ $	= $ 0
Bsmt: 1270 Sq.Ft. Sq. Ft. @ $	= $ 0
Garage/Carport 276 Sq. Ft. @ $	= $ 0
Total Estimate of Cost-New	= $ 0
Less 70 Physical / Functional / External Depreciation $0	= $ (0)
Depreciated Cost of Improvements	= $ 0
"As-is" Value of Site Improvements	= $
INDICATED VALUE BY COST APPROACH	= $ 0

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): See Attached Addendum

RECONCILIATION

Methods and techniques employed: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach [ ] Other:

Discussion of methods and techniques employed, including reason for excluding an approach to value: Sales Comparison Approach is the only Approach deemed reliable for this age of property in its as-is condtion with an EXTERIOR ONLY INSPECTION.

Reconciliation comments: The Income Approach is not developed due to lack of rental information on the subject property and apparently being vacant at time of recent sale. Sales Comparison Approach is given primary consideration since this best reflects the actions of typical sellers and buyers. The Cost Approach is not considered reliable for this age of property.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 03/18/2023, which is the effective date of this appraisal, is:

[X] Single point $ 84,000 [ ] Range $ _____ to $ _____ [ ] Greater than [ ] Less than $ _____

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 [ ] subject to the following:

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Residential Appraisal Report

File No. 3573488

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	4282 N 26th St Milwaukee, WI 53209	4070 N 17th St Milwaukee, WI 53209		4439 N 30th St Milwaukee, WI 53209		4079 N 24th Pl Milwaukee, WI 53209	
Proximity to Subject		0.73 miles SE		0.36 miles NW		0.23 miles SE	
Sale Price	$ 0		$ 134,000		$ 137,500		$ 130,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 63.75 sq. ft.		$ 56.49 sq. ft.		$ 49.47 sq. ft.	
Data Source(s)		MetroMLS #1790931;DOM 3		MetroMLS #1774577;DOM 72		MetroMLS #1819047;DOM 38	
Verification Source(s)		doc 11272284		doc 11233421		Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth FHA;0		ArmLth FHA;2000	-2,000	ArmLth Conv;0	
Date of Sale/Time	09/16/2022	s07/22;c05/22		s03/22;c02/22		s02/23;c01/23	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3963 sf	5227 sf	0	5227 sf	0	5227 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	up/low duplex	up/low duplex		up/low duplex		up/low duplex	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	95	96		94	0	96	0
Condition	C4	C4		C4		C4	10,000
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 4 / 3.0	10 / 4 / 2.0	0	10 / 4 / 2.0	0	10 / 4 / 2.0	0
Gross Living Area	15 2,540 sq. ft.	2,102 sq. ft.	4,000	2,434 sq. ft.	4,000	2,628 sq. ft.	4,000
Basement & Finished Rooms Below Grade	1270sf0sfin	1051sf0sfin	6,600	1217sf0sfin	1,600	1314sf0sfin	-1,300
Functional Utility	avg	avg		avg		avg	
Heating/Cooling	2 gas fa/none	1 gas fa,1 hw/no	0	1 gas fa,1 hw/no	0	2 gas fa/none	
Energy Efficient Items	none	none		none		none	
Garage/Carport	2 Car Driveway	2gd2dw	-6,000	2gd2dw	-6,000	2gd2dw	-6,000
Porch/Patio/Deck	porch, balcony	porch, balcony		porch, balcony		porch,balcony	
Net Adjustment (Total)		[X] + [ ] -	$ 4,600	[ ] + [X] -	$ 2,400	[X] + [ ] -	$ 6,700
Adjusted Sale Price of Comparables		Net Adj. 3.4% Gross Adj. 12.4%	$ 138,600	Net Adj. -1.7% Gross Adj. 9.9%	$ 135,100	Net Adj. 5.2% Gross Adj. 16.4%	$ 136,700

Summary of Sales Comparison Approach: At the request of the Client comparables 4-6 are added to reflect the Subject's "as-repaired" value based on the proposed repairs that are in the addendum hereto. The subject is rated C4 in the as-is grid it is high end C4 condition upon completion of the repairs. Slightly more weight is placed on comparables 4 and 5 due to least required adjustments. Estimated "as-repaired" value as of 03/187/2023 is $136,000 with slightly more weight placed on sale 2 due to least required adjustments..

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Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR?) is not intended for use in transactions that require aFannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Residential Appraisal Report

File No. 3573488

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.

6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.

