SERVICELINK

Broker Price Opinion

State Specific Language

COMPETITIVE MARKET ANALYSIS DISCLOSURE
This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.

Property Information

Read manual for rural property exceptions Account No.: Order ID.: 11448837 Order No.: 8200272652
Property Address: 8813 Brierly Rd City: Chevy Chase State: MD Zip Code: 20815
Property is: ☐ Rural ☒ Suburban ☐ Urban Market Area Trend: ☐ Increasing ☒ Stable ☐ Decreasing Percent: 0 %
Local Average Marketing Time: 90 (in days) Using thirty (30) days to market, what will be the likely sales price "As Is"? $ 1,047,000
Broker Estimated Market Price: $ 1,067,000 Estimated Repaired Price: $ 1,067,000

Property Details

Subject Data Source: Tax 160700433147
Type: ☒ SFR ☐ PUD ☐ Multi-unit ☐ Condo ☐ Multi-unit PUD ☐ Mobile Home ☐ Vacant Land
Attached? ☐ Yes ☒ No ☐ Unk. No. of Units? 1 Dues per month? $ 0.00 Occupancy: Owner
Age: 57 Condition: ☐ Excellent ☐ Good ☒ Average ☐ Fair ☐ Poor Garage: ☐ Yes ☒ No Other:
Lot Size: 0.16 Acres Total Rooms: 8 Bedrooms: 4 Baths: 2.50 Square Footage: 1,939 Finished Basement: ☒ Yes ☐ No ☐ Unk.
Close to industry: ☐ Yes ☒ No Close to commerce: ☐ Yes ☒ No
Vandalized: ☐ Yes ☒ No Secured: ☒ Yes ☐ No Damaged: ☐ Yes ☒ No How? See Attached Addendum
Was property previously listed? ☐ Yes ☒ No DOM: Listed Price: $ Listed Date:
Is property currently listed? ☐ Yes ☒ No DOM: Listed Price: $ Listed Date:
Is prevalent financing typical in your area? ☒ Yes ☐ No Type: Conventional If YES, how much? $ 0
Subject Market Rent Estimate: $ 4,800

Comments See Attached Addendum

Comparable Sales (list in order of comparability)

Item	Subject	Comparable #1	Comparable #2	Comparable #3
Address	8813 Brierly Rd Chevy Chase M 20815	9106 Le Velle Ct Chevy Chase M 20815	3307 Brooklawn Ter Chevy Chase M 20815	9624 Hawick Ln Kensington M 20895
Proximity (miles)		0.4	0.6	0.9
Data Sources	Tax 1607004331	MLS MDMC2006	MLS MDMC7514	MLS MDMC7536
Sale Type	Arms Length	Arms Length	Arms Length	Arms Length
Sale Price	$ 0	$ 990,000	$ 1,020,000	$ 1,192,980
Sale Date		08/31/2021	04/07/2021	05/18/2021
Final List Price	$	$ 925,000	$ 895,000	$ 885,000
Days On Market		5	6	6
Lot Size	0.16 acres	0.24 acres	0.42 acres	0.41 acres
Age	57	63	67	71
Condition	Average	Average	Average	Good
	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths
Room Count	8 / 4 / 2.50	7 / 3 / 2	7 / 3 / 2	7 / 3 / 2
Square Footage	1,939 sq.ft.	2,311 sq.ft.	1,800 sq.ft.	1,700 sq.ft.
Basement	782	550	1000	850
Garage	None	None	Attahed 2 Garage	Attahed 2 Garage

Sale #1 Comparable is equal in location, condition, age, bathrooms. Inferior in bedrooms. Superior in GLA.

Sale #2 Comparable is equal in condition, location, age, bathrooms. Inferior in bedrooms and GLA.

Sale #3 Comparable is equal in location, age, bathrooms. Inferior in bedrooms and GLA. Superior in condition.

