Appraisal Report

Uniform Residential Appraisal Report

06/26
File No. 10061850_1

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 195A 8th St | City Brooklyn | State NY | Zip Code 11215
Borrower Tatiana Rodriguez | Owner of Public Record Patricia A Martin & Stefan A Fredrick | County Kings
Legal Description Block 997, LOT 56
Assessor's Parcel # 3-00997-0056 | Tax Year 2026 | R.E. Taxes $ 5,143
Neighborhood Name Gowanus | Map Reference Google Maps | Census Tract 0121.00
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 0.00 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Citizens Bank, N.A. | Address 1 Citizens Drive, Riverside, RI 02915
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 29;Listing date 05/11/2026, Streeteasy.com, List price $2,650,000. according to the RE agent there were multiple offers hence the purchase price is higher than the asking price.

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;There were 24 pages of purchase agreement provided. Contract appears to be an arm's length transaction.

Contract Price $ 2,800,000 | Date of Contract 06/01/2026 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) propertyshark.com
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	[X] Urban [ ] Suburban [ ] Rural	Property Values	[ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit	75%
Built-Up	[X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage [X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	20%
Growth	[ ] Rapid [X] Stable [ ] Slow	Marketing Time	[ ] Under 3 mths [X] 3-6 mths [ ] Over 6 mths	1,250 Low	1	Multi-Family	%
Neighborhood Boundaries	South - 19th St, West - 3rd Ave, North - Union St, East - 8th Ave			13,900 High	150	Commercial	5%
				3,900 Pred.	60	Other	%

Neighborhood Description This neighborhood is an area near shopping and transportation providing accomodation.

Market Conditions (including support for the above conclusions) CURRENT MARKET CONDITIONS AND PROPERTY VALUES APPEAR TO BE STABLE. SUPPLY AND DEMAND APPEAR TO BE IN BALANCE. LOAN DISCOUNTS AND BUYDOWNS ARE AVAILABLE BUT HAVE LITTLE OR NO EFFECT ON VALUE.

SITE

Dimensions 17.75' x 100' (Subject to Survey) | Area 1775 sf | Shape RECTANGULAR | View N;Res;
Specific Zoning Classification R6B | Zoning Description 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]	[ ] 200 Amp CB	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 # 3604970211F | FEMA Map Date 09/05/2007
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.)? [X] Yes [ ] No If Yes, describe. External obsolescence noted, the subject property is near railroad tracks and srores.

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/gd	Floors	WOOD/GD
# of Stories	3	[X] Full Basement	[ ] Partial Basement	Exterior Walls	br/gd	Walls	PLASTER/GD
Type	[ ] Det. [X] Att. [ ] S-Det./End Unit	Basement Area	560 sq. ft.	Roof Surface	slate/good	Trim/Finish	WOOD/GD
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/gd	Bath Floor	CERAMIC/GD
Design (Style)	COL/ATT	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	alum therm/gd	Bath Wainscot	CERAMIC/GD
Year Built	1901	Evidence of [ ] Infestation		Storm Sash/Insulated	none noted	Car Storage	[X] None
Effective Age (Yrs)	13	[ ] Dampness	[ ] Settlement	Screens	steel/gd	[ ] Driveway	# of Cars 0
Attic	[X] None	Heating [ ] FWA	[X] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) #	2 [ ] Fence None	[ ] Garage	# of Cars 0
[ ] Floor	[ ] Scuttle	Cooling [ ] Central Air Conditioning		[ ] Patio/Deck None	[X] Porch Front	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[X] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[ ] Att. [ ] Det.	[ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 7 Rooms | 3 Bedrooms | 2.0 Bath(s) | 2,024 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). INSULATED WINDOWS, HOT WATER HEATER
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The subject property is in an overall very good condition. Subject has modern kitchen and bath. External obsolescence noted, the subject property is near railroad tracks and srores, no other external or functional obsolescence were observed .
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

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There are 65 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 750,000 to $ 16,995,000 .

There are 63 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 1,250,000 to $ 13,900,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	195A 8th St Brooklyn, NY 11215	428 11 St Brooklyn, NY 11215		397 2nd St Brooklyn, NY 11215		260 15th St Brooklyn, NY 11215	
Proximity to Subject		0.42 Miles SE		0.39 Miles NE		0.47 Miles SE	
Sale Price	$ 2,800,000		$ 2,650,000		$ 2,720,000		$ 2,900,000
Sale Price/Gross Liv. Area	$ 1,383.40 sq. ft.	$ 1,709.6 sq. ft.		$ 1,693.65 sq. ft.		$ 1,337.6 sq. ft.	
Data Source(s)		Propertyshark #0;DOM 62		Propertyshark #0;DOM 78		Propertyshark #0;DOM 28	
Verification Source(s)		ACRIS		ACRIS		ACRIS	
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		s11/25;Unk		s01/26;Unk		s02/26;Unk	
Location	A;Railroad;	N;Res;	-10,000	N;Res;	-10,000	A;Highway;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1775 sf	1667 sf	4,500	1750 sf	0	1700 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	AT3;COL/ATT	AT3;COL/ATT		AT3;COL/ATT		AT3;COL/ATT	
Quality of Construction	Q3	Q3		Q3		Q4	10,000
Actual Age	125	106	0	125		127	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 2.0	6 / 2 / 1.1	20,000	8 / 3 / 3.0	-40,000	8 / 5 / 3.1	-60,000
Gross Living Area 300	2,024 sq. ft.	1,550 sq. ft.	142,200	1,606 sq. ft.	125,400	2,168 sq. ft.	-43,200
Basement & Finished Rooms Below Grade	560sf0sfin	560sf0sfin		560sf0sfin		560sf0sfin	
Functional Utility	1 Family	1 Family		1 Family		1 Family	
Heating/Cooling	hw/units	hw/units		hw/units		hw/units	
Energy Efficient Items	INS.WINDOWS	INS.WINDOWS		INS.WINDOWS		INS.WINDOWS	
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	Porch	Porch		Balcony,Porch	-5,000	Deck,Porch	-5,000
Net Adjustment (Total)		[X] + [ ] -	$ 156,700	[X] + [ ] -	$ 70,400	[ ] + [X] -	$ 98,200
Adjusted Sale Price of Comparables		Net Adj. 5.9 % Gross Adj. 6.7 %	$ 2,806,700	Net Adj. 2.6 % Gross Adj. 6.6 %	$ 2,790,400	Net Adj. -3.4 % Gross Adj. 4.1 %	$ 2,801,800

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) Propertyshark.com

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

Data source(s) Propertyshark.com

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Propertyshark	Propertyshark	Propertyshark	Propertyshark
Effective Date of Data Source(s)	06/07/2026	06/07/2026	06/07/2026	06/07/2026

Analysis of prior sale or transfer history of the subject property and comparable sales: The subject property has not been transferred in the last 3 years.