9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] Market Value [ ] Other Value: _____

Source of Definition: see addendum herein

ADDRESS OF THE PROPERTY APPRAISED:

4282 N 26th St
Milwaukee, WI 53209

EFFECTIVE DATE OF THE APPRAISAL: 03/18/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY $ 84,000

APPRAISER

Signature: William B. Cox

Name: William B. Cox

Company Name: Preferred Real Estate Services

Company Address: W148 N9992 Rimrock Road
Germantown, WI 53022

Telephone Number: 262-251-4119

Email Address: gtcox@aol.com

State Certification # 166-9

or License # _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2023

Date of Signature and Report: 03/19/2023

Date of Property Viewing: 01/18/2023

Degree of property viewing:

[ ] Interior and Exterior [X] Exterior Only [ ] Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Telephone Number: _____

Email Address: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

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ADDENDUM

Borrower: McClain, Latrell H Barker		File No.: 3573488
Property Address: 4282 N 26th St		Case No.:
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		

Legal Description
Olive Park Being A Subd Of Lot 3 Of Re-Subd Of Lots 2 To 8 In E C Freihube's Subd In Sw 1/4 Sec 6-7-22 Block 2 N 36.52' Lot 7

Neighborhood Description
There are some apparent adverse factors which will likely affect the subject's marketability; there are properties showing significant deferred maintenance including some properties secured by boards in this area. At the same time there are several properties that have had substantial renovations. There is a stable mix of employment with no abnormal amounts of unemployment known. The improvements generally conform well with each other. Even though the subject's estimated value is greater than the estimated predominant value it is not an over improvement and is expected to enjoy normal marketing time when properly priced and maintained. The subject has average access to supporting facilities such as schools, shopping, recreation and employment.

Neighborhood Market Conditions
MLS statistics, land record data and paired sales data seem to indicate stable property values have occurred in the recent past and this is generally thought to continue in the near future. Properties can lose value quickly in this submarket if not properly maintained and managed. Typical marketing time per MLS statistics is 1-90 days. Financing is readily available from many sources for qualified borrowers.

The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

Comments on Sales Comparison
Limited similar sales in this recent low turnover submarket required using sales older than ninety days, outside a .5 mile radius and making greater than 15% gross adjustments, but this is considered unavoidable.

The quality and condition ratings for the subject and comparable sales are based upon my personal inspection of the subject, and my interpretation of the photos and comments for comparable sales from the MLS, and how they compare to the subject. The appraiser is not privy to and does not have access or knowledge of quality and condition ratings from other appraiser’s peers for the same comparable sales utilized. Additionally, the appraiser does not have knowledge or information regarding the adjustment methods utilized by other appraiser’s peers. Quality of construction based on types and heights of ceilings, types of countertops, cabinetry, flooring material, windows, doors, drywall finishes, finish trim work, tub surround material and exterior material and estimates are made to reflect the cost to make the comparable similar to the subject and/or the expected reaction from the typical buyer for these varying features. Effective ages are similar so no age adjustments are made.

Above grade size adjustment estimated at $15.00 per square foot. Adjustments based on paired sales analysis and appraiser's experience in this market.

All primary value determinants are effectively equalleld or bracketed by these closed comparables except bathroom count which could not be avoided. The search was extended back two years to no avail.

Most probable value range of $82,000 to $86,000 with a most probable value of $84,000. Comparable 3 accorded slightly more weight due to least required adjustments. The subject is under contract at $75,000.

Income Approach Comments
The Income Approach is considered inappropriate for the subject in that current rents are not made available to the appraiser and this is an EXTERIOR ONLY appraisal at the request of the client.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: McClain, Latrell H Barker		File No.: 3573488
Property Address: 4282 N 26th St		Case No.:
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		

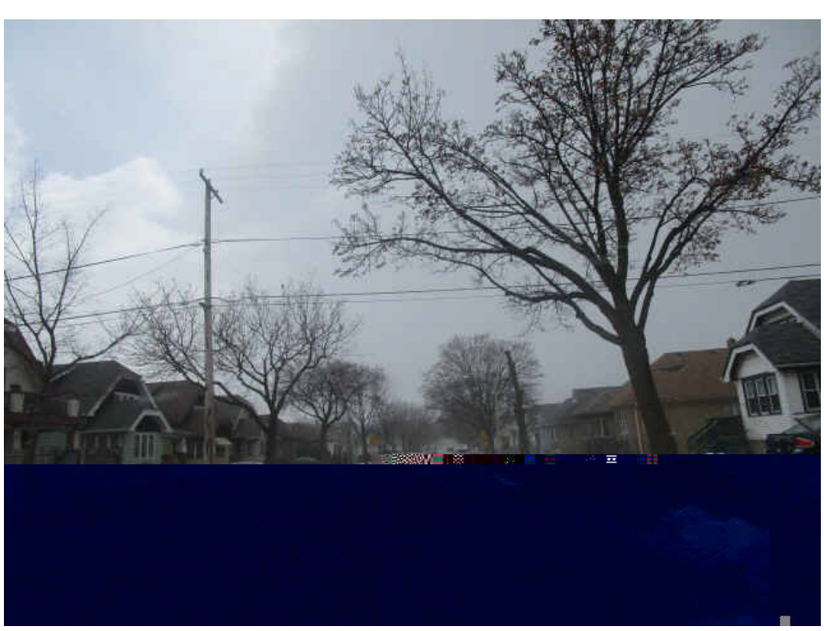


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: March 18, 2023
Appraised Value: $ 84,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: McClain, Latrell H Barker		File No.: 3573488
Property Address: 4282 N 26th St		Case No.:
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		