Comparable Listings (list in order of comparability)

Item	Subject	Comparable #1	Comparable #2	Comparable #3
Address	8813 Brierly Rd Chevy Chase M 20815	3503 Hutch Pl Chevy Chase M 20815	7915 Kentbury Dr Bethesda M 20814	8018 Glendale Rd Chevy Chase M 20815
Proximity (miles)		0.2	1.1	0.7
Data Sources	Tax 1607004331	MLS MDMC2016	MLS MDMC2017	MLS MDMC2020
List Type		Arms Length	Arms Length	Arms Length
Orig. List Price	$	$ 989,000	$ 1,236,000	$ 1,250,000
List Date		09/21/2021	09/29/2021	10/26/2021
Current List Price	$	$ 989,000	$ 1,169,000	$ 1,250,000
Days On Market		43	43	1
Lot Size	0.16 acres	0.12 acres	0.17 acres	0.34 acres
Age	57	56	73	69
Condition	Average	Average	Average	Good
	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths	Tot. / Beds / Baths
Room Count	8 / 4 / 2.50	7 / 3 / 2.50	9 / 4 / 3	8 / 4 / 2.50
Square Footage	1,939 sq.ft.	1,715 sq.ft.	1,768 sq.ft.	2,016 sq.ft.
Basement	782	420	620	252
Garage	None	None	Attached 2 Garage	Attached 2 Garage

Listing #1 Comparable is equal in condition, location, age, bathrooms. Inferior in bedrooms and GLA.

Listing #2 Comparable is equal in location, condition, bedrooms. Inferior in GLA. Superior in age, bathrooms.

Listing #3 Comparable is equal in location, bedrooms and bathrooms, GLA. Superior in age, condition.

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SERVICELINK

Broker Price Opinion

Account No.: Order ID.: 11448837 Order No.: 8200272652

Construction, Upkeep, and Access

Construction: ☐ Cement block ☒ Brick ☐ Frame ☐ Stone ☐ Stucco ☐ Wood ☐ Other _____
Sub-structure: ☐ Slab foundation ☒ Basement ☐ Crawl space

Upkeep: ☐ Damaged siding ☐ Broken steps ☐ Rotting wood ☐ Broken windows ☐ Fire damage ☐ Needs paint
☐ Wall cracking ☐ Cracked driveway ☐ Cracked sidewalk ☐ Missing shingles ☐ Clutter

Access: Is access road paved? ☒ Yes ☐ No

Estimated Repair Cost? $ 0
Correcting these problems will result in a repaired value of? $ 1,067,000 (Estimated Repaired Price)

State Specific Language

Additional Comments

Subject is a Colonial style home located in BETHESDA OUT RES subdivision. The search for comparables was expanded to a 2.0 mile radius from the subject, back 1 year from today and +/-20% of the subjects GLA, +/-20 years of the subjects built date, similar condition and style.Established neighborhood that is located close to many amenities. These include schools, shopping, places of worship, recreation facilities, commuter routes and medical facilities. The area predominant occupancy is owner occupied at 75%, tenant occupancy is at 15% and the area has a vacancy rate of 10%.

Preparer

Preparer's First Name:	Michael	Realty/Company Name:	The Good House People LLC
Preparer's Last Name:	Shearer	Broker's Name:	Michael Shearer
Preparer's Contact Phone:	MICHAEL SHEARER	Broker's License Number:	637807
Preparer's License Number:	637807		
Preparer's driving distance from subject in miles:	27.2	Date of Report:	11/22/2021

ServiceLink Valuation Solutions, LLC's ("ServiceLink") Broker Price Opinion offers an opinion derived from analysis based on inspection of the subject property and analysis of the local market data as performed by a licensed real estate professional. Information in this report may be gathered from multiple sources, including, but not limited to, multiple listing services (MLS), public records, public records data services, city/county office websites, proprietary files, mapping services, or may be provided by the client. In some cases, information on the subject property may be limited or unavailable, and, in some instances, may be derived from an inspection of the property. The information provided assumes, unless otherwise stated in this report, the subject property is in average condition, contains no health, safety, environmental, structural, or title related defects, the real property interests are fee simple, and the information relied upon is accurate. This report is based upon data that is deemed generally acceptable for products of this type. The analysis of an interest in real property for ownership or collateral purposes is prepared for the above named client only. The intended use is to assist the designated client in making an independent, internal decision regarding the subject property. The use of this report by anyone other than the client for any purpose is not permitted or authorized by ServiceLink, including its subsidiaries and affiliates. Any other use of this report by any other party is prohibited. This report is not an appraisal. This report is provided "AS IS," and no guarantee or warranty is provided. ServiceLink will not be liable for any loss, damage, or injury arising out of, or in conjunction with, the client's utilization of the information contained in this report. If this report is intended to be used for "lending collateral analysis" or "default collateral analysis," the loan transaction value must be less than $400,000.00. (Rev. 04/2025)

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

ADDENDUM

Borrower: DANIEL GRANT		File No.: 11448837_1608573
Property Address: 8813 Brierly Rd		Case No.:
City: Chevy Chase	State: MD	Zip: 20815
Lender: PNC Bank, N.A.		