Summary of Sales Comparison Approach. These are the best comparables avaiable. $20/sq.ft. was used for site. $350/sq.ft. was adjusted for G.L.A. Most weight was given to comp #3 because it is the most recent comp, comps #1, 2 and 4 were used as supporting comps. Most weight was given to comp #1 because it is the most similar comp to subject property with the least amount of net adjustments, comps #2 , 3 and 4 were used as supporting comps. The appraisal fee is $650.

Indicated Value by Sales Comparison Approach $ 2,800,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 2,800,000 Cost Approach (if developed) $ 2,808,500 Income Approach (if developed) $

MOST WEIGHT GIVEN TO THE SALES COMPARISON APPROACH AT FINAL RECONCILIATION.

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: MARKET VALUATION PURPOSES

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 $ 2,800,000 as of 06/07/2026 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE SITE VALUE WAS DERIVED FROM THE EXTRACTION OF DWELLING ESTIMATE BASED ON SQAURE FOOTAGE FROM THE SALE PRICE OF SALE COMPARABLES IN THE AREA WITHIN 0.5 MILES OF THE SUBJECT PROPERTIES.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall and Swift

Quality rating from cost service Good Effective date of cost data Current

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

This will not affect marketability of the subject at our appraised value. $10,000 was entered for external due to subject being near railroad tracks and srores.

OPINION OF SITE VALUE				= $ 620,000
Dwelling	2,024 Sq. Ft. @ $	1,250.00		= $ 2,530,000
Bsmt: 560	Sq. Ft. @ $	50.00		= $ 28,000
Garage/Carport 0	Sq. Ft. @ $	0.00		= $ 0
Total Estimate of Cost-New				= $ 2,558,000
Less 90 Physical	Functional	External		
Depreciation 369,488	$0	$10,000		= $ (379,488)
Depreciated Cost of Improvements				= $ 2,178,512
"As-is" Value of Site Improvements				= $ 10,000
INDICATED VALUE BY COST APPROACH				= $ 2,808,500

Estimated Remaining Economic Life (HUD and VA only) 77 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

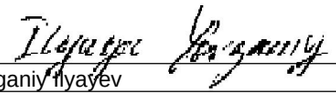
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Yevganiy Ilyayev
Company Name Y.I. APPRAISAL SERVICES
Company Address 149 Midgely Dr
Hewlett, NY 11557
Telephone Number 718-840-7234
Email Address eugenio2322@yahoo.com
Date of Signature and Report 06/11/2026
Effective Date of Appraisal 06/07/2026
State Certification # 45000048018
or State License #
or Other (describe) State #
State NY
Expiration Date of Certification or License 09/09/2027

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED
195A 8th St
Brooklyn, NY 11215

APPRAISED VALUE OF SUBJECT PROPERTY $ 2,800,000

LENDER/CLIENT
Name ACCURATE GROUP
Company Name Citizens Bank, N.A.
Company Address 1 Citizens Drive
Riverside, RI 02915
Email Address

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

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

Uniform Residential Appraisal Report

06/26
File No. 10061850_1

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
195A 8th St Address Brooklyn, NY 11215		138 8th St Brooklyn, NY 11215		467 11th St Brooklyn, NY 11215			
Proximity to Subject		0.14 Miles NW		0.46 Miles SE			
Sale Price	$ 2,800,000		$ 2,600,000		$ 2,895,000		$
Sale Price/Gross Liv. Area	$ 1,383.40 sq. ft.	$ 1,570.0 sq. ft.		$ 2,213.30 sq. ft.		$ sq. ft.	
Data Source(s)		Propertyshark #0;DOM 155		Propertyshark #0;DOM 23			
Verification Source(s)		ACRIS		ACRIS			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		Listing ;0			
Date of Sale/Time		s08/25;Unk		Active	-100,000		
Location	A;Railroad;	A;Railroad;		N;Res;	-10,000		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	1775 sf	2500 sf	-14,500	1667 sf	0		
View	N;Res;	N;Res;		N;Res;			
Design (Style)	AT3;COL/ATT	SD3;COL/SEMI-ATT	-10,000	AT2;COL/ATT	0		
Quality of Construction	Q3	Q3		Q3			
Actual Age	125	127	0	127	0		
Condition	C3	C3		C3			
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 3 / 2.0	6 / 3 / 2.0	0	6 / 3 / 2.0	0	/ /	
Gross Living Area 300	2,024 sq. ft.	1,656 sq. ft.	110,400	1,308 sq. ft.	214,800	sq. ft.	
Basement & Finished Rooms Below Grade	560sf0sfin	560sf0sfin		560sf0sfin			
Functional Utility	1 Family	1 Family		1 Family			
Heating/Cooling	hw/units	hw/units		hw/units			
Energy Efficient Items	INS.WINDOWS	INS.WINDOWS		INS.WINDOWS			
Garage/Carport	None	2dw	-10,000	None			
Porch/Patio/Deck	Porch	Porch		Porch			
Net Adjustment (Total)		[X] + [ ] -	$ 75,900	[X] + [ ] -	$ 104,800	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 2.9 % Gross Adj. 5.6 %	$ 2,675,900	Net Adj. 3.6 % Gross Adj. 11.2 %	$ 2,999,800	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Propertyshark	Propertyshark	Propertyshark	
Effective Date of Data Source(s)	06/07/2026	06/07/2026	06/07/2026	

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Quality Ratings and Definitions

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

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

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

Updated

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

Remodeled

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

Explanation of Bathroom Count

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

Uniform Appraisal Dataset Definitions

06/26
File No. 10061850_1

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: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		

Extra Comments

06/11/2026:As mentioned below "There are security bars on the 1st floor windows some of which have release latches and is up to a local code."

There are security bars on the 1st floor windows some of which have release latches and is up to a local code.

The subject property is located in Brooklyn county however in Gowanus city.

External obsolescence noted for subject property which has an effect on the marketability and has been reflected on the grid and appropriate adjustments have been made to comps and listings.

The quality of construction adjustments for comps were based on the fact that the market finds brick/stucco properties more superior than frame.

The design(style) adjustments for comps were based on the fact that the market finds detached properties more superior than semi-attached and semi-attached properties more superior than attached.