COMPARABLE SALE #1

4178 N 21st Street
Milwaukee, WI 53209
Sale Date: s07/22;c07/22
Sale Price: $ 86,000



COMPARABLE SALE #2

3715 N 24th Pl
Milwaukee, WI 53206
Sale Date: s11/22;c09/22
Sale Price: $ 70,000



COMPARABLE SALE #3

4036 N 24th Place
Milwaukee, WI 53209
Sale Date: s03/22;c03/22
Sale Price: $ 79,092

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: McClain, Latrell H Barker		File No.: 3573488
Property Address: 4282 N 26th St		Case No.:
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		



COMPARABLE SALE #4

4070 N 17th St
Milwaukee, WI 53209
Sale Date: s07/22;c05/22
Sale Price: $ 134,000



COMPARABLE SALE #5

4439 N 30th St
Milwaukee, WI 53209
Sale Date: s03/22;c02/22
Sale Price: $ 137,500



COMPARABLE SALE #6

4079 N 24th Pl
Milwaukee, WI 53209
Sale Date: s02/23;c01/23
Sale Price: $ 130,000

Comparable Rental Data

File No. 3573488

COMPARABLE RENTAL DATA 123

FEATURE	SUBJECT	COMPARABLE RENTAL NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3
Address	4282 N 26th St Milwaukee, WI 53209	4221 N 19th Street Milwaukee, WI 53209	4178 N 21st St Milwaukee, WI 53209	4036 N 24th Pl Milwaukee, WI 53209
Proximity to Subject		0.54 miles NE	0.39 miles SE	0.30 miles SE
Current Monthly Rent	$ 0	$ 1,720	$ 1,400	$ 1,400
Rent/Gross Bldg. Area	$ 0.00 sq. ft.	$ 0.84 sq. ft.	$ 0.59 sq. ft.	$ 0.59 sq. ft.
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Data Source(s)	Exterior Insp,MLS	Exterior Insp,MLS	Exterior Insp,MLS	Exterior Insp,MLS
Date of Lease(s)	na	na	na	na
Location	N;Res:	N;Res:	N;Res:	N;Res:
Actual Age	95	86	96	96
Condition	C4	C4	C4	C4
Gross Building Area	2,540	2,040	2,387	2,387

Unit Breakdown	Rm Count Tot	Br	Ba	Size Sq. Ft.	Monthly Rent
SUBJECT					
Unit # 1	5	2	2	1,270	
Unit # 2	5	2	1	1,270	
Unit # 3					
Unit # 4					
COMPARABLE RENTAL NO. 1					
Unit # 1	5	2	2	1,200	$ 900
Unit # 2	54	2	1	840	$ 820
Unit # 3					$
Unit # 4					$
COMPARABLE RENTAL NO. 2					
Unit # 1	5	2	1	1,194	$ 700
Unit # 2	5	2	1	1,194	$ 700
Unit # 3					$
Unit # 4					$
COMPARABLE RENTAL NO. 3					
Unit # 1	5	2	1	1,158	$ 755
Unit # 2	5	2	1	1,158	$ 755
Unit # 3					$
Unit # 4					$

Utilities Included	water/sewer	water/sewer	water/sewer
	offstreet parking	2 car det	offstreet parking
			2 car det

COMPARABLE RENTAL DATA 456

FEATURE	SUBJECT	COMPARABLE RENTAL NO. 4	COMPARABLE RENTAL NO. 5	COMPARABLE RENTAL NO. 6
Address	4282 N 26th St Milwaukee, WI 53209			
Proximity to Subject				
Current Monthly Rent	$ 0	$	$	$
Rent/Gross Bldg. Area	$ 0.00 sq. ft.	$ sq. ft.	$ sq. ft.	$ sq. ft.
Rent Control	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Data Source(s)	Exterior Insp,MLS			
Date of Lease(s)	na			
Location	N;Res:			
Actual Age	95			
Condition	C4			
Gross Building Area	2,540			

