Uniform Residential Appraisal Report

436-0184
File No. 17969666

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 5713 Bristol St | City Wichita | State KS | Zip Code 67220
Borrower Double Down Developers LLC | Owner of Public Record Double Down Developers LLC | County Sedgwick
Legal Description See attached addenda.
Assessor's Parcel # 096240120301801 | Tax Year 2024 | R.E. Taxes $ 733
Neighborhood Name Bristol Hollows | Map Reference 48620 | Census Tract 0101.11
Occupant [ ] Owner [X] Tenant [ ] Vacant | Special Assessments $ 964 | [X] PUD | HOA $ 1,200 [X] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client CV3 Financial Services | Address 2101 East El Segundo Boulevard, Suite 203, El Segundo, CA 90245
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). Subject property is not currently listed through the SCKMLS System or any other platform within the past twelve months from the effective date of this appraisal report.

CONTRACT

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

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

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[X] Urban	[ ] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	53 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	30 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	185 Low	0	Multi-Family	0 %
Neighborhood Boundaries	The neighborhood boundaries are north of E 49th St N, east of N Oliver St, south of E 53th St N, and west of N Woodlawn Blvd.							855 High	11	Commercial	5 %
								390 Pred.	3	Other	12 %

Neighborhood Description See attached addenda.
Market Conditions (including support for the above conclusions) See attached addenda.

SITE

Dimensions 38.65 x 128.01 | Area 4948 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification SF-5 | Zoning Description Single-Family Residential District is to accommodate moderate-density
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 20173C0219G | FEMA Map Date 12/22/2016
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[X] Concrete Slab	[ ] Crawl Space	Foundation Walls	Concrete/Good	Floors	LVT/Good
# of Stories	1	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Hdbd-Brick/Good	Walls	Drywall/Good
Type	[ ] Det. [X] Att. [ ] S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Heritage/Good	Trim/Finish	Wood-Paint/Goo
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Good	Bath Floor	LVT/Good
Design (Style)	Twin Home	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	DblHng-Sldrs/Goo	Bath Wainscot	Fiberglass/Good
Year Built	2023	Evidence of [ ] Infestation		Storm Sash/Insulated	InsulGlass/Good	Car Storage	[ ] None
Effective Age (Yrs)	1	[ ] Dampness	[ ] Settlement	Screens	Yes/Good	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[ ] Fireplace(s) # 0	[X] Fence Wood	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck CvPa	[X] Porch Covered	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[X] Other Sprinkler	[X] Att.	[ ] Det. [ ] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,266 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). See the attached addenda for features.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;No updates in the prior 15 years;This part of the software only reflects the kitchen and bathrooms;See attached addenda for features.
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 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0 .
There are 1 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 199,900 to $ 199,900 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	5713 Bristol St Wichita, KS 67220	12114 W Shadow Lakes St Wichita, KS 67205		5729 Bristol St Wichita, KS 67220		1106 Trek Cir Goddard, KS 67052	
Proximity to Subject		11.90 miles W		0.05 miles NE		19.44 miles SW	
Sale Price	$		$ 189,900		$ 199,900		$ 215,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 163.99 sq. ft.		$ 157.90 sq. ft.		$ 146.76 sq. ft.	
Data Source(s)		SCKMLS#645351;DOM 43		SCKMLS#641198;DOM 0		SCKMLS#644531;DOM 90	
Verification Source(s)		Realtor/Assessor#30351222		Realtor/Assessor#30323797		Realtor/Assessor#30359099	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0	0	ArmLth FHA;3000	0	ArmLth VA;0	0
Date of Sale/Time		s12/24;c11/24	0	s07/24;c06/24		s01/25;c12/24	0
Location	N;Bristol Hollows;	N;Oasis;	0	N;Bristol Hollows		N;Goddard Trails	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4948 sf	3997 sf	0	5009 sf	0	5053 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	AT1;Twin Home	AT1;Twin Home		AT1;Twin Home		AT1;Twin Home	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	2	3	0	0	0	0	0
Condition	C2	C2		C1	-3,000	C1	-3,000
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	6 / 3 / 2.0		6 / 3 / 2.0		6 / 3 / 2.0	
Gross Living Area	1,266 sq. ft.	1,158 sq. ft.	+5,400	1,266 sq. ft.		1,465 sq. ft.	-9,950
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Adequate	Adequate		Adequate		Adequate	
Heating/Cooling	FA/CA	FA/CA		FA/CA		FA/CA	
Energy Efficient Items	Insul Windows	Insul Windows		Insul Windows		Insul Windows	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	CvPrch/Patio	CvPrch/Patio		CvPrch/Patio		CvPrch/CvPatio	-2,000
Spk,StormShelter	Spk	Spk		Spk		Spk,StormSheltr	-3,000
Kitchen,Bathroom	UpgrdKit,UpgrdB	UpgrdKit,UpgrdB		UpgrdKit,UpgrdB		UpgrdKit,UpgrdB	
Builders	Double Down De	JCT Holdings, LL	0	Double Down De		Bryan Lagaly Ho	0
Net Adjustment (Total)		[X] + [ ] -	$ 5,400	[ ] + [X] -	$ -3,000	[ ] + [X] -	$ -17,950
Adjusted Sale Price of Comparables		Net Adj. 2.8% Gross Adj. 2.8%	$ 195,300	Net Adj. 1.5% Gross Adj. 1.5%	$ 196,900	Net Adj. 8.3% Gross Adj. 8.3%	$ 197,050

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) SCKMLS/Assessor's Records/DeedRecords
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) SCKMLS/Assessor's Records/DeedRecords
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)	SCKMLS/CountyAssessor	SCKMLS/CountyAssessor	SCKMLS/CountyAssessor	SCKMLS/CountyAssessor
Effective Date of Data Source(s)	02/09/2025	02/09/2025	02/09/2025	02/09/2025

Analysis of prior sale or transfer history of the subject property and comparable sales: The County Assessor's Office shows the subject property has not changed ownership within the past 36 months from the effective date of this appraisal report. None of the comparables have changed ownership with in the past year from their date of sale in this report.

Summary of Sales Comparison Approach. See attached addenda.

Indicated Value by Sales Comparison Approach $ 197,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 197,000 Cost Approach (if developed) $ 203,372 Income Approach (if developed) $ 199,821
See attached addenda.

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 197,000 as of 02/03/2025, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Individual borrowers name: Andrew Rosenberg

The report analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice, which includes the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of USPAP relating to review by its duly authorized representatives.

APPRAISER'S CERTIFICATION: Clarification of Certification #23:
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 mortage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report and Definition of Market Value. No additional users are identified by the appraiser.

UNIFORM APPRAISAL DATASET (UAD)
At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms.

In the normal course of business, the appraiser attempted to obtain an adequate amount of information regarding the subject and comparable properties. Some of the required UAD standardized responses, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Consequently, this information should be considered an estimate unless otherwise noted by the appraiser.

Examples include condition and quality ratings, as well as comparable sales and listing data. Not every element of the subject property was viewable, and comparable property data was generally obtained from third-party sources, such as but not limited to, South Central Kansas Multiple Listing Service, Sedgwick County records, and appraisal data.

The UAD specifications, which require standardization responses in many data fields, may limit the appraiser's ability to use terms in the data fields that might better distinguish differences in relevant characteristics between properties. For example, two properties may both be appropriately classified as C3, but based on market evidence, one may be at the upper end or lower end of the rating and an adjustment has been applied.

The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

The Square Footage-Method for Calculating: ANSI® Z765-2021 - was used for measuring, calculating and reporting the gross living and non-gross living areas of the subject property.

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) Most of the vacant land sites in this area are being bought in bulk with several sites included in the purchase price, therefore, the following vacant land sales were used to determine the Opinion of Site Value: 02/07/2024, 6896 E Pheasant Ridge St, Bel Aire,SCKMLS#611242 for $29,000; 02/07/2024, 7065 E Pheasant Ridge St, Bel Aire, SCKMLS#611252 for $29,000; 04/13/2023, 5267 N Cambridge St, Bel Aire, SCKMLS#623444 for $19,000.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE			= $	20,000
Source of cost data National Building Cost Manual	Dwelling	1,266 Sq. Ft. @ $	120.00	= $	151,920
Quality rating from cost service Average Effective date of cost data 2024	Basement0	Sq. Ft. @ $		= $	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Additional Features				18,000
No depreciation has been calculated due to the subject being new	Garage/Carport	480 Sq. Ft. @ $	23.00	= $	11,040
construction. Additional features: UpgradedCounters, Sod,	Total Estimate of Cost-New			= $	180,960
Sprinklers	Less Physical	Functional	External		
	Depreciation	2,588		= $ (	2,588)
	Depreciated Cost of Improvements			= $	178,372
	"As-is" Value of Site Improvements			= $	5,000
Estimated Remaining Economic Life (HUD and VA only) 69 Years	INDICATED VALUE BY COST APPROACH			= $	203,372

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 1,549 X Gross Rent Multiplier 129 = $ 199,821 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The Estimated Monthly Market Rent was determined from the Comparable Rental Properties. The GRM was based on similar properties that have sold in this market area.