Property Details Comments

Subject property is not listed, therefore no original list price or date, list price when sold, sale price or date, or days on market is available. Information shown came from the most current Tax Record and exterior inspection, no prior OA was provided. Based on exterior drive-by inspection subject property appears to be in average condition. There were no negative property features noted and no apparent repairs recommended. The interior is assumed to be in the same condition as the exterior.

State-Specific Disclaimers

File No. 11448837_1608573

STATE	DISCLAIMER
Arizona	Arizona Revised Statutes Annotated Title 32. Professions and Occupations (Refs & Annos) Chapter 36. Real Estate Appraisal (Refs & Annos) Article 1. General Provisions § 32-3602. Applicability of chapter This chapter does not apply to: 9. A person who produces a statement that is provided to any other person concerning the estimated value of real property through an internet website, automated valuation or other software program or other means of comparative market analysis and who discloses that the estimate is not an appraisal.
Arkansas	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is, desired the services of a licensed or certified appraiser must be obtained.** **Pursuant to Ar Code. Ann § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal". Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe. Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise. This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.**
Colorado	This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing.
Delaware	**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
Hawaii	This opinion as to the estimated price of real estate is not an appraisal.
Idaho	Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the Uniform Standards of Professional Appraisal Practice. The broker's price opinion is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.
Illinois	This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.
Maine	**This opinion or appraisal was prepared solely for the client, for the purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with appraisal standards of the uniform standards of professional appraisal practice.**
Maryland	COMPETITIVE MARKET ANALYSIS DISCLOSURE This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.
Michigan	**This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser.**

STATE	DISCLAIMER
Minnesota	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.
Mississippi	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.
Missouri	**This is not an appraisal.**
Nebraska	**This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property or for lending purposes in a transaction other than a federally related transaction, or for real property tax appeal purposes. This opinion or analysis is not governed by the Real Property Appraiser Act.**
Nevada	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
New Jersey	This is not an appraisal and should not be considered the equivalent of an appraisal.
North Carolina	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.
Ohio	The valuation used for the purposes of the application was obtained from a market analysis or price opinion or automated valuation model report and not from a person licensed or certified under Ohio Revised Code § 4763.19
Oregon	This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. This report is not intended as an appraisal and if an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.
Pennsylvania	This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.
Rhode Island	This opinion or analysis is not a certified appraisal or an appraisal that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing offering, or sale price of the real property and not for any other purpose, including but not limited to, lending purpose excepting that specifically provided under R.I. Gen.Laws § 5-20.7-3.
South Carolina	This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.
Tennessee	This is not an appraisal.
Texas	This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
Virginia	This is not an appraisal performed in accordance with the Uniform Standards of Professional Appraisal Practice. Nor is this an appraisal as defined in Section 54.1-2009 of the Code of Virginia.
Washington	This is not an appraisal as defined in chapter 181.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW. It has not been prepared by a state-certified or state-licensed real estate appraiser acting under their capacity as a licensee under chapter 18.140 RCW.
Wyoming	This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.

STATE	DISCLAIMER
West Virginia	This evaluation has been prepared in compliance with §30-38-1(c)(6) and the following conditions are satisfied, (A) The amount of the loan is equal to or less than the federal de minimus threshold; (B) the evaluation is used solely by the lender in its records to document the collateral value; (C) the evaluation clearly indicates on its face that it is for the lender's internal use only; (D) the evaluation is not labeled an appraisal and explicitly states that the evaluation was performed by an individual that is not licensed as an appraiser in accordance with §30-38-1, et seq.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: DANIEL GRANT		File No.:	11448837_1608573
Property Address: 8813 Brierly Rd		Case No.:	
City: Chevy Chase	State: MD	Zip:	20815
Lender: PNC Bank, N.A.			