The GLA was derived by phisical measurements which came out to 2024 sq.ft. according to ANSI standards ANSI Z765-2021.

The age adjustements were not necessary for the comps because they are reflected under condition adjustments.

The appraised value is lower than of the predominant value is due to subject's features and GLA size are not common which is below average and hence the value adjusts below predominant.

The bathroom, balcony, deck and parking adjustments for comps were based on the information found in public records and the pictures available online.

NO DRILLING OBSERVED ON SITE OR WITHIN 200 FEET OF THE SUBJECT PROPERTY.
No Oil, Gas and/or Mineral leases or mining is noted proximate to the subject

The basement sizes are not provided anywhere in public records nor mls listings other than that it is either finished or not finished, hence it has been estimated based on the visual inspection of the subjec't basement area and the dimensions of the first floor and the same estimate was applied to the comps however the presence of the bathroom in the basement is provided in public records or mls listing.

EXPOSURE TIME: THE OPINION OF REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY, AS REQUIRED BY USPAP RULE 1-2c FOR THIS REPORT, IS BASED ON THE DATA COLLECTED USING THE CMLS DATABASE, AND IS EXPECTED TO BE BETWEEN 90-180 DAYS. THIS EXPOSURE TIME IS REFLECTIVE OF THE SUBJECT'S COMPETING MARKET AS INDICATED BY THE ACTIONS OF TYPICAL BUYERS AND SELLERS

I have performed no services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance.

Due to a lack of more recent, nearby, similar sales the following client guidelines had to be exceeded:
Sales/listings that exceed the three month time frame.
Sales/listings that exceed 10 % net adjustments
Sales/listings that exceed 10 % gross adjustments
Sales/listings with GLA totals with a more than 15% variance as compared to the subject's
Sales/listings with sale prices variances of more than 15%

The comp from the crossing main roads or highways are in a similar market and accuratley reflect the market value for subject property.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:
- THE STATEMENT OF FACTS CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.
- THE REPORTED ANALYSIS, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS AND ARE MY PERSONAL, UNBIASED PROFESSIONAL ANALYSIS, OPINIONS, AND CONCLUSIONS.
- MY COMPENSATION IS NOT CONTINGENT ON AN ACTION OR EVENT RESULTING FROM THE ANALYSIS, OPINONS, OR CONCLUSIONS IN, OR THE USE OF, THIS REPORT.
- MY ANALYSIS, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRASIAL PRACTICE.
- I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THE REPORT.
- NO ONE PROVIDED SIGNIFICANT PROFESSIONAL ASSISTANCE TO THE PERSON SIGNING THIS REPORT.
- I HAVE MADE AN INDEPENDENT VALUE JUDGEMENT ON THE PROPERTY.
- THIS APPRAISAL WAS NOT BASED ON A REQUESTED MINIMUM VALUATION, A SPECIFIC VALUATION, OR THE APPROVAL OF A LOAN.
ADDITIONAL CERTIFICATION-
-THE APPRAISAL CONFORMS TO THE UNIFORM STANDARDS OF PROFESSIONAL PRACTICE ("USPAP") ADOPTED BY THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION, EXCEPT THE DEPARTURE PROVISIONS OF "USPAP" DOES NOT APPLY.
THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF THE DATE OF THE APPRAISAL, FOR FEDERALLY RELATED MORTGAGE LOAN PURPOSE.

HIGHEST AND BEST USE: THAT REASONABLE AND PROBABLE USE THAT SUPPORTS THE HIGHEST PRESENT VALUE, AS DEFINED, AS OF THE EFFECTIVE DATE OF THE APPRAISAL. ALTERNATIVELY, THAT USE, FROM AMONG REASONABLY PROBABLE AND LEGAL ALTERNATIVE USES, FOUND TO BE PHYSICALLY POSSIBLE, APPROPRIATLY SUPPORTED, FINANCIALLY FEASIBLE, AND WHICH RESULTS IN THE HIGHEST LAND VALUE. (REAL ESTATE APPRAISAL TERMINOLOGY, SOCIETY OF REAL ESTATE APPRAISERS, COMPILED BY BYRL N. BOYCE).
SCOPE OF THIS APPRAISAL: THE EXTENT OF THE APPRAISAL SERVICES RENDERED IN THIS ASSIGNMENT ENCOMPASS ALL OF THOSE ACTIVITIES CONSIDERED NECESSARY TO PERMIT THE APPRAISER TO FUL FILL HIS ETHICAL RESPONSIBILITY IN ARRIVING AT AND REPORTING AN OBJECTIVE, DEFENSIBLE CONCLUSION OF MARKET VALUE FOR THE SUBJECT PROPERTY AS OF THE DATE OF VALUATION. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:
- THE COLLECTION OF DATA REGARDING THE PHYSICAL PROPERTY, ITS GENERAL LOCATION, NEIGHBORHOOD TRENDS AND INFLUENCES, THE OBSERVED RELATIVE CONDITION AND EFFECTIVE AGE OF IMPROVEMENTS, THE SUBJECT'S AMENITIES AND SPECIAL FEATURES, AVAILABLE UTILITIES, ZONING AND RELATED CONTROLS, AND THE PROPERTY'S ASSESSMENT AND ANNUAL REAL ESTATE TAXES.
- A CONSIDERATION AND ANALYSIS OF THOSE FACTORS IN ORDER TO ESTABLISH A BASIS FOR ESTIMATING THE SUBJECT PROPERTY'S HIGHEST AND BEST USE AS OF THE VALUATION DATE.
- A CONSIDERATION OF THE (3) THREE TRADITIONAL APPROACHES TO VALUE, THE SALES COMPARISON APPROACH, THE COST APPROACH AND THE INCOME APPROACH, IN AN EFFORT TO DETERMINE WHICH OF THESE IS (OR ARE) MOST APPROPRIATE, APPLICABLE, AND RELIABLY SUITED TO THE IDENTIFIED APPRAISAL PROBLEM.
- A THOROUGH EXAMINATION OF THE SUBJECT'S MARKET AREA FOR RELEVANT MARKET DATA FOR CONSIDERATION IN THE INDIVIDUAL APPROACHES TO VALUE.
-COMMUNICATION OF A WRITTEN AND DEFENSIBLE CONCLUSION OF MARKET VALUE IN A CLEAR AND CONCISE MANNER.
COMPETENCY OF THE APPRAISER-
-THE APPRAISER HAS THE APPROPRIATE KNOWLEDGE AND EXPERIENCE TO COMPETENTLY COMPLETE THIS REPORT. THE VALUE ESTIMATED IN THIS REPORT IS BASED ON THE ASSUMPTION THAT THE PROPERTY IS NOT NEGATIVELY AFFECTED BY THE EXISTENCE OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. THE APPRAISER IS NOT AN EXPERT IN THE IDENTIFICATION OF HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS. THE APPRAISER'S ROUTINE INSPECTION OF AND INQUIRIES ABOUT THE SUBJECT DID NOT DEVELOP ANY INFORMATION THAT INDICATED ANY APPARENT SIGNIFICANT HAZARDOUS SUBSTANCES OR DETRIMENTAL ENVIRONMENTAL CONDITIONS WHICH WOULD AFFECT THE PROPERTY NEGATIVELY. IT IS POSSIBLE THAT TESTS AND INSPECTIONS MADE BY A QUALIFIED HAZARDOUS SUBSTANCES AND ENVIRONMENTAL EXPERT WOULD REVEAL THE EXISTANCE OF HAZARDOUS MATERIAL AND ENVIRONMENTAL CONDITION ON OR AROUND THE PROPERTY THAT WOULD NEGATIVELY AFFECT ITS VALUE. THE APPRAISER ASSUMES NO RESPONSIBILITY FOR THE PRESENCE OF RADON GAS, AS THE APPRAISER