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. Greenbelt

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).

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 Stephen D Drennan
Company Name Eagle Appraisals, Inc.
Company Address 6680 S Oliver St
Derby, KS 67037
Telephone Number (316) 640-6951
Email Address eagleappraisalinc@gmail.com
Date of Signature and Report 02/13/2025
Effective Date of Appraisal 02/03/2025
State Certification # 2417
or State License # _____
or Other (describe) _____ State # _____
State KS
Expiration Date of Certification or License 06/30/2025

ADDRESS OF PROPERTY APPRAISED
5713 Bristol St
Wichita, KS 67220

APPRAISED VALUE OF SUBJECT PROPERTY $ 197,000

LENDER/CLIENT
Name ServiceLink Valuation Solutions, LLC
Company Name CV3 Financial Services
Company Address 2101 East El Segundo Boulevard, Suite 20
El Segundo, CA 90245
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

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

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

Uniform Residential Appraisal Report

436-0184
File No. 17969666

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	5713 Bristol St Wichita, KS 67220	3512 W Angel St Wichita, KS 67217		12810 E Blake St Wichita, KS 67230		12117 W Shadow Lakes St Wichita, KS 67205	
Proximity to Subject		13.17 miles SW		9.86 miles SE		11.95 miles W	
Sale Price	$		$ 194,900		$ 199,000		$ 200,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 159.36 sq. ft.		$ 164.19 sq. ft.		$ 172.71 sq. ft.	
Data Source(s)		SCKMLS#642166;DOM 44		SCKMLS#650399;DOM 1		SCKMLS#650365;DOM 3	
Verification Source(s)		Realtor/Assessor#30341170		Realtor/Assessor/DeedRecords		Realtor/Assessor/DeedRecords	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0	0	Listing		Listing	
Date of Sale/Time		s10/24;c09/24	0	Active	0	Active	0
Location	N;Bristol Hollows;	N;Angel Fire;	0	N;Buffalo Grove;	0	N;Oasis;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4948 sf	5401 sf	0	7405 sf	0	3885 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	AT1;Twin Home	AT1;Twin Home		AT1;Twin Home		AT1;Twin Home	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	2	2		0	0	3	0
Condition	C2	C2		C1	-3,000	C2	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.0	6 / 3 / 2.0		6 / 3 / 2.0		6 / 3 / 2.0	
Gross Living Area	1,266 sq. ft.	1,223 sq. ft.	+2,150	1,212 sq. ft.	+2,700	1,158 sq. ft.	+5,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Adequate	Adequate		Adequate		Adequate	
Heating/Cooling	FA/CA	FA/CA		FA/CA		FA/CA	
Energy Efficient Items	Insul Windows	Insul Windows		Insul Windows		Insul Windows	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	CvPrch/Patio	CvPrch/Patio		CvPrch/Patio		CvPrch/Patio	
Spk,StormShelter	Spk	Spk		Spk		Spk	
Kitchen,Bathroom	UpgrdKit,UpgrdB	UpgrdKit,UpgrdB		UpgrdKit,UpgrdB		UpgrdKit,UpgrdB	
Builders	Double Down De	Craftsman Builde	0	Bids Contracting	0	TW Custom Hom	0
Net Adjustment (Total)		[X] + [ ] -	$ 2,150	[ ] + [X] -	$ -300	[X] + [ ] -	$ 5,400
Adjusted Sale Price of Comparables		Net Adj. 1.1% Gross Adj. 1.1%	$ 197,050	Net Adj. 0.2% Gross Adj. 2.9%	$ 198,700	Net Adj. 2.7% Gross Adj. 2.7%	$ 205,400

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)	SCKMLS/CountyAssessor	SCKMLS/CountyAssessor	SCKMLS/CountyAssessor	SCKMLS/CountyAssessor
Effective Date of Data Source(s)	02/09/2025	02/09/2025	02/09/2025	02/09/2025

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

436-0184
File No. 17969666

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

436-0184
File No. 17969666

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: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

Legal Description
LOT 14 EXC TH PT BEG NW COR TH SWLY 237.61 FT SELY 6.24 FT NELY 102.41 FT NLY 173.71 FT W ALGCUR TO RIGHT 27.45 FT TO POBBLOCK B BRISTOL HOLLOWS

Intended User

The intended user of this report is CV3 Financial Services for the use in a mortgage finance transaction. No additional users are identified by theappraiser. This report should be read in its entirety with special attention given to the Certification, Limiting Conditions and all attached addenda. Also, thatsimply because a borrower or third party may receive a copy of the appraisal does not mean that the borrower or third party is an intended user. Intended Use

The intended use of this appraisal report is to assist CV3 Financial Services in assessing the risk of the Property securing the Mortgage. The appraisalestablishes the value of the Property for mortgage and underwriting purposes, only. Narrative Report This is a written Appraisal Report prepared under Standards Rule SR 2-2(a), of the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it presents only summary discussions of the data, reasoning and analysis that were used in the appraisal process to develop the appraiser's opinionof value.The depth of discussion is specific to the needs of the client and for the intended use stated. This report is not intended for any other use, and is based on current market value. This narrative is an addition to the 1004 form and follows the form in an effort to give reviewer's additional information aboutthe subject property. In an effort to provide a quality document, this appraiser has included a narrative in all appraisals. There may from time to time be aminor discrepancy between information on the 1004 form and the narrative. In the event this situation should occur, please feel free to contact the appraiser.

Conditions of the Appraisal Appraiser determined market value by using the following extraordinary assumptions: No adverse information would be revealed by title insurance and a home inspection that would modify market value, as defined, of the real property that is the subject of this report. The routine observation of the propertyand any improvements is for purposes of establishing the market value of the property and is not to be regarded as a full property inspection. The appraiserclaims no special expertise in these areas, nor is the appraiser an expert regarding issues related to foundation settlement, basement moisture problems, wood destroying (or other) insects, radon gas or lead based paint. The client is invited and encouraged to employ qualified experts to inspect and addressany area of concern. If negative conditions are discovered, the appraiser should be notified, as the value estimate will likely require modification. Scope of Work

The subject was physically identified by an interior and exterior observation, only. Accessible areas were observed with the roof from the ground only. TheAppraiser's observation of the property is limited, and should not be confused with an inspection by a home inspector or contractor. The Subject'sneighborhood was also visited in order to gather information about the physical characteristics of the neighborhood amenities that are relevant to the valuation problem. Additionally, sales of similar properties that have occurred over the past 12 months were researched in the subject's market area and adjacent areas if warranted. Multiple Listing Service was my primary research tool. In addition to the (MLS), I used information from County Records, owner's comments, andrelevant realtor information, when possible. Appraiser made ordinary assumptions that the information provided by the aforementioned sources regardingcomparable sales is assumed to be true and correct. If this were false, then the value indications in this appraisal would be affected. If the cost approach was completed it was either based upon replacement or reproduction cost to develop a value indication of the subject property. The replacement cost hasbeen estimated using the National Building Cost Manual. If the income approach was completed it was based upon analysis of a lease agreement, when available, market rents from Multiple Listing Service and information collected from my rent data files and leasing agents familiar with the market place.The approach(es) to value that were used in this report helped me arrive at an opinion of estimate market value of the subject property. In the final reconciliation, I considered the quantity and quality of the approach(es) data, the advantages and/or the disadvantages of each approach, and the relevof each to the subject property and the appraisal problem.Special Taxes

The $964(rounded) indicated on URAR page one includes a $5 annual county-wide solid waste fee.