FRONT VIEW OF
SUBJECT PROPERTY



STREET SCENE



ADDRESS VERIFICATION

Borrower: DANIEL GRANT		File No.: 11448837_1608573
Property Address: 8813 Brierly Rd		Case No.:
City: Chevy Chase	State: MD	Zip: 20815
Lender: PNC Bank, N.A.		



Side view



Side view 2



Street sign

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: DANIEL GRANT		File No.: 11448837_1608573
Property Address: 8813 Brierly Rd		Case No.:
City: Chevy Chase	State: MD	Zip: 20815
Lender: PNC Bank, N.A.		



COMPARABLE SALE #1

9106 Le Velle Ct

Sale Date:
Sale Price: $ 990,000



COMPARABLE SALE #2

3307 Brooklawn Ter

Sale Date:
Sale Price: $ 1,020,000



COMPARABLE SALE #3

9624 Hawick Ln

Sale Date:
Sale Price: $ 1,192,980

COMPETING LISTING PHOTO ADDENDUM

Borrower: DANIEL GRANT		File No.: 11448837_1608573
Property Address: 8813 Brierly Rd		Case No.:
City: Chevy Chase	State: MD	Zip: 20815
Lender: PNC Bank, N.A.		



COMPETING LISTING #1

3503 Hutch Pl

Listing Price: $ 989,000
Days-On-Market: 43



COMPETING LISTING #2

7915 Kentbury Dr

Listing Price: $ 1,169,000
Days-On-Market: 43



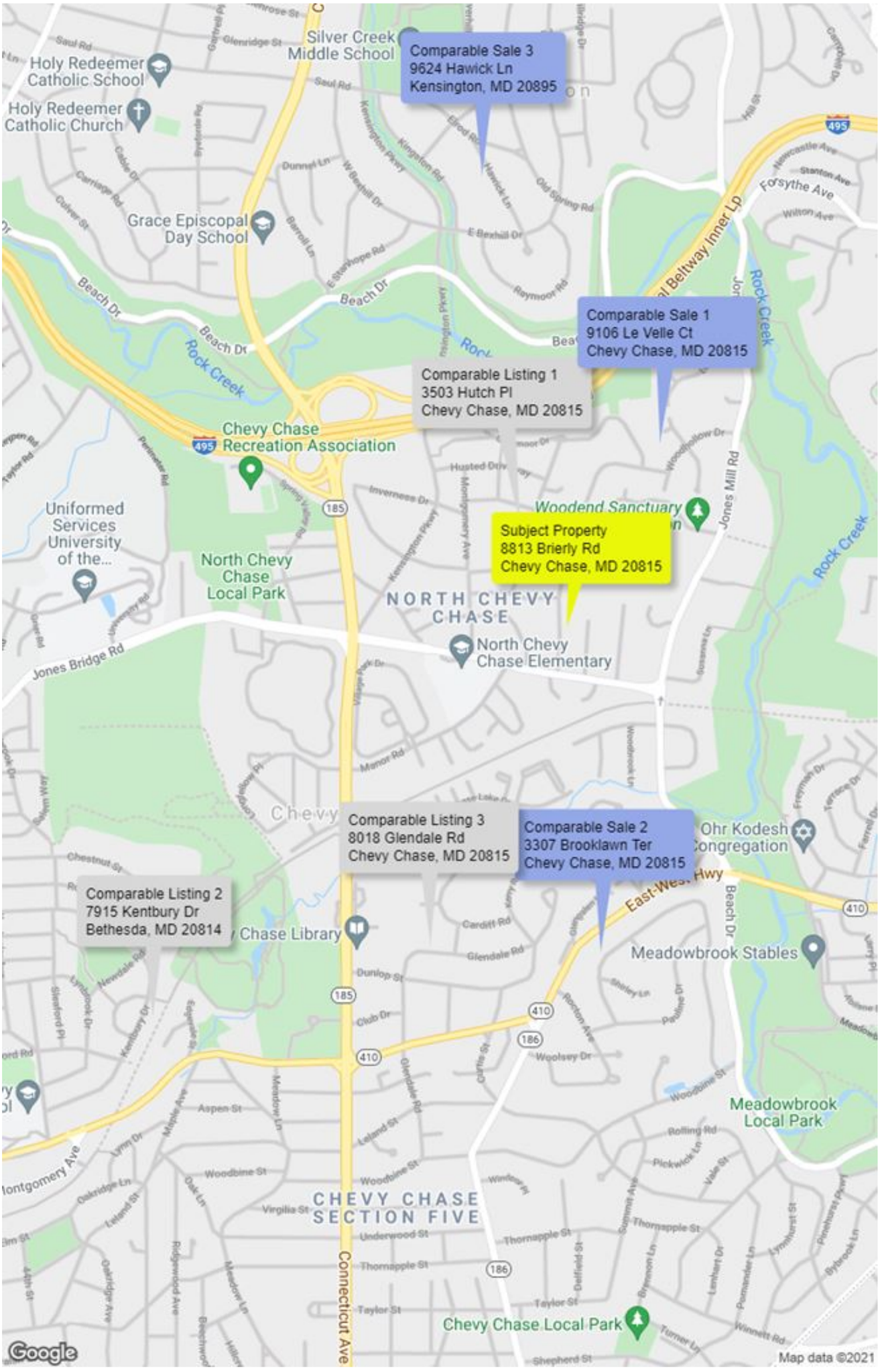
COMPETING LISTING #3

8018 Glendale Rd

Listing Price: $ 1,250,000