Unit Breakdown	Rm Count Tot	Br	Ba	Size Sq. Ft.	Monthly Rent
SUBJECT					
Unit # 1	5	2	2	1,270	
Unit # 2	5	2	1	1,270	
Unit # 3					
Unit # 4					
COMPARABLE RENTAL NO. 4					
Unit # 1					$
Unit # 2					$
Unit # 3					$
Unit # 4					$
COMPARABLE RENTAL NO. 5					
Unit # 1					$
Unit # 2					$
Unit # 3					$
Unit # 4					$
COMPARABLE RENTAL NO. 6					
Unit # 1					$
Unit # 2					$
Unit # 3					$
Unit # 4					$

Utilities Included	water/sewer		
	offstreet parking		

MARKET RENT

Opinion of the Subject's Market Rent

Unit #	Per Unit Unfurnished	Per Unit Furnished	Total Rents
1	$ 900	$	$ 900
2	850		850
3			
4			
Total Gross Monthly Rent			$ 1,750
Other Monthly Income			$
Total Estimated Monthly Income			$ 1,750

Utilities Included in the Subject's Estimated Rents

☐ Electric ☒ Water
☒ Sewer ☐ Gas
☐ Oil ☐ Cable
☐ Trash Collection ☐ Other (describe) _____

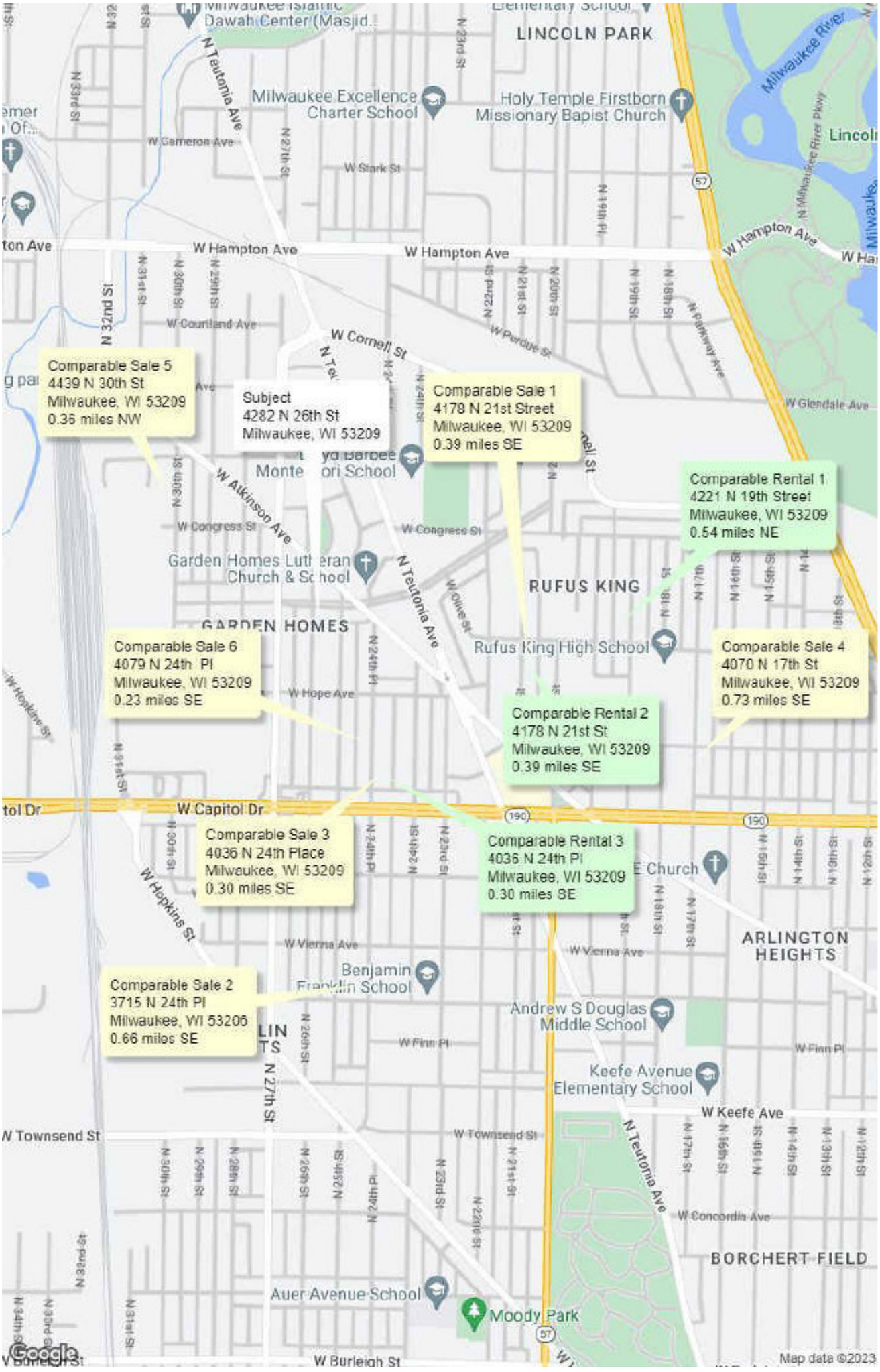
Comments _____

COMMENTS

Comments on Supplemental Rental Data and Opinion of Market Rents: Estimated rent is based on the as-repaired condition of the subject. No comparables with 3 bathrooms could be found.