Neighborhood - Descriptions The subject property is located approximately six miles northeast of downtown Wichita, Kansas, in the town of Bel Aire, that has been developed with single family residences, 2-4 unit dwellings, multi-family dwellings, schools and commercial properties. The subject's is located in an area with sevneighborhood that are in the process of being developed with duplexes and attached twin homes. The subject is located in the Bristol Hollows Additionwhich is a new neighborhood that is in the process of being developed with thirty six duplex properties and 50 attached twin homes. This is a stable neighborhood with adequate marketability. Present Land Use: One Unit-53%, 2-4 Units-30%, Commercial-5%, Other(Vacant Land, Greenbelt)-12%. Thisneighborhood has public utilities, with access and proximity to employment, schools, services, shopping and is competitive with other neighborhoods in the general area. Amenities are located within two miles. The view and noise level are consistent with similar neighborhoods in the area. Employment is stablein this community. Average days on the market, valuation analysis and sales price to listing price percentage is derived from the MLS statistical analysis of the area and the FFIEC Geocoding System.

Neighborhood - Market Conditions Financing in the area includes: Conventional, FHA, VA with seller paid costs and concessions. The supply and demand in this neighborhood appear to be in balance. The growth rate and the current trend of property values appear to be stable in the subject neighborhood. The marketing time appears to be 0-45days.

Zoning The purpose of the SF-5 Single-Family Residential District is to accommodate moderate-density, Single-Family residential development and complementary land uses. It is intended to provide adequate open space around buildings and structures to accomplish these purposes. The Subject'simprovements are a permitted use within the zoning classification.

Highest and Best Use The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to building ratio allow the present structure andindicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family detached residence is its financially feasible and maximally productive use.

Site Comments No adverse site conditions or encroachments were observed. A current location or boundary survey was not available and may reveal encroachments,easement, zoning violation or other matters of interest that could warrant modification to the appraised value. The size, shape and landscaping is typical of sites in the neighborhood with no known slide areas.

Adverse Environmental Conditions The appraiser is not an expert environmental inspector and might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualifiedenvironmental inspector would reveal the existence of Hazardous materials and/or detrimental environmental conditions on or around the property that wouldnegatively affect its safety and value.

Improvements - Additional Features

Covered porch; partially covered concrete patio; wood fence; two car attached garage has metal overhead door and automatic overhead door opener;vaulted ceilings in the living room, dining room and kitchen; kitchen has wood cabinets, quartz countertops, ceramic tile backsplash, large island with under
counter stainless steel sink and pantry; private bathroom has wood cabinets, quartz countertop, quartz backsplash and oversized fiberglass shower; hall bathroom has wood cabinets, quartz countertop and quartz backsplash.

Improvements - Condition of the Property The subject property is a Twin home that overall was found to be in good condition and built with average quality of construction. No repairs were noted. Physical depreciation was necessary since the subject is not new construction. No functional or external inadequacies were noted. The utilities andmechanicals were on and in working order. The appliances and built-in cabinets were operational and functional. Foundation and structural obserwere made with no noted issues.

Sales Comparison Analysis - Summary of Sales Comparison Approach The subject property is a Twin home with three bedrooms, two bathrooms andtwo car attached garage that is located in the Bristol Hollows Addition that is in the process of being developed with thirty six duplex properties and fifty attached twin homes in Bel Aire, Kansas. Most of the properties in this area are being built as rental properties with only one Twin home that has sold onthe open market in the subject's neighborhood, therefore, the comparables were the best available in providing a credible appraisal report. Consideration is given to the comparables in arriving at the final market value with most weight given to comparable #2 which is the only Twin home thathas sold in the subject's neighborhood that overall best reflects the subject property and location. The market does not support an adjustment for the sellerpaid cost in this market area. Comparables #1, #3 & #4 are Twin homes that have recently sold in four different neighborhoods by four different builders that were the most similar to the subject's GLA, bedroom, bathrooms, car storage and are neighborhoods that are in the process of being developed similar tothe subject's neighborhood. Comparables #1 & #4 reflect resales of similar type Twin homes and comparables #2 & #3 reflect similar type new construction Twin homes. Comparables #5 & #6 reflect Twin homes that are currently listed on the market with comparable #5 being a resale and comparable #6 beingnew construction, built by two different builders. Adjustments made to the comparables are extracted from the market using the paired sale analysis werenecessary and adequate. The condition adjustment is a market reaction for the difference in wear and tear on a slightly older Twin home. The Allocation Method was developed in determining the individual land values, with no support for market adjustments in the size difference. Consideration is givfinancing of the comparables but adjustments were not necessary. Comparables #1, #3 & #4 have sold within the past four months and comparable #2 sold nine months ago with no support in the market for Date of Sale/Time adjustments and all four comparables still reflecting the most current market and beingthe best available closed sales in providing a credible appraisal report. The subject's value is lower than the predominant neighborhood value but still within the range of values and is not considered an under improvement with no affect on the marketability. Reconciliation and Final Value Conclusion

ADDENDUM

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

All approaches to value were developed and considered in the Final Reconciliation of Value. The appraiser's experience in the Subject's market areasupports the opinion that the Sales Comparison Approach to value is most applicable for detemining the Subject's value. The Sales Comparison Approach relies on information taken directly from the marketplace, and reflects sales between typically-motivated buyers and sellers of similar properties. Theadjusted sale prices would establish what the market would be willing to pay for the Subject Property with most weight given to comparable #2 which is the only Twin home that has sold in the subject's neighborhood that overall best reflects the subject property and location.

436-0184

USPAP ADDENDUM

File No. 17969666

Borrower: Double Down Developers LLC
Property Address: 5713 Bristol St
City: Wichita County: Sedgwick State: KS Zip Code: 67220
Lender: CV3 Financial Services

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-45 days

The reasonable exposure time for the subject property is estimated at 0-45 days, assuming a competent marketing effort at a list price not to exceed 110% of market value.

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.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

Additional Comments

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Stephen D Drennan	Name:
Date Signed: 02/13/2025	Date Signed:
State Certification #: 2417	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: KS	Expiration Date of Certification or License:
Expiration Date of Certification or License: 06/30/2025	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 02/03/2025	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Market Conditions Addendum to the Appraisal Report

436-0184
File No. 17969666

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 5713 Bristol St City Wichita State KS Zip Code 67220

Borrower Double Down Developers LLC

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	1	0	0	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	0.17	0.00	0.00	☐ Increasing ☒ Stable ☐ Declining
Total # of Comparable Active Listings	1	0	0	☐ Declining ☒ Stable ☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	5.90	0.00	0.00	☐ Declining ☒ Stable ☐ Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sale Price	199,900	0	0	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Sales Days on Market	0	0	0	☐ Declining ☒ Stable ☐ Increasing
Median Comparable List Price	199,900	0	0	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Listings Days on Market	0	0	0	☐ Declining ☒ Stable ☐ Increasing
Median Sale Price as % of List Price	1.00%	0.00%	0.00%	☐ Increasing ☒ Stable ☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining ☒ Stable ☐ Increasing

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

Seller paid cost range from 1 - 6% and in the past twelve months there has been no increase (or decline) in seller contributions for those types of property that are comparable to the subject property. Most of the buyers in this market are adding the seller paid cost on top of the list price to arrive at a contract price and therefore the market is indicating these cost deducted from the sale price. There has only been one twin home that has sold within the past year in this market area, therefore, the Inventory Anaylsis and Median Sale & List Price, DOM, Sale/List % are not a true indicator of this market area.

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).

There have been foreclosure sales but are not considered a factor in this area.

Cite data sources for above information. County Records, Wichita Area Association of Realtors Multiple Listing Service and Appraiser Files.

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.

Market conditions are stable with the absorption rate of 90 - 180 days. The numbers provided in this 1004MC form are reflective of market conditions over a period of time. This may not be consistent with the data provided at the top of page 2 of the URAR which only provides information that is current as of the effective date of this report. This is a seasonal market area that has increased activity in the spring and summer months and decreased activity during the winter.

CONDO / CO-OP PROJECTS

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

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.