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		

HAS NO EXPERTISE IN THIS AREA.

THIS REPORT PRESUMES THAT RADON IS NOT PRESENT IN THE SUBJECT PROPERTY ABOVE 0.02 WORKING LEVELS (4 PICOCURIES/LITER), AND THEREFORE, NO CONSIDERATION HAS BEEN GIVEN TO THE POTENTIAL ADVERSE AFFECT ON THE VALUE OF THE PROPERTY, IF ANY, THAT RADON MIGHT CAUSE.

THE PRESENCE OF FORMALDEHYDE FOAM INSULATION COULD NOT BE DETERMINED. IF UFFI IS PRESENT, THE APPRAISED MARKET VALUE MAY BE ADVERSELY AFFECTED OR VOIDED. ANY INFORMATION STATED ON THE APPRAISAL WAS PROVIDED BY INSPECTION, OWNER OR AGENT, AND IS ASSUMED TO BE ACCURATE.

WE ARE UNABLE TO VERIFY THE INSULATION " R " FACTOR. HOWEVER, UPON VISUAL INSPECTION, IT IS BELIEVED TO BE ADEQUATE AND AVERAGE FOR DWELLINGS IN THIS AREA. THIS HAS NO AFFECT ON THE VALUE OR FUTURE MARKETABILITY OF THE SUBJECT PROPERTY.

ALL MECHANICAL SYSTEMS INCLUDING THE HEATING, ELECTRICAL, AND PLUMBING SYSTEMS APPEAR UPON A VISUAL INSPECTION TO BE IN WORKING ORDER. NO WARRANTIES ARE IMPLIED IN THIS STATEMENT.

THERE ARE NO SPECIAL CONDITIONS OR OTHER REQUIREMENTS OTHER THAN THOSE MENTIONED IN THIS APPRAISAL THAT WOULD AFFECT MARKET VALUE OR FUTURE MARKETABILITY IN THIS APPRAISAL REPORT.

PERSONAL PROPERTY, IE: FURNITURE, WINDOW TREATMENTS, BUILT-INS, ETC., HAS BEEN GIVEN NO VALUE IN THIS REPORT BECAUSE IT IS A NON-REALTY ITEM.

THE INCOME APPROACH WAS CONSIDERED AND FOUND INAPPLICABLE BECAUSE, IN THIS MARKET, FEW SINGLE FAMILY HOMES ARE RENTED AND THERE IS SUFFICIENT DATA AVAILABLE TO DEVELOP EITHER A FAIR MARKET RENT OR A GROSS RENT MULTIPLIER. THEREFORE, I HAVE RELIED ON THE MARKET DATA APPROACH IN MY ESTIMATE OF VALUE AND USED THE COST APPROACH AS A SUPPORTIVE METHOD.

THE SUBJECT PROPERTY HAS NOT SOLD IN THE PAST YEAR.

THE LAND TO VALUE RATIO IS COMMON FOR THIS MARKET AREA.

THIS APPRAISAL HAS BEEN MADE IN ACCORDANCE WITH TITLE XI OF THE FEDERAL FINANCIAL INSTITUTIONS REFORM RECOVERY AND ENFORCEMENT ACT OF 1989 ("FIRREA"), EFFECTIVE AUGUST 9, 1990, AS WELL AS THE UNIFORM STANDARDS OF PROFESSIONAL PRACTICE ("USPAP") PROMULGATED BY THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION.

MARKET TREND/MARKETING TIME

THE REASONABLE MARKETING TIME FOR THE SUBJECT PROPERTY IS DERIVED BY EXTRACTION FROM THE COMPARABLES AND INFLUENCED BY THE ECONOMIC CONDITIONS PREVAILING AT THE TIME OF THE APPRAISAL. A REVIEW OF SETTLED SALES OVER THE PAST 3-6 MONTHS INDICATES WHAT APPEARS TO BE A STABLE MARKET WITH AN AVERAGE MARKETING TIME OF 3-6 MONTHS.

THE DIGITAL PHTOGRAPHS IN THIS REPORT ARE ORIGINAL PHOTOGRAPHS AND HAVE NOT BEEN ENHANCED OR ALTERED.

THIS APPRAISAL REPORT WAS PREPARED FOR THE CLIENT AND/OR ITS ASSIGNS, FOR MORTGAGE FINANCING PURPOSES ONLY. USE OF THIS REPORT FOR ANY OTHER PURPOSE IS NOT ALLOWED WITHOUT THE WRITTEN CONSENT OF THE APPRAISER.

GROSS LIVING AREA OF THE COMPARABLES HAS BEEN ESTIMATED BASED UPON A DRIVE-BY FRONtAL, EXTERIOR INSPECTION.

THE SIGNATURES IN THIS REPORT ARE COMPUTERIZED, ELECTRONICALLY PRINTED, AND PASSWORD PROTECTED.

COMMERCIAL USES, CONSISTING OF SHOPPING CENTERS, RESTAURANTS, INDUSTRIAL PARKS, ETC. ARE LOCATED WITHIN THE SUBJECT'S NEIGHBORHOOD. THESE USES ARE TYPICAL OF SIMILAR NEIGHBORHOODS AND HAVE NO ADVERSE AFFECT ON THE MARKET VALUE OR THE FUTURE MARKETABILITY OF THE SUBJECT.