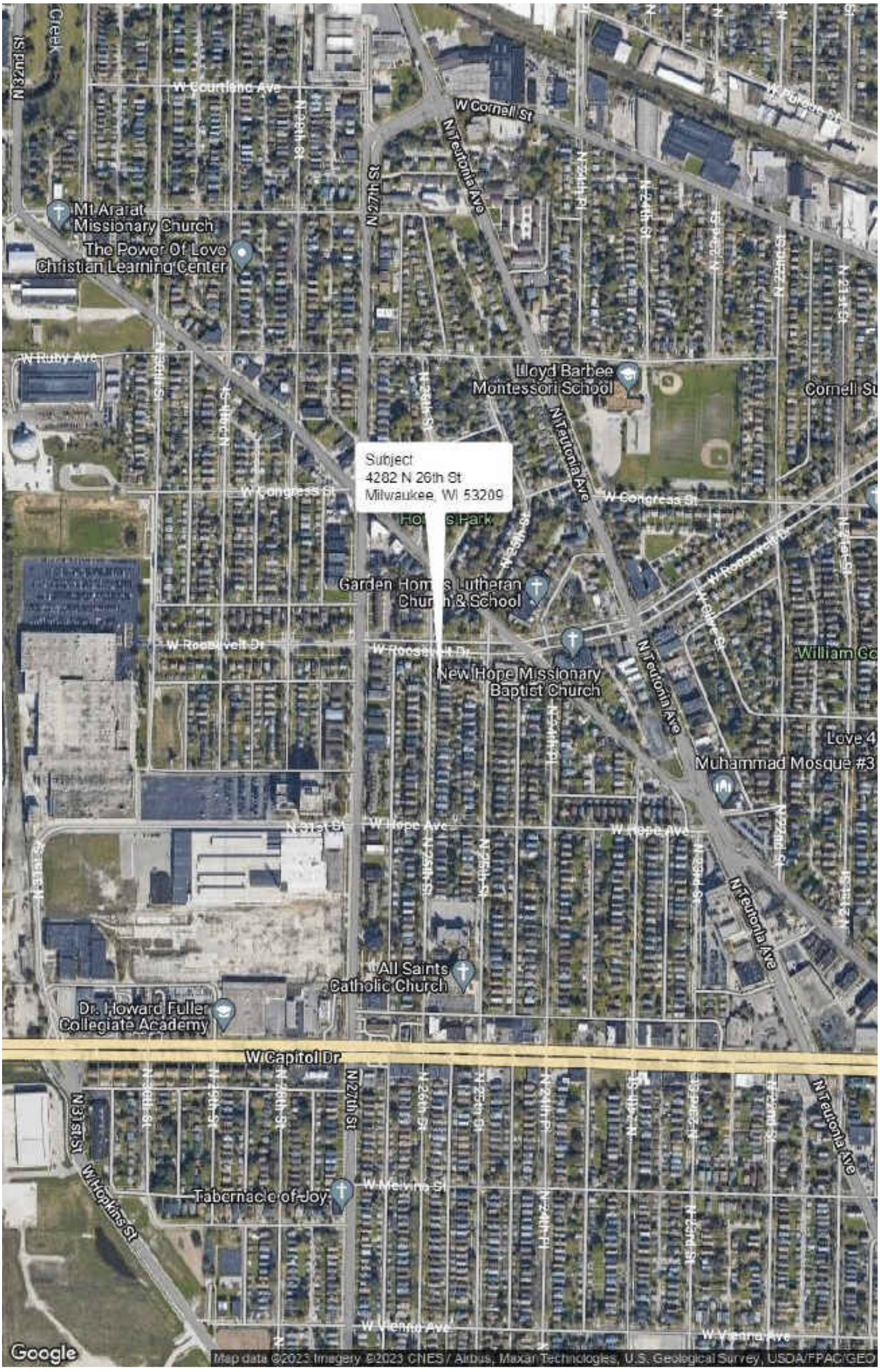
LOCATION MAP

Borrower: McClain, Latrell H Barker	File No.: 3573488	
Property Address: 4282 N 26th St	Case No.:	
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		



AERIAL MAP

Borrower: McClain, Latrell H Barker		File No.: 3573488
Property Address: 4282 N 26th St		Case No.:
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		



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.