N/A

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

APPRAISER

APPRAISER

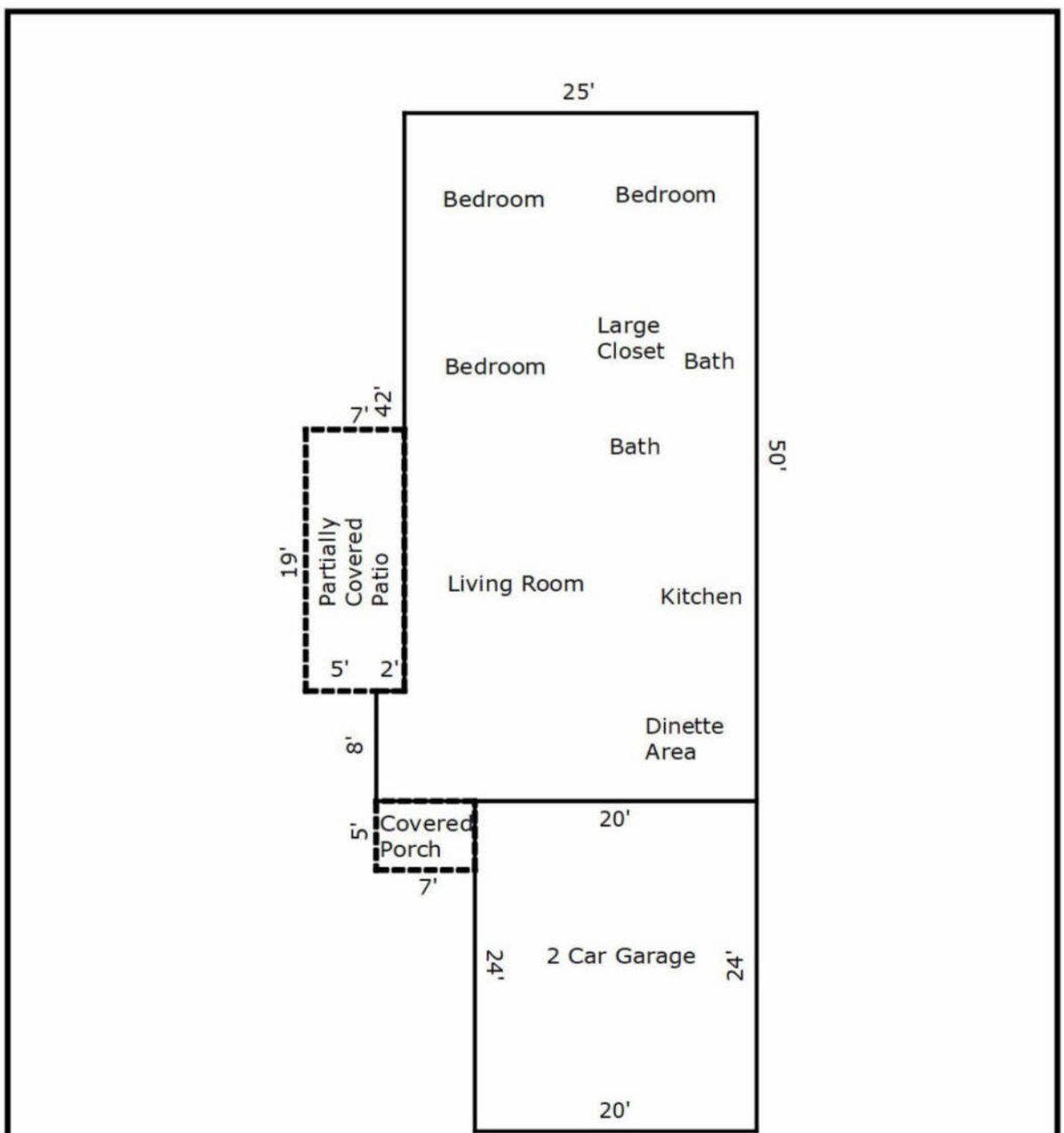
Signature _____
Name Stephen D Drennan
Company Name Eagle Appraisals, Inc.
Company Address 6680 S Oliver St
Derby, KS 67037
State License/Certification # 2417 State KS
Email Address eagleappraisalinc@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

FLOORPLAN SKETCH

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
Main Level	1266 Sq ft	25 × 42 = 1050 8 × 27 = 216
Total Living Area (Rounded):	**1266 Sq ft**	
Non-living Area		
2 Car Attached	480 Sq ft	20 × 24 = 480
Covered Porch	35 Sq ft	7 × 5 = 35
Patio	133 Sq ft	19 × 7 = 133

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

- 1004_05UAD - SALES COMPARISON APPROACH - Subject Condition - is C2, and ACI Insights indicates that the Condit
  Please review the Condition of the Property regarding this discrepancy.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Concessions - $3,000.00 are greater than 0 (zero) but the concession adju
  amounts are 0 (zero).
- 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 - SALES COMPARABLE NO. 5 - Property Address - is not a valid USPS address.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_FRONT, page contains vehicle
  , indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is require
- 1004_05UAD - FRONT VIEW OF SUBJECT PROPERTY - ACI Insights detected that the Subject Front photo contains fror
  license_plate, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_REAR, page contains
  lawn__yard_damage, indicating possible damage to the Subject Property. Comment, including a description of the observe
  damage, is required.
- 1004_05UAD - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains property_
  indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_2_PHOTO_2, page contains clutte
  indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_3_PHOTO_2, page contains clutte
  indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_4_PHOTO_1, page contains clutte
  indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_5_PHOTO_3, page contains
  wall_unfinished, indicating possible damage to the Subject Property. Comment, including a description of the observed dar
  required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRAIMAGEPAGE3, page contains ema
  indicating a possible compliance issue. Please blur the item(s) found or retake the photo.

Information - These items typically require comment.

- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #5 - Property Address - is not a valid USPS address. Please reconcile.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

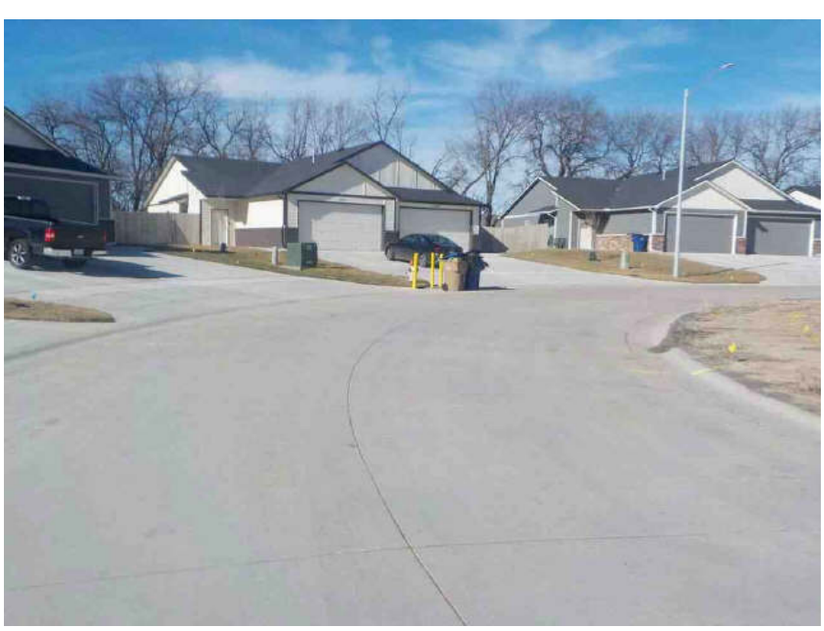


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

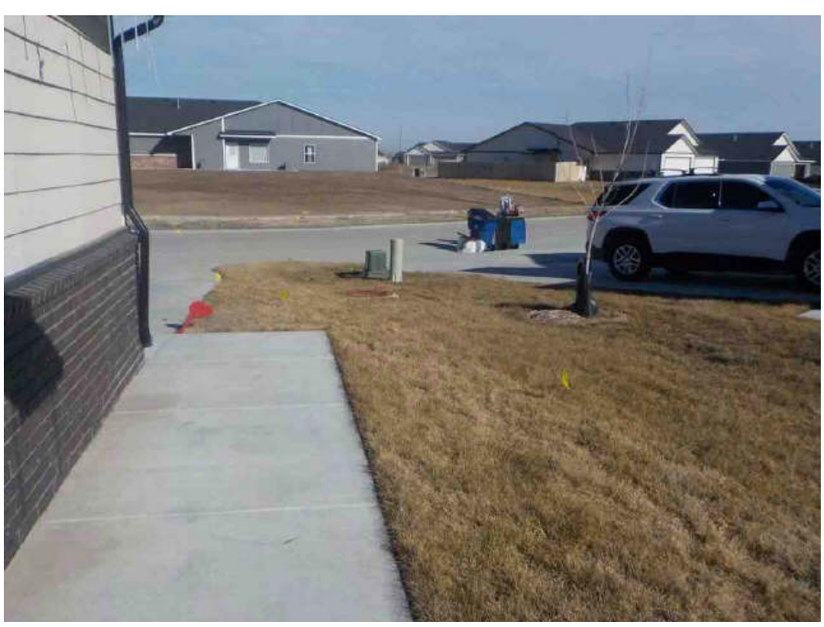
Subject Photo Page

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



Street
5713 Bristol St

Sales Price
Gross Living Area 1,266
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Bristol Hollows;
View N;Res;
Site 4948 sf
Quality Q4
Age 2