Days-On-Market: 1

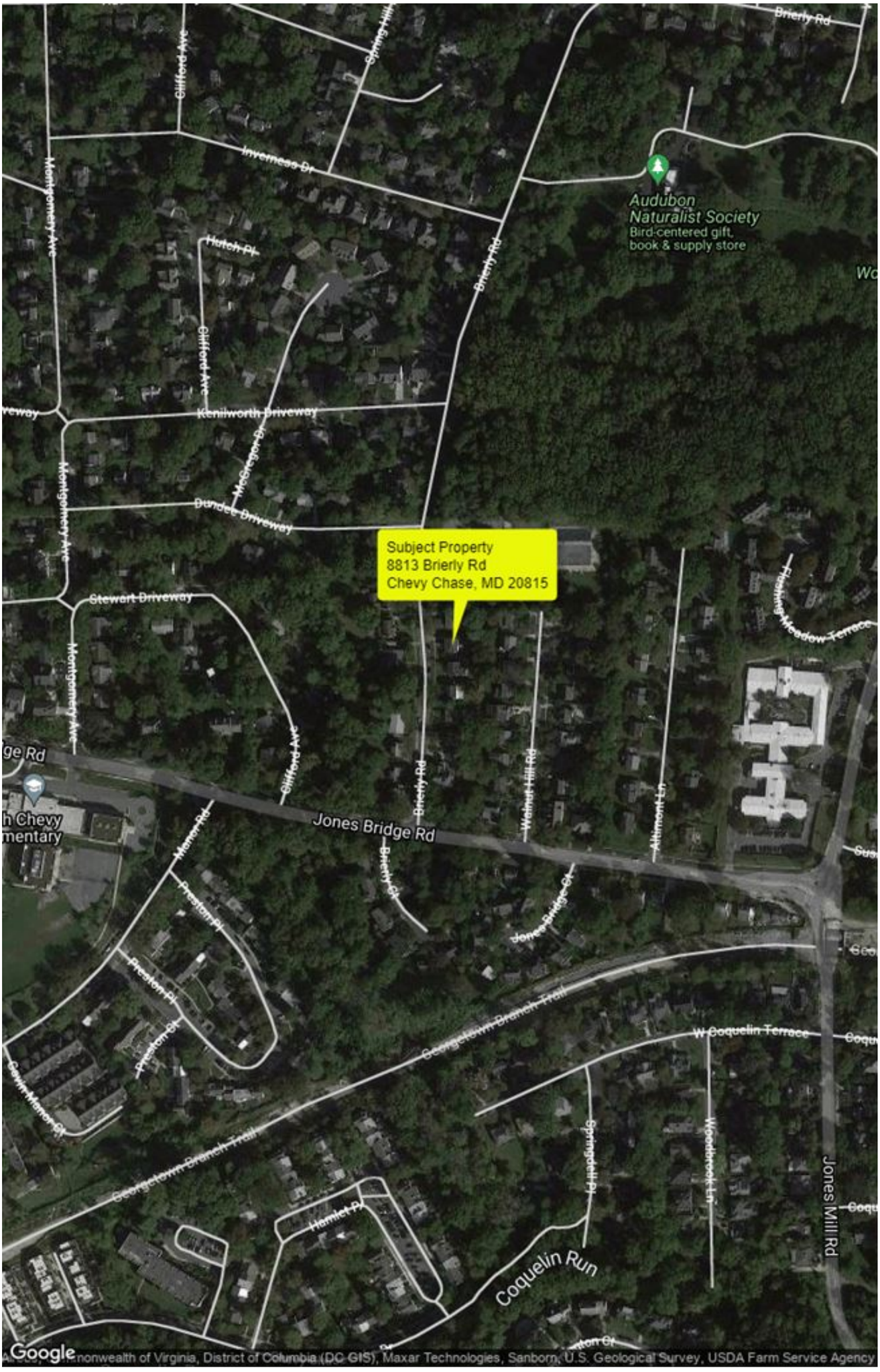
LOCATION MAP

Borrower: DANIEL GRANT		File No.: 11448837_1608573
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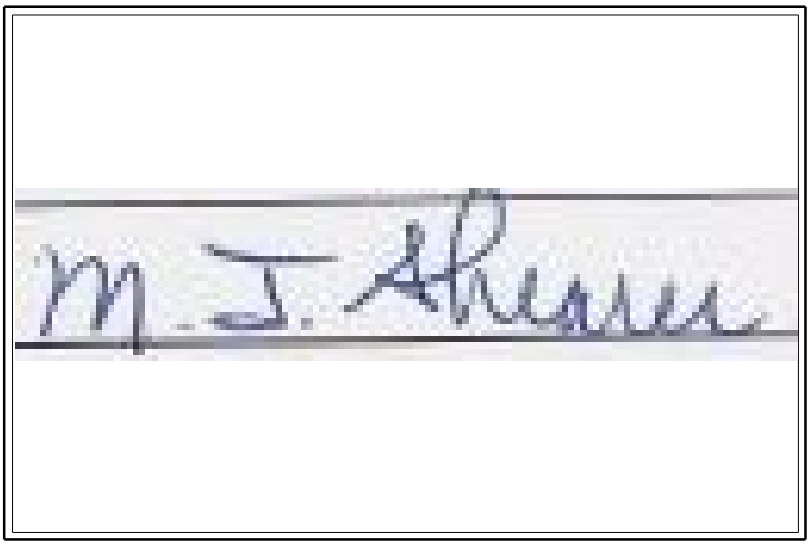
AERIAL MAP

Borrower: DANIEL GRANT		File No.: 11448837_1608573
Property Address: 8813 Brierly Rd		Case No.:
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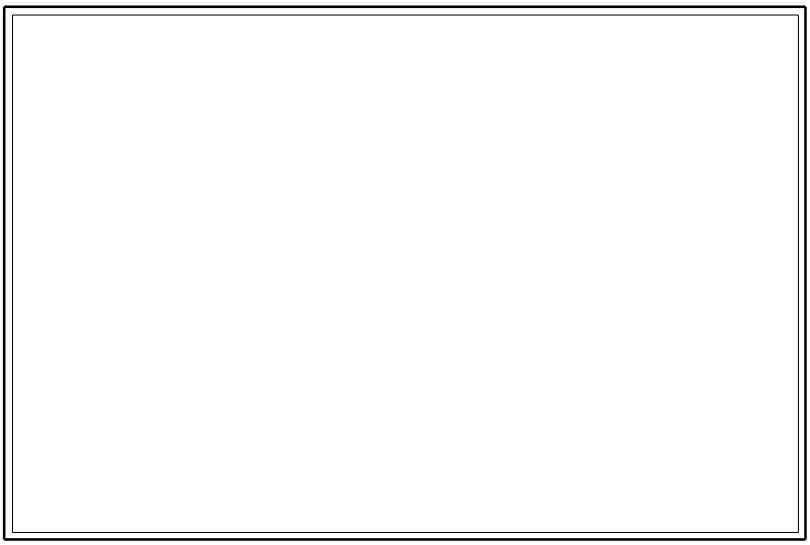
Signature

Property Address: 8813 Brierly Rd		File No.: 11448837_1608573
City: Chevy Chase	State: MD	Zip: 20815



Signature

MICHAEL SHEARER



Signature