Appraisal Report

Market Conditions Addendum to the Appraisal Report

06/26

File No. 10061850_1

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 195A 8th St City Brooklyn State NY Zip Code 11215

Borrower Tatiana Rodriguez

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)	34	18	11	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	5.67	6.00	3.67	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	35	29	65	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.17	4.83	17.71	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	3,492,500	3,900,000	3,900,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	94	102	133	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	3,450,000	4,390,000	3,995,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	61	124	61	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	99	100	98	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

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

The seller concessions are found to be in some instances but for the most part it is becoming rare in the neighborhood.

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

Cite data sources for above information. Streeteasy and Propertyshark

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.

BASED ON CURRENT LISTINGS AND CLOSED COMPS ABOVE, CURRENT MARKET CONDITIONS AND PROPERTY VALUES APPEAR TO BE STABLE. SUPPLY AND DEMAND APPEAR TO BE IN BALANCE.

CONDO / CO-OP PROJECTS

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

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

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

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

APPRAISER

APPRAISER

Signature Yevganiy Ilyayev

Name Yevganiy Ilyayev

Company Name Y.I. APPRAISAL SERVICES

Company Address 149 Midgely Dr

Hewlett, NY 11557

State License/Certification # 45000048018 State NY

Email Address eugenio2322@yahoo.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

State License/Certification # State

Email Address

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 7, 2026
Appraised Value: $ 2,800,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



Kitchen

Comment:



Living Area

Description:

Comment:



Bathroom

Description:

Comment:

INTERIOR PHOTOS

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



Bedroom

Comment:



Bedroom

Comment:



Bedroom

Comment:

INTERIOR PHOTOS

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



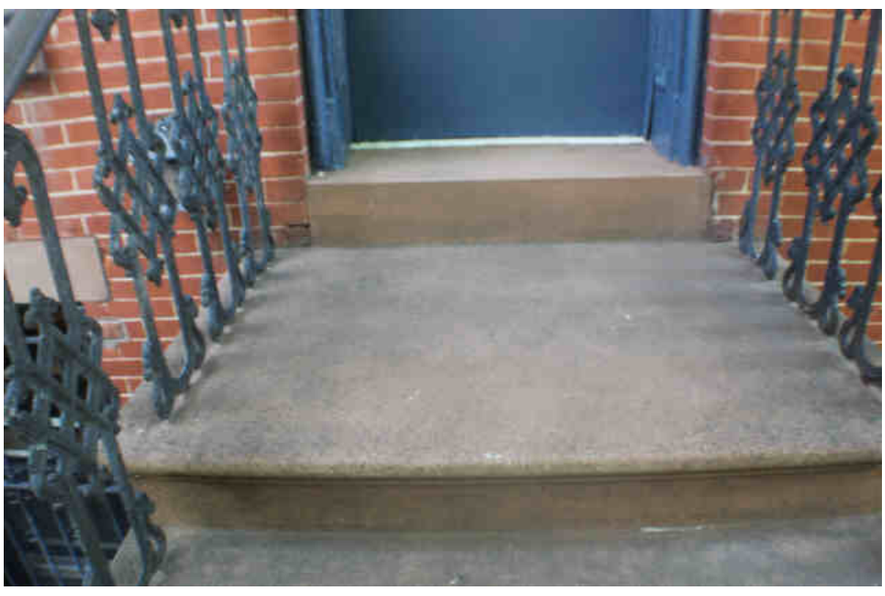
Bathroom

Comment:



Other

Comment:
Boiler



Other

Comment:
Porch

INTERIOR PHOTOS

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



Dining Room

Comment:



Other

Comment:
Washer/Dryer



Other

Comment:
Basement

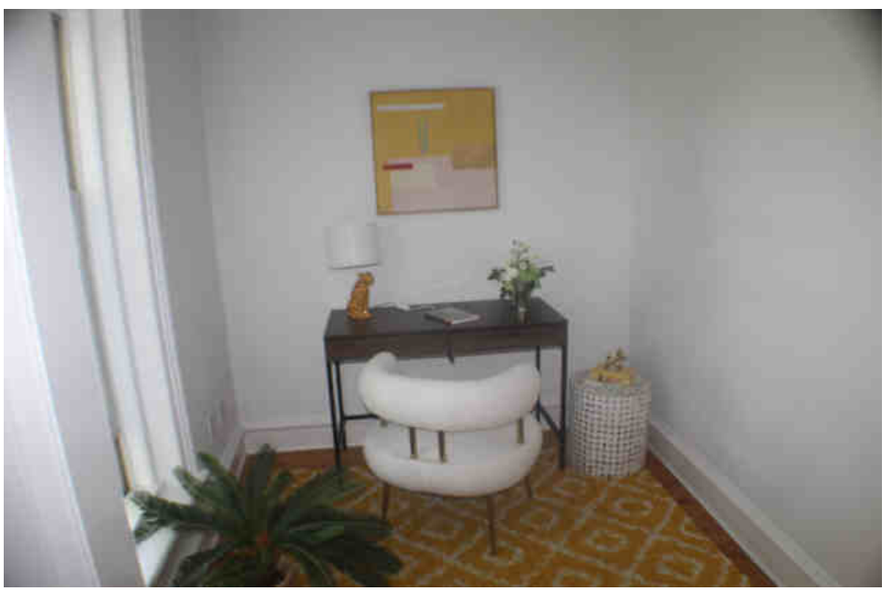
INTERIOR PHOTOS

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



Other

Comment:
Decorative Fireplace



Other

Comment:
Kids Room



Other

Comment:
Encolsed Porch

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



COMPARABLE SALE #1

428 11 St
Brooklyn, NY 11215
Sale Date: s11/25;Unk
Sale Price: $ 2,650,000



COMPARABLE SALE #2

397 2nd St
Brooklyn, NY 11215
Sale Date: s01/26;Unk
Sale Price: $ 2,720,000

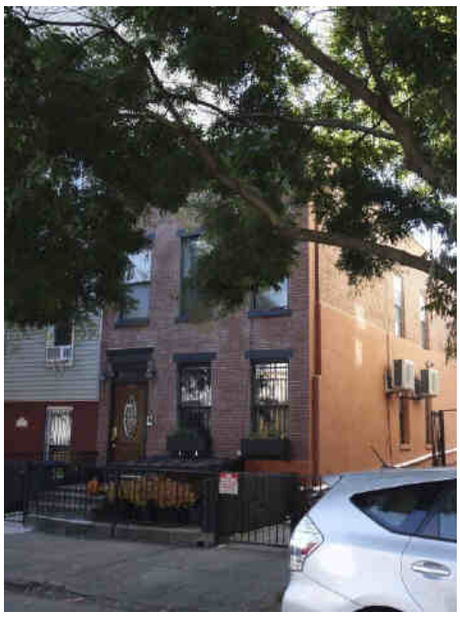


COMPARABLE SALE #3

260 15th St
Brooklyn, NY 11215
Sale Date: s02/26;Unk
Sale Price: $ 2,900,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