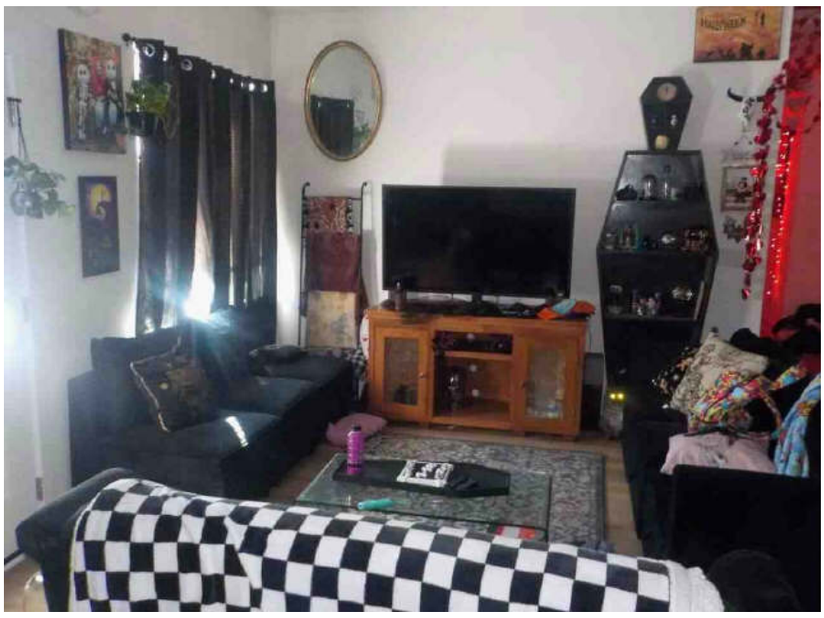
Front Porch View



Patio View

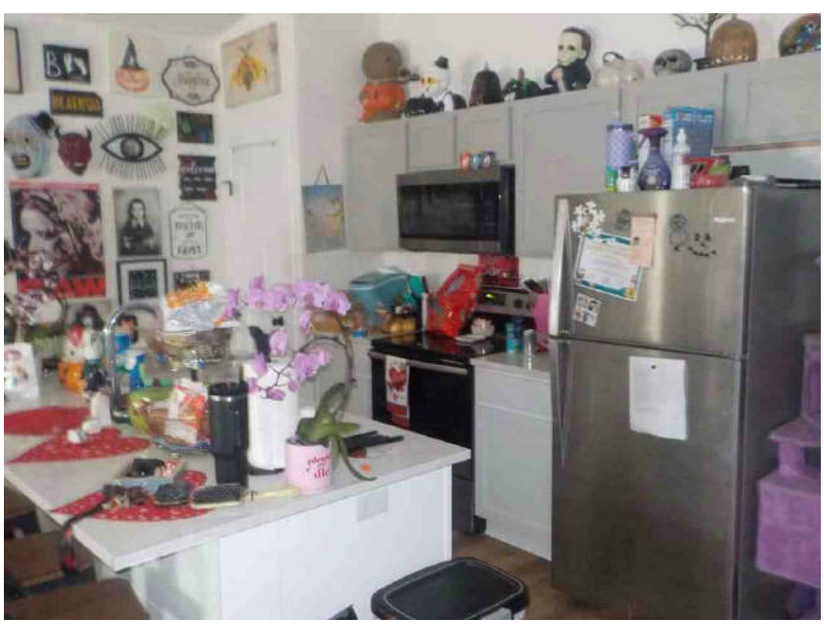
Subject Photo Page

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

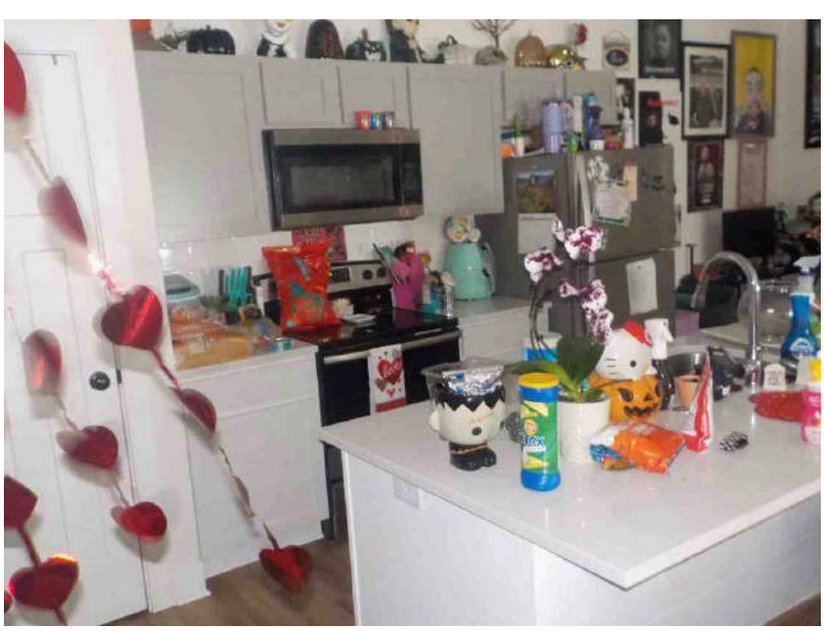


Living Room
5713 Bristol St

Sales Price
Gross Living Area 1,266
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Bristol Hollows;
View N;Res;
Site 4948 sf
Quality Q4
Age 2