The subject property is located 14 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subject's 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. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales, and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

Appraiser has no interest in the subject property and has no relation to the borrower or client.

Appraiser has performed appraisals in the subject area for 30+- years.

Market value estimate herein assumes market exposure time of 30-120 days.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations and acronyms. In the normal course of business, the appraiser attempted to obtain an adequate amount of information regarding the subject and comparable properties. Some of the required UAD standardized response, 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. Comparable property data was generally obtained from third-party sources such as MLS. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

At the request of the client, this appraisal report has been prepared in compliance with the UAD specifications, which require standardized responses in many data fields. This may limit the appraiser's ability to use terms in the data fields that might better distinguish differences in relevant characteristics between properties. For example, two properties may both be appropriately classified as "C3" but based on market evidence one may be at the "upper end" or "lower end" of the rating and an adjustment was been applied.

The scope of this assignment is specific to the needs of the client. The client if you are not identified as the client, you are a third party and should recognize that the appraisal was not developed nor the report communicated in a manner consistent with the needs or uses of parties other than the identified client. This appraisal report contains abbreviations, acronyms and terminology that may not be readily or properly understood by third parties. Third parties are strongly cautioned against relying on this appraisal report for any purpose.

Highest and Best Use: The subject property meets all four tests for highest and best use (Legally permitted, physically possible, economically feasible and most profitable). The highest and best use of the property is to remain as the current use.

This form was produced on the ACI Development RapidForms system (800)234-8727

USPAP ADDENDUM

File No. 3573488

Borrower: McClain, Latrell H Barker
Property Address: 4282 N 26th St
City: Milwaukee County: Milwaukee State: WI Zip Code: 53209
Lender: Pine Financial Group

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: 1-90 days

This is based on recent marketing times in the immediate area and the current inventory levels which are low

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: William B. Cox
Name: William B. Cox
Date Signed: 03/19/2023
State Certification #: 166-9
or State License #:
or Other (describe): State #:
State: WI
Expiration Date of Certification or License: 12/14/2023
Effective Date of Appraisal: March 18, 2023

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

Borrower: McClain, Latrell H Barker		File No.: 3573488
Property Address: 4282 N 26th St		Case No.:
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		

Federal Mortgage Lending
(Comptroller of the Currency)
12 C.F.R. § 34.42(g)
Same definition for FDIC,
NCUA, FNMA Selling Guide
Market value means 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 and 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 acting in what they consider their own best interests;
(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 unaf fected by special or creative financing or sales concessions granted by
anyone associated with the sale

Appraiser: William B. Cox
Name:

Supervisory Appraiser:
Name:

Borrower: McClain, Latrell H Barker		File No.:	3573488
Property Address: 4282 N 26th St		Case No.:	
City: Milwaukee	State: WI	Zip:	53209
Lender: Pine Financial Group			

EXPIRES: 12/14/2023

NO. 166 - 9

The State of Wisconsin
Department of Safety and Professional Services

Hereby certifies that

WILLIAM B COX

was granted a certificate to practice as a

CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law
on the 8th day of November in the year 1991.
The authority granted herein must be renewed each biennium by the granting authority.
In witness thereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be issued under
its official seal.

STATE OF WISCONSIN
DEPT. OF SAFETY AND PROFESSIONAL SERVICES

Dean R. Gan
DSPS Secretary

Borrower: McClain, Latrell H Barker		File No.: 3573488
Property Address: 4282 N 26th St		Case No.:
City: Milwaukee	State: WI	Zip: 53209
Lender: Pine Financial Group		

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

HUDSON INSURANCE GROUP

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-1013809 **Renewal of:**

1. **Named Insured:** William Cox
2. **Address:** W148N9992 Rimrock Road
   Germantown, WI 53022
3. **Policy Period:** **From:** November 3, 2022 **To:** November 3, 2023

   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:** $478.00 **State Taxes/Surcharges:** $0.00
7. **Retroactive Date:** November 3, 1997
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
9. **A. Program Administrator:** Riverton Insurance Agency Corp.
   B. Agent/Broker: OREP Insurance Services, LLC
   (888) 347-5273

Borrower: McClain, Latrell H Barker		File No.: 3573488	
Property Address: 4282 N 26th St		Case No.:	
City: Milwaukee	State: WI		Zip: 53209
Lender: Pine Financial Group			

RENTALVEST LLC

Address:
4282 N 26th Milwaukee

Executive Summary of Property

Number of Bedrooms (Proposed):	4
Number of Bathrooms (Proposed):	3
Above Ground Finished Square Feet (Proposed):	2800
Below Ground Finished Square Feet (Proposed):	0
Parking: Carport or Garage?	2.5
How Many Cars?	2

1. Please indicate quality of finish and grade of materials to be used (i.e., tile, granite, vinyl, carpet, hardwood, laminate, lighting, trim, fixtures, etc.) interior paint, waterproof basement , electrical, exterior paint, flooring, porch repiar and paint

2. Are there any structural issues that may be corrected at the property? Y or N: N
If yes, please provide a *structural engineers* report along with your list of improvements.
Please explain in detail the structural issues at the property.