COMPARABLE SALE #4

138 8th St
Brooklyn, NY 11215
Sale Date: s08/25;Unk
Sale Price: $ 2,600,000



COMPARABLE SALE #5

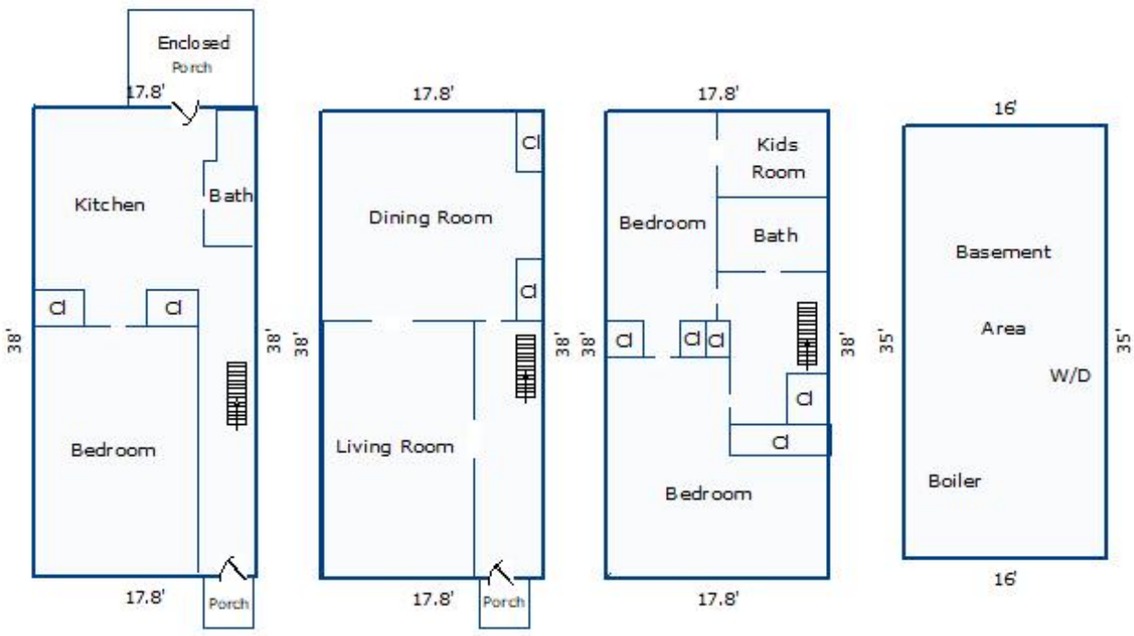
467 11th St
Brooklyn, NY 11215
Sale Date: Active
Sale Price: $ 2,895,000

COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: Tatiana Rodriguez	File No.: 10061850_1	
Property Address: 195A 8th St	Case No.: 06/26	
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



Sketch by Apex Medina ™

Comments:

AREA CALCULATIONS SUMMARY

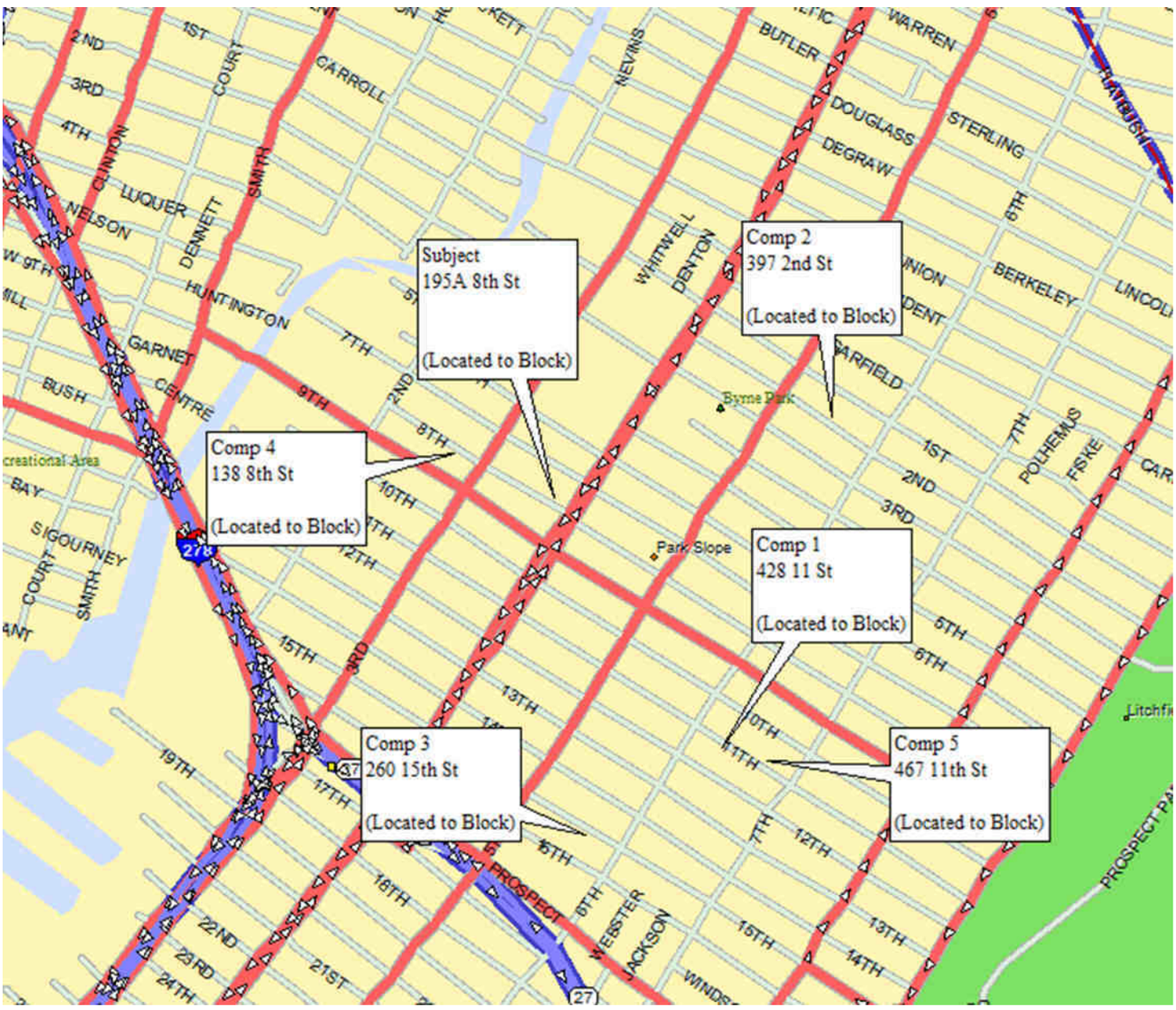
Code	Description	Net Size	Net Totals
GLA1	First Floor	674.5	674.5
GLA2	Second Floor	674.5	674.5
GLA3	Third Floor	674.5	674.5
BSMT	Basement	560.0	560.0
Net LIVABLE Area		(rounded)	2024