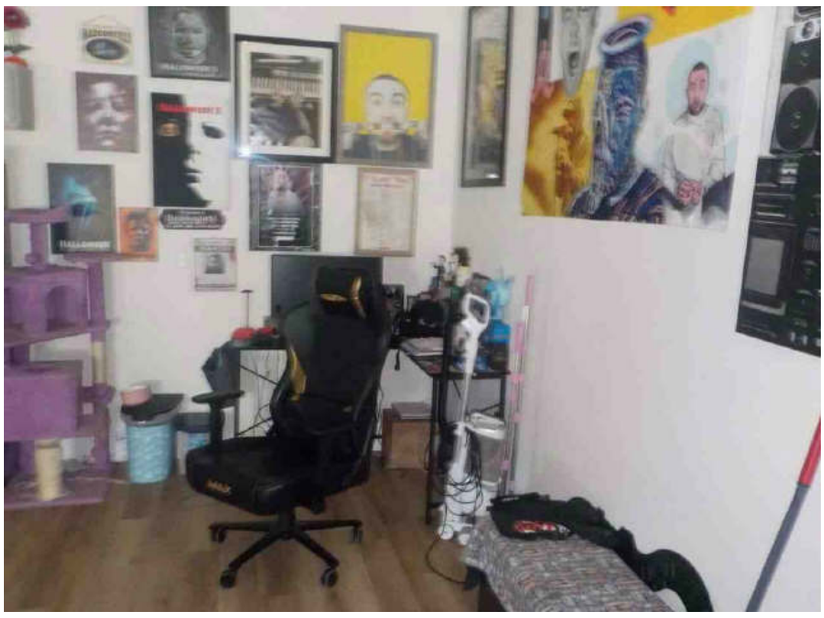
Kitchen



Kitchen

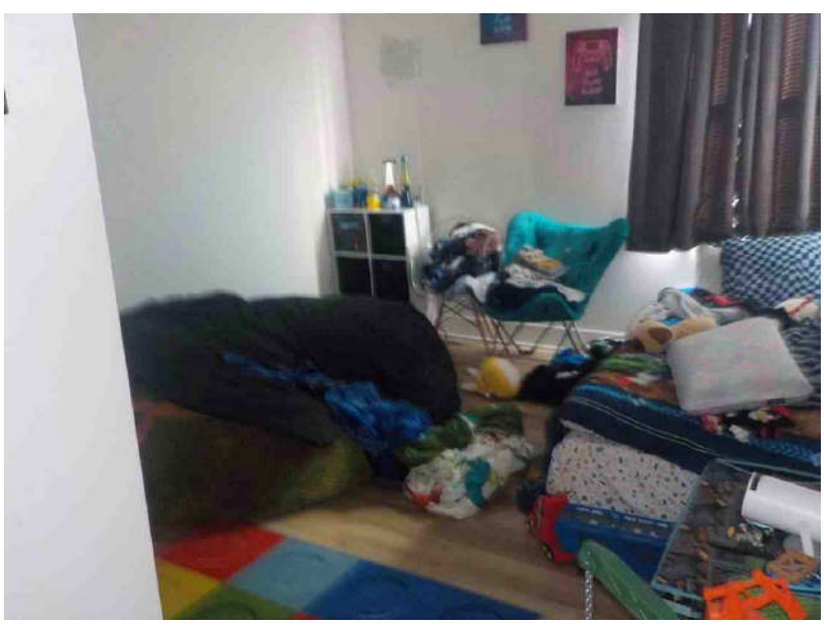
Subject Photo Page

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

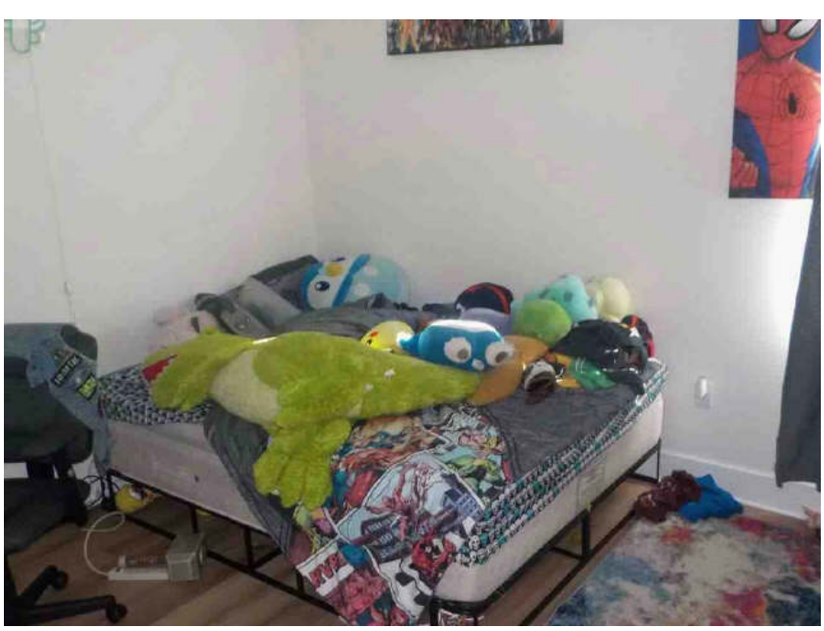


Dinette Area
5713 Bristol St

Sales Price
Gross Living Area 1,266
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Bristol Hollows;
View N;Res;
Site 4948 sf
Quality Q4
Age 2



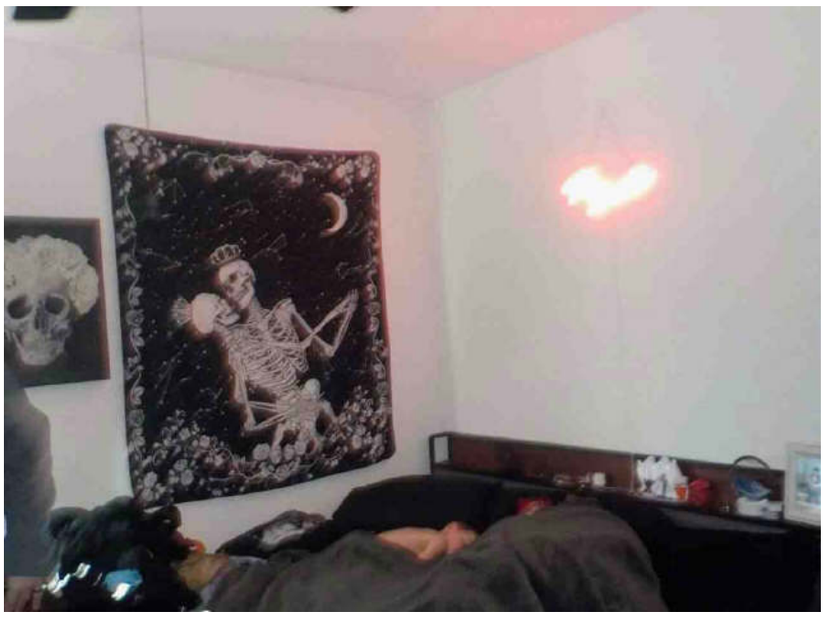
Bedroom



Bedroom

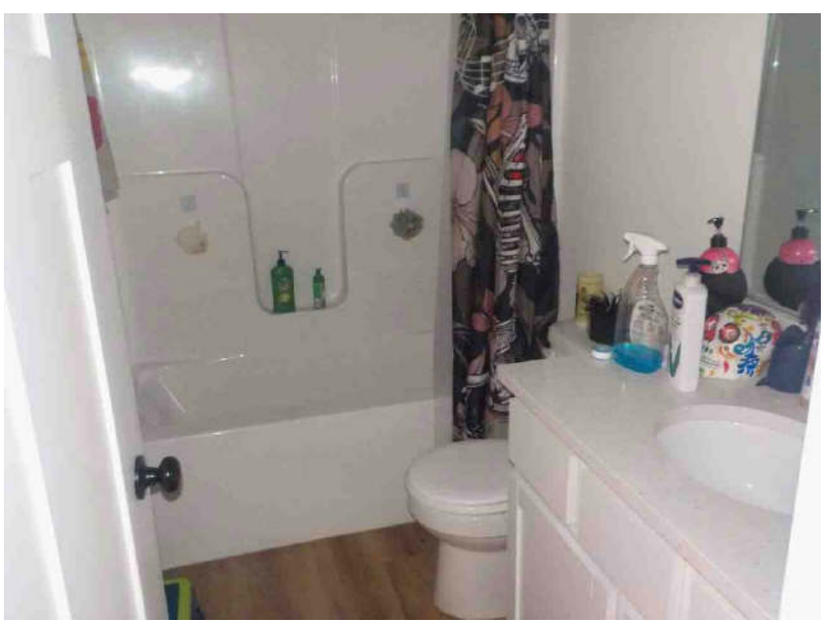
Subject Photo Page

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

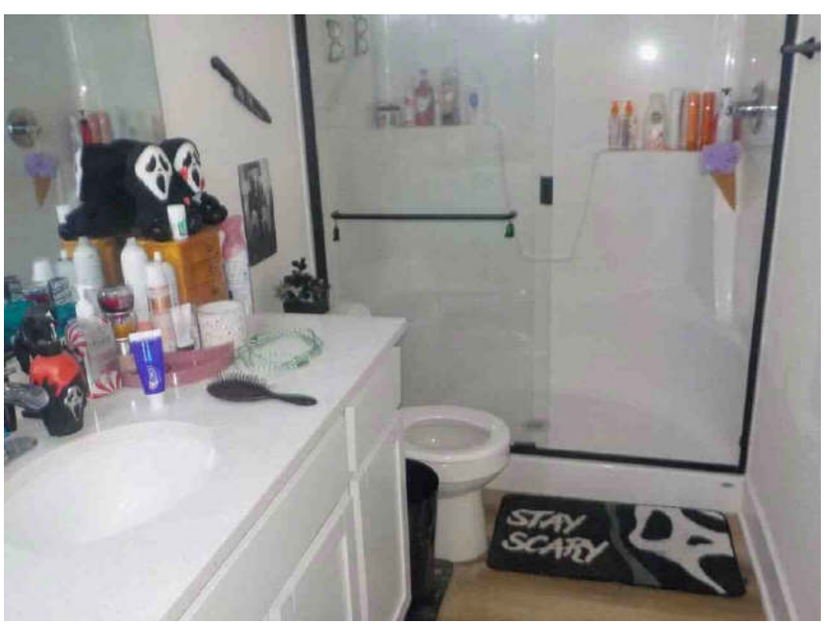


Bedroom
5713 Bristol St

Sales Price
Gross Living Area 1,266
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Bristol Hollows;
View N;Res;
Site 4948 sf
Quality Q4
Age 2