3. Will you be adding any square footage to the structure of the property? NO
If yes, please explain in detail the amount and location of the additional square footage.

4. Will you be changing the configuration of the rooms/moving interior walls? NO
If yes, please explain in detail the planned reconfiguration.

5. Will you be remodeling/finishing the basement? Y or N: N O
If yes, please explain in detail the extent of the remodel/refinish and what the basement will consist of.

8. If the property is a multiple unit property (two units or more), is it your intent to legally subdivide the units and sell them separately? Y or N
NO

9. Zoning: What is the current zoning? Are there any proposed changes to the zoning?
RESIDENTIAL

Signature:_____ Initals:_____ Date:_____

Borrower: McClain, Latrell H Barker File No.: 3573488
Property Address: 4282 N 26th St Case No.:
City: Milwaukee State: WI Zip: 53209
Lender: Pine Financial Group

Scope of Work

Address:

Activity	Estimate	Draw #2 Complete (Y/N)?		Draw #3 Complete (Y/N)?		Draw #4 Complete (Y/N)?	
Kitchen							
Cabinets		N	$ -	N	$ -	N	$ -
Countertops	$ 2,500.00	N	$ -	N	$ -	N	$ -
flooring (see below)	$ 1,000.00	N	$ -	N	$ -	N	$ -
Paint (See below)	$ 500.00	N	$ -	N	$ -	N	$ -
Backsplash		N	$ -	N	$ -	N	$ -
appliances		N	$ -	N	$ -	N	$ -
sink/faucet/garbage disposal	$ 500.00	N	$ -	N	$ -	N	$ -
light fixtures	$ 100.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ 4,600.00**	N	$ -	N	$ -	N	$ -
Living Rm/DR		N	$ -	N	$ -	N	$ -
Paint (See below)	$ 500.00	N	$ -	N	$ -	N	$ -
flooring (see below)	$ 1,000.00	N	$ -	N	$ -	N	$ -
Doors & Trim (See Below)	$ 250.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ 1,750.00**	N	$ -	N	$ -	N	$ -
BR1		N	$ -	N	$ -	N	$ -
Paint (See below)	$ 750.00	N	$ -	N	$ -	N	$ -
flooring (see below)	$ 500.00	N	$ -	N	$ -	N	$ -
Doors & Trim (See Below)	$ 250.00	N	$ -	N	$ -	N	$ -
Subtotal	**$ 1,500.00**	N	$ -	N	$ -	N	$ -
BR2		N	$ -	N	$ -	N	$ -
Paint (See below)	$ 750.00	N	$ -	N	$ -	N	$ -
flooring (see below)	$ 500.00	N	$ -	N	$ -	N	$ -
Doors & Trim (See Below)	$ 250.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ 1,500.00**	N	$ -	N	$ -	N	$ -
BR3		N	$ -	N	$ -	N	$ -
Paint (See below)	$ 500.00	N	$ -	N	$ -	N	$ -
flooring (see below)	$ 500.00	N	$ -	N	$ -	N	$ -
Doors & Trim (See Below)	$ 250.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ 1,250.00**	N	$ -	N	$ -	N	$ -

Signature: _____ Initals:_____ Date:_____

Borrower: McClain, Latrell H Barker | File No.: 3573488
Property Address: 4282 N 26th St | Case No.:
City: Milwaukee | State: WI | Zip: 53209
Lender: Pine Financial Group

BR4		N	$ -	N	$ -	N	$ -
Paint (See below)	$ 1,000.00	N	$ -	N	$ -	N	$ -
flooring (see below)	$ 500.00	N	$ -	N	$ -	N	$ -
Doors & Trim (See Below)	$ 250.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ 1,750.00**	N	$ -	N	$ -	N	$ -
BR5							
Paint (See below)		N	$ -	N	$ -	N	$ -
flooring (see below)		N	$ -	N	$ -	N	$ -
Doors & Trim (See Below)		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ -**	N	$ -	N	$ -	N	$ -
Bath 1							
tub/shower		N	$ -	N	$ -	N	$ -
vanity & countertop	$ 500.00	N	$ -	N	$ -	N	$ -
sink/faucet/tub/shower valve and trim	$ 1,000.00	N	$ -	N	$ -	N	$ -
Toilet		N	$ -	N	$ -	N	$ -
tile surround							
flooring (see below)		N	$ -	N	$ -	N	$ -
Paint (See below)		N	$ -	N	$ -	N	$ -
Mirror and towel bars	$ 500.00	N	$ -	N	$ -	N	$ -
light fixtures	$ 250.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ 2,250.00**	N	$ -	N	$ -	N	$ -
Bath 2							
tub/shower		N	$ -	N	$ -	N	$ -
vanity & countertop	$ 500.00	N	$ -	N	$ -	N	$ -
sink/faucet/tub/shower valve and trim		N	$ -	N	$ -	N	$ -
toilet		N	$ -	N	$ -	N	$ -
tile surround		N	$ -	N	$ -	N	$ -
flooring (see below)	$ 500.00	N	$ -	N	$ -	N	$ -
Paint (See below)	$ 750.00	N	$ -	N	$ -	N	$ -
Mirror and towel bars	$ 500.00	N	$ -	N	$ -	N	$ -
light fixtures		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ -**	N	$ -	N	$ -	N	$ -
Exterior							
Roof REPAIR		N	$ -	N	$ -	N	$ -
Gutters	$ 500.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -