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
17.8	x	38.0	674.5
Second Floor			
17.8	x	38.0	674.5
Third Floor			
17.8	x	38.0	674.5
3 Items		(rounded)	2024

LOCATION MAP

Borrower: Tatiana Rodriguez	File No.: 10061850_1	
Property Address: 195A 8th St	Case No.: 06/26	
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



********* INVOICE *********

File Number: 10061850_1 06/07/2026

Borrower : Tatiana Rodriguez

Invoice # :
Order Date :
Reference/Case # : 06/26
PO Number :

195A 8th St
Brooklyn, NY 11215

Appraisal Fee		$	650.00
		$	
		$	
		$	
		$	
		$	
		$	
Invoice Total		$	650.00
State Sales Tax @	%	$	0.00
Deposit		($	0.00)
Deposit		($	0.00)
Amount Due		$	650.00

Terms:

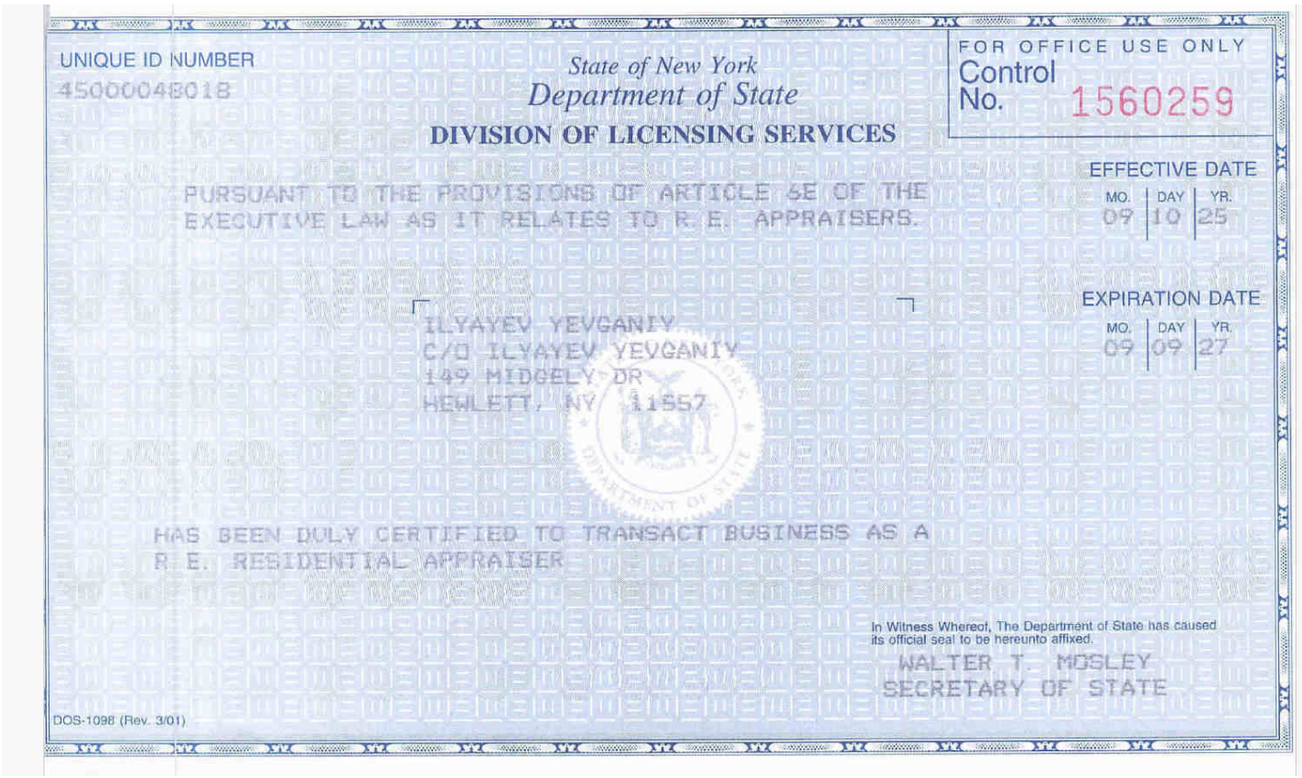
Please Make Check Payable To:

Yevganiy Ilyayev
149 Midgely Dr
Hewlett, N.Y. 11557

Fed. I.D. #:

License

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



UNIQUE ID NUMBER
4500004B018

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1560259

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

EFFECTIVE DATE
MO. 09 | DAY 10 | YR. 25

EXPIRATION DATE
MO. 09 | DAY 09 | YR. 27

ILYAYEV YEVGANIY
C/O ILYAYEV YEVGANIY
149 MIDGELY DR
HEWLETT, NY 11557

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. RESIDENTIAL APPRAISER

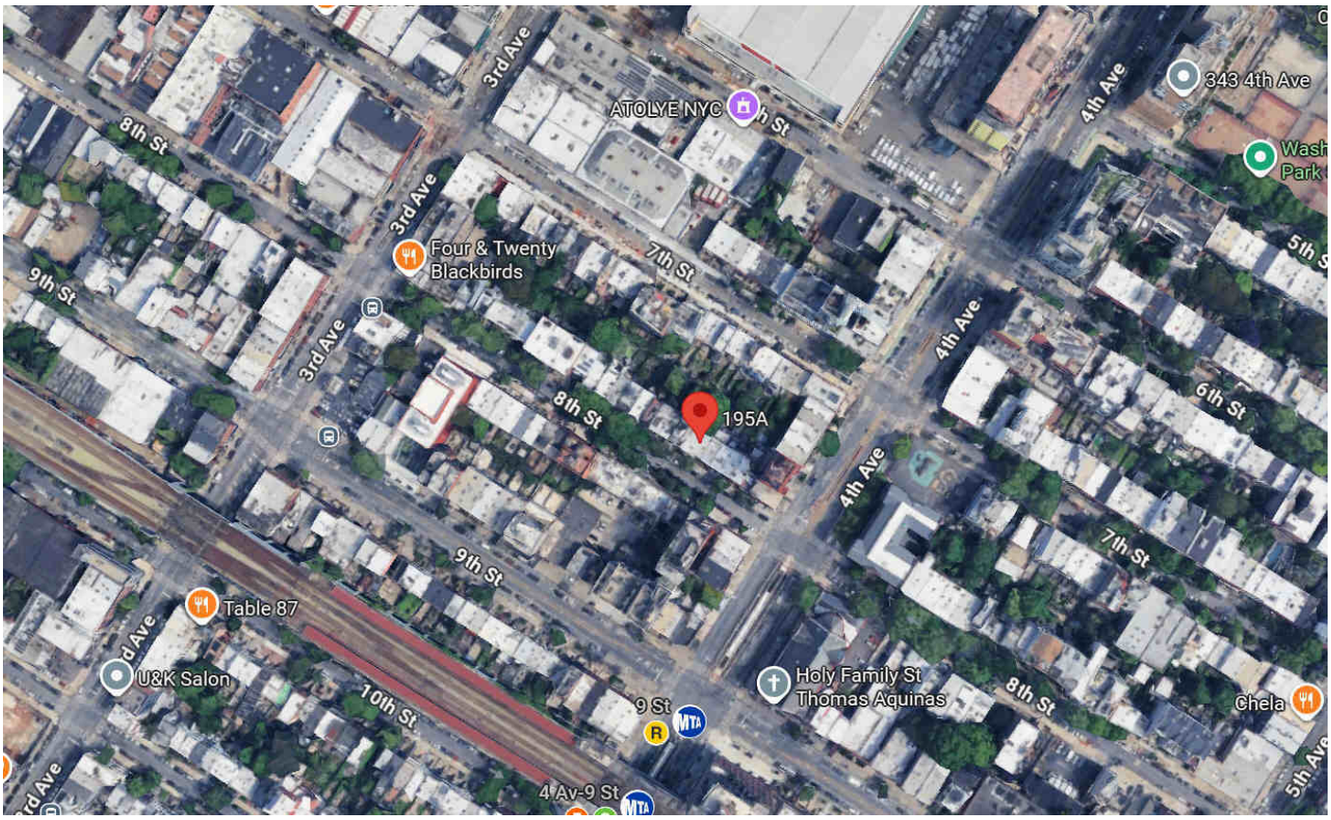
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

WALTER T. MOSLEY
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

AERIAL MAP

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



FLOOD MAP

Borrower: Tatiana Rodriguez		File No.: 10061850_1
Property Address: 195A 8th St		Case No.: 06/26
City: Brooklyn	State: NY	Zip: 11215
Lender: Citizens Bank, N.A.		



PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth
Regulatory Floodway Zone AE, AO, AH, VE, AR
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X

OTHER FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

Borrower: Tatiana Rodriguez	File No.: 10061850_1
Property Address: 195A 8th St	Case No.: 06/26
City: Brooklyn	State: NY Zip: 11215
Lender: Citizens Bank, N.A.	

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/22/2026

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

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

PRODUCER OREP Insurance Services, LLC 6353 El Cajon Blvd, Suite 124-605 San Diego, CA 92115	CONTACT NAME: Isaac Peck PHONE (A/C, No, Ext): 888-347-5273 FAX (A/C, No): 619-704-0793 E-MAIL ADDRESS: Info@orep.org PRODUCER CUSTOMER ID #:
INSURED Yevganiy Ilyayev 149 Midgely Dr Hewlett, NY 11365	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Accelerant Specialty Insurance Company — 16890 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	☐ CLAIMS-MADE ☐ OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS						BODILY INJURY (Per accident)	$
	☐ SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	$
	☐ HIRED AUTOS							$
	☐ NON-OWNED AUTOS							$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DEDUCTIBLE							$
	☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ WC STATU-TORY LIMITS ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N/A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Errors and Omissions			SRE79PL100091-02	3/20/2026	3/20/2027	PER CLAIM: $1,000,000 AGGREGATE: $1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Real Estate Appraisal Services

Professionals Covered: Yevganiy Ilyayev

CERTIFICATE HOLDER	CANCELLATION
Proof of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Isaac Peck *Isaac Peck*

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06/26

USPAP ADDENDUM

File No. 10061850_1

Borrower: Tatiana Rodriguez
Property Address: 195A 8th St
City: Brooklyn County: Kings State: NY Zip Code: 11215
Lender: Citizens Bank, N.A.

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: 90-180 DAYS

THE OPINION OF REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY, AS REQUIRED BY USPAP RULE 1-2c FOR THIS REPORT, IS BASED ON THE DATA COLLECTED USING THE CMLS DATABASE, AND IS EXPECTED TO BE BETWEEN 90-180 DAYS. THIS EXPOSURE TIME IS REFLECTIVE OF THE SUBJECT'S COMPETING MARKET AS INDICATED BY THE ACTIONS OF TYPICAL BUYERS AND SELLERS.

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

Clarification of Intended Use and Intended User:

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.

APPRAISER:

Signature: Yevganiy Ilyayev
Name: Yevganiy Ilyayev
Date Signed: 06/11/2026
State Certification #: 45000048018
or State License #:
or Other (describe): State #:
State: NY
Expiration Date of Certification or License: 09/09/2027
Effective Date of Appraisal: 06/07/2026

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

Warnings - These items may be incorrect and require your review.

- REQ - SUBJECT - Borrower Name - Borrower Name on report "Tatiana Rodriguez" does not contain Co-Borrower Name as ordered " SHII ANN HUANG".
- 1004_05UAD - IMPROVEMENTS - Year Built - exceeds 100 years.
- 1004_05UAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1004_05UAD - SALES COMPARISON APPROACH - High Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Gross Living Area - is 1606 and ACI Insights Listings indicates that the GLA is 1800 .0. Comment, including an explanation of this difference, is required.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Property Address - is not a valid USPS address.
- 1004_05UAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 1004_05UAD - RECONCILIATION - Effective Date - is older than 4 months (120 days) from the current date.

Information - These items typically require comment.

- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - APPRAISER – Certification or License Number - ASC.gov license check is incomplete. Manual verification may be required.