Bathroom



Bathroom

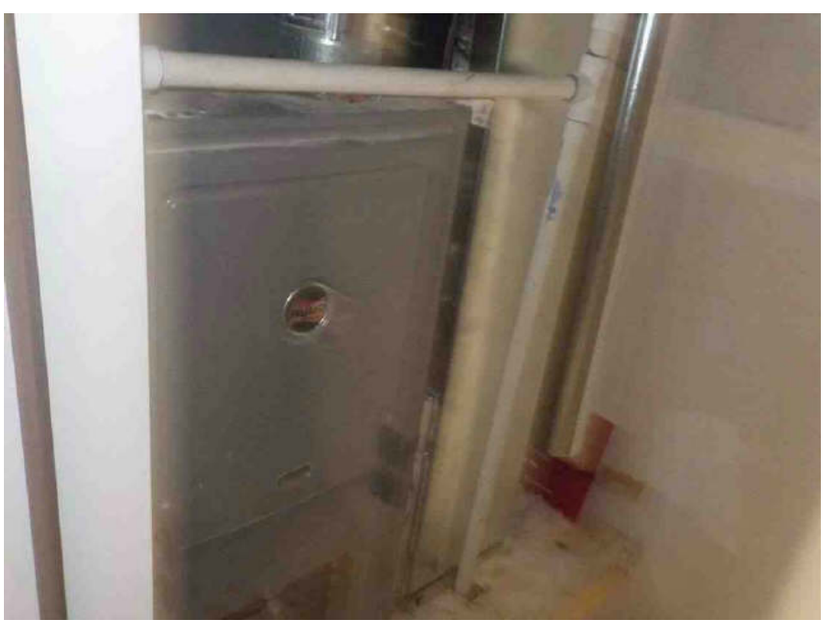
Subject Photo Page

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

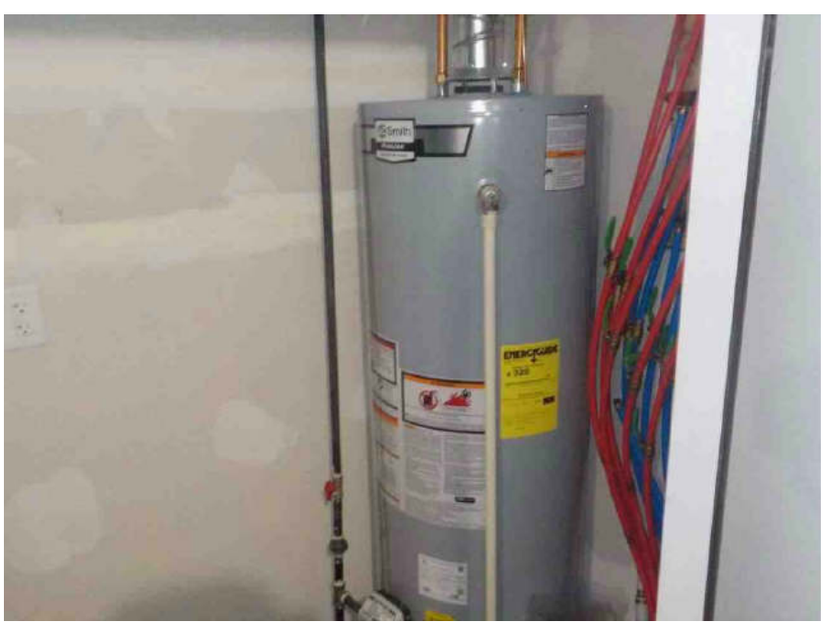


Smoke Detector
5713 Bristol St

Sales Price
Gross Living Area 1,266
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Bristol Hollows;
View N;Res;
Site 4948 sf
Quality Q4
Age 2



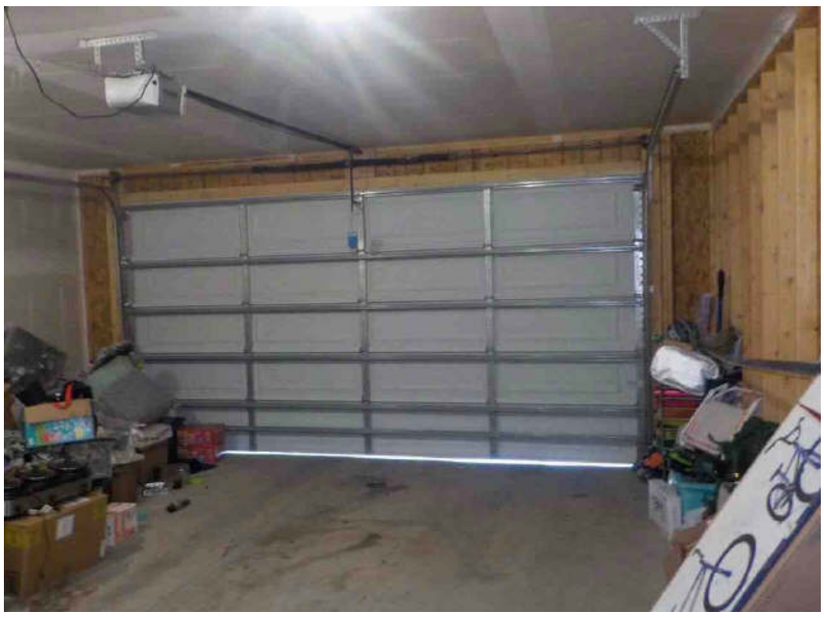
Furnace



Water Heater

Subject Photo Page

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

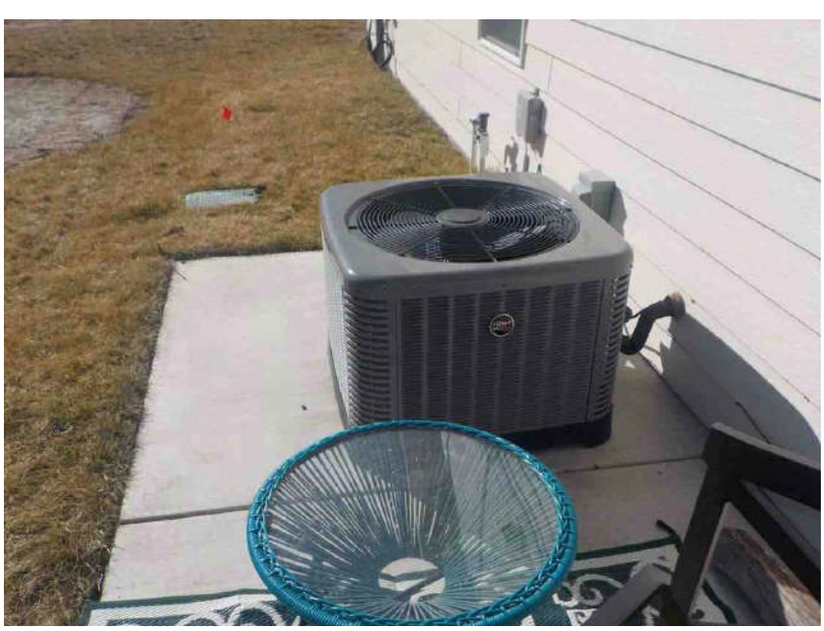


Garage Interior
5713 Bristol St

Sales Price
Gross Living Area 1,266
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Bristol Hollows;
View N;Res;
Site 4948 sf
Quality Q4
Age 2



Gas Meter



Air-Conditioning Unit

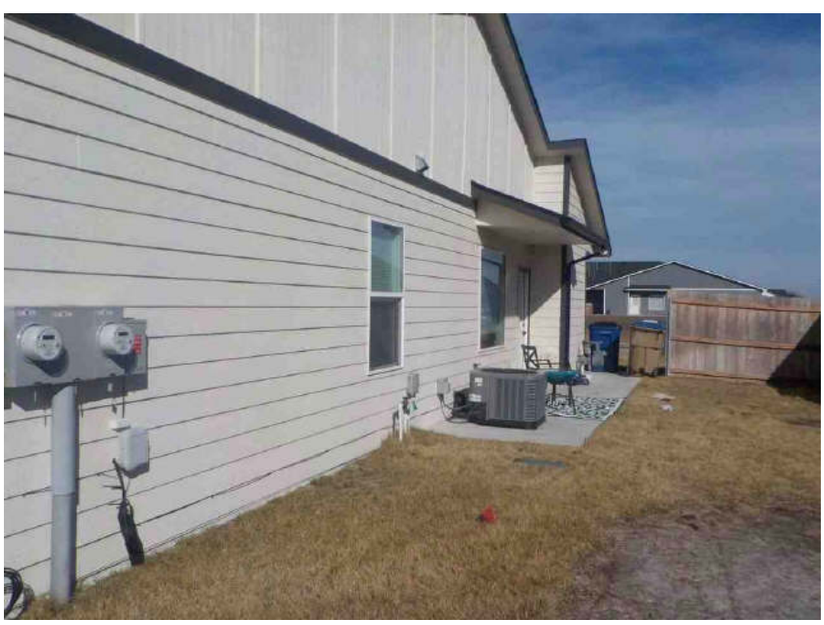
Subject Photo Page

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



Electric Meter
5713 Bristol St

Sales Price
Gross Living Area 1,266
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Bristol Hollows;
View N;Res;
Site 4948 sf
Quality Q4
Age 2