Signature: ______________________ Initals: ________ Date: ____________

Borrower: McClain, Latrell H Barker | File No.: 3573488
Property Address: 4282 N 26th St | Case No.:
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Lender: Pine Financial Group

Siding/stucco		N	$ -	N	$ -	N	$ -
exterior paint porch	$ 2,500.00	N	$ -	N	$ -	N	$ -
Chimney		N	$ -	N	$ -	N	$ -
Windows		N	$ -	N	$ -	N	$ -
Garage - roof/siding/paint/concrete		N	$ -	N	$ -	N	$ -
Landscape		N	$ -	N	$ -	N	$ -
Concrete work		N	$ -	N	$ -	N	$ -
DecksFence		N	$ -	N	$ -	N	$ -
porch repair	$ 1,000.00	N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ 4,000.00**	N	$ -	N	$ -	N	$ -
Plumbing		N	$ -	N	$ -	N	$ -
fixtures		N	$ -	N	$ -	N	$ -
tub/shower		N	$ -	N	$ -	N	$ -
toilet		N	$ -	N	$ -	N	$ -
Re-Pipe House		N	$ -	N	$ -	N	$ -
water heater		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ -**	N	$ -	N	$ -	N	$ -
HVAC		N	$ -	N	$ -	N	$ -
new furnace		N	$ -	N	$ -	N	$ -
new AC		N	$ -	N	$ -	N	$ -
ductwork		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ -**	N	$ -	N	$ -	N	$ -
Electrical		N	$ -	N	$ -	N	$ -
outlets & covers		N	$ -	N	$ -	N	$ -
light fixtures		N	$ -	N	$ -	N	$ -
rewire house		N	$ -	N	$ -	N	$ -
new panel		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	**$ -**	N	$ -	N	$ -	N	$ -
Flooring		N	$ -	N	$ -	N	$ -
hardwood floors		N	$ -	N	$ -	N	$ -
carpet - where needed		N	$ -	N	$ -	N	$ -
vinyl flooring		N	$ -	N	$ -	N	$ -
Tile		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -

Signature: ______________________ Initals:________ Date:__________

Borrower: McClain, Latrell H Barker | File No.: 3573488
Property Address: 4282 N 26th St | Case No.:
City: Milwaukee | State: WI | Zip: 53209
Lender: Pine Financial Group

Subtotal	$ -	N	$ -	N	$ -	N	$ -
Misc.		N	$ -	N	$ -	N	$ -
Cleaning		N	$ -	N	$ -	N	$ -
Staging		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Sewer		N	$ -	N	$ -	N	$ -
Interior Paint - where needed		N	$ -	N	$ -	N	$ -
doors		N	$ -	N	$ -	N	$ -
base & case - trim		N	$ -	N	$ -	N	$ -
waterproof basement	$ 2,000.00	N	$ -	N	$ -	N	$ -
Framing		N	$ -	N	$ -	N	$ -
Drywall/texture/paint ready		N	$ -	N	$ -	N	$ -
Insulation		N	$ -	N	$ -	N	$ -
basement repair		N	$ -	N	$ -	N	$ -
structural damage/repairs		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Mold/dry basement		N	$ -	N	$ -	N	$ -
Asbestos/lead based paint		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Demo	$ 1,000.00	N	$ -	N	$ -	N	$ -
Dumpster	$ 500.00	N	$ -	N	$ -	N	$ -
Permits		N	$ -	N	$ -	N	$ -
plans		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Contingency - 10% (REQUIRED on first deal with Pine)		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
		N	$ -	N	$ -	N	$ -
Subtotal	$ 3,500.00	N	$ -	N	$ -	N	$ -
Total	**$ 22,100.00**		**0%**		**0%**		**0%**

Signature: ____________________ Initals:________ Date:____________