Exterior Side

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



COMPARABLE SALE #1

12114 W Shadow Lakes St

Sale Date:
Sale Price: $



COMPARABLE SALE #2

5729 Bristol St

Sale Date:
Sale Price: $



COMPARABLE SALE #3

1106 Trek Cir

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



COMPARABLE SALE #4

3512 W Angel St

Sale Date:
Sale Price: $



COMPARABLE SALE #5

12810 E Blake St

Sale Date:
Sale Price: $



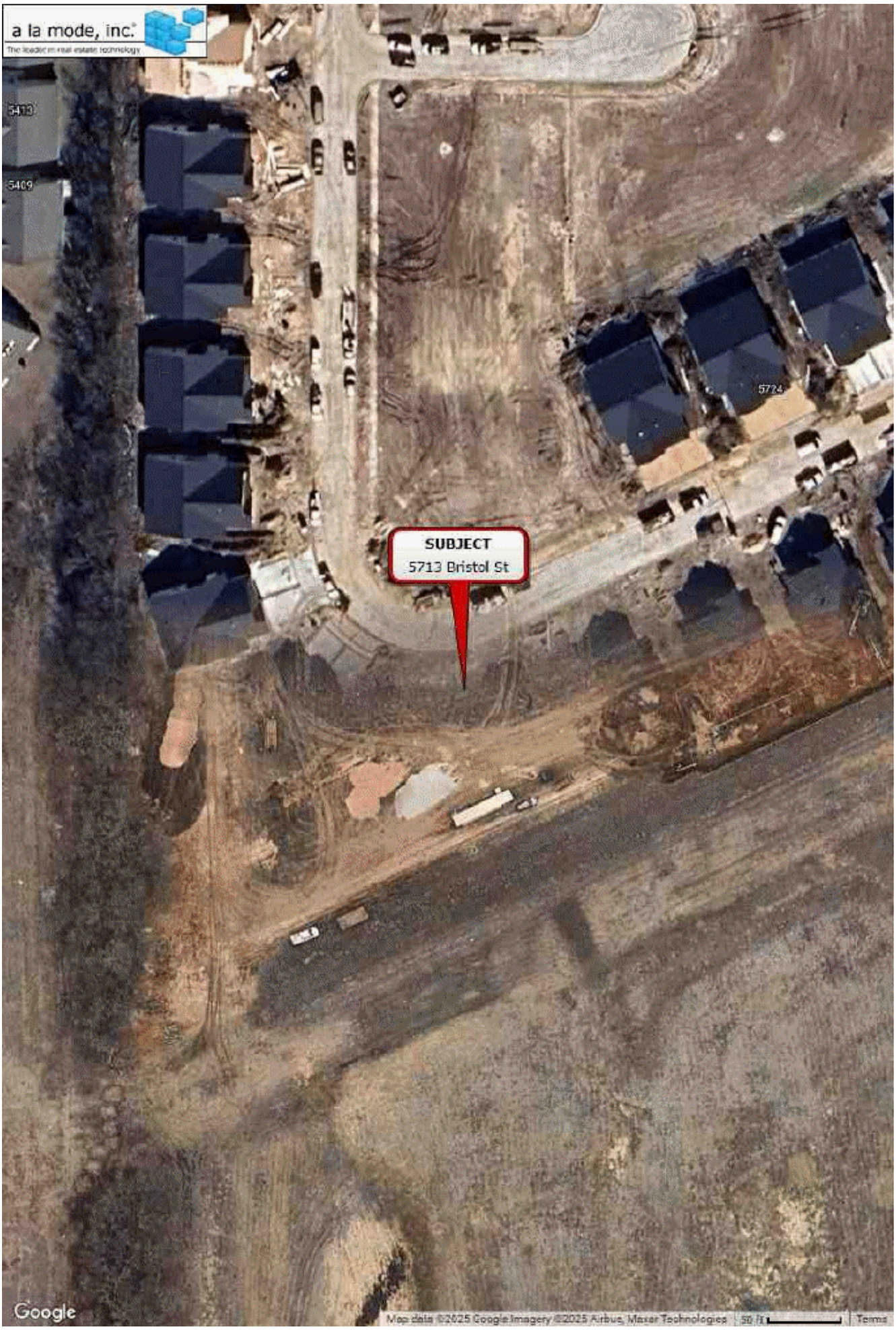
COMPARABLE SALE #6

12117 W Shadow Lakes St

Sale Date:
Sale Price: $

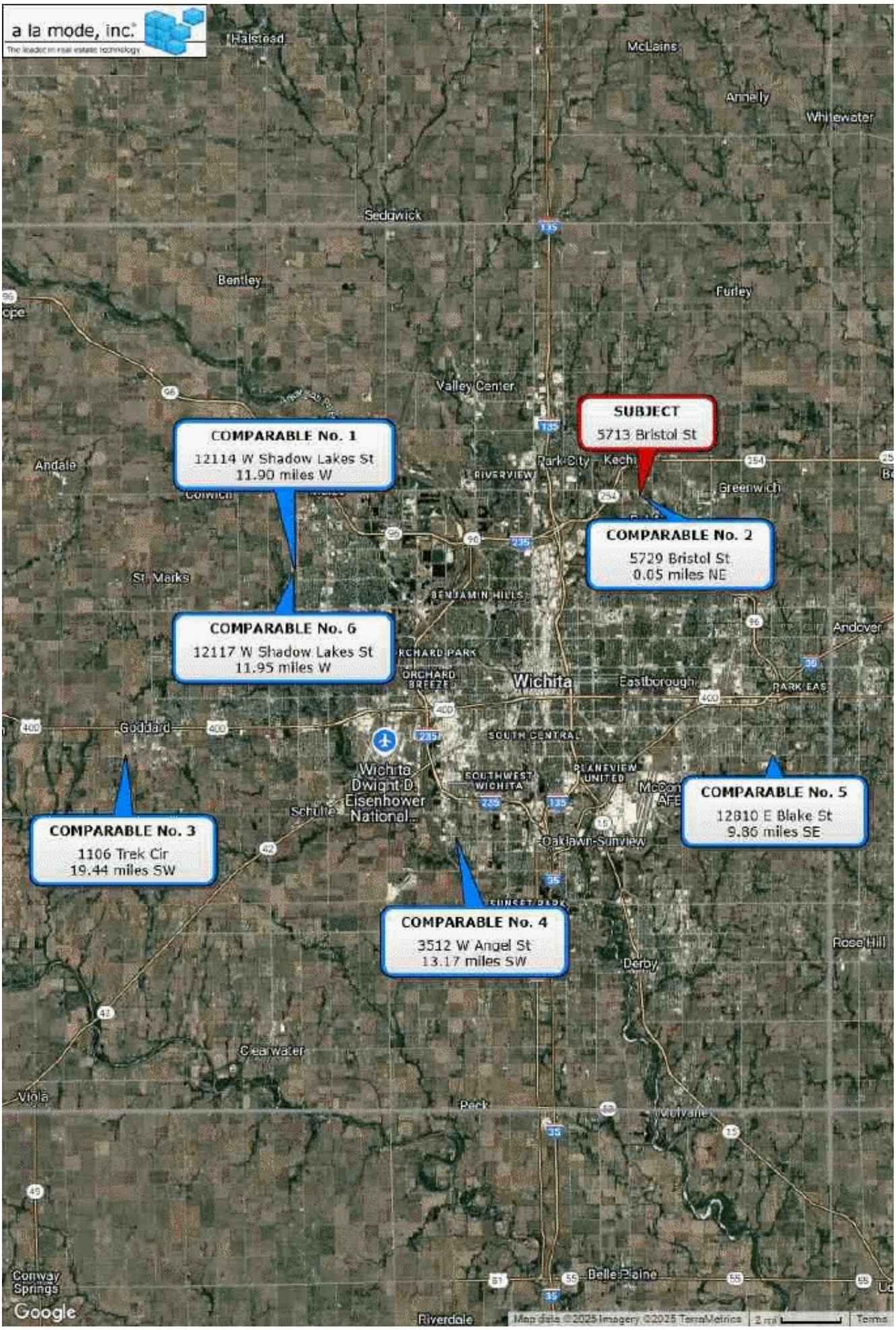
LOCATION MAP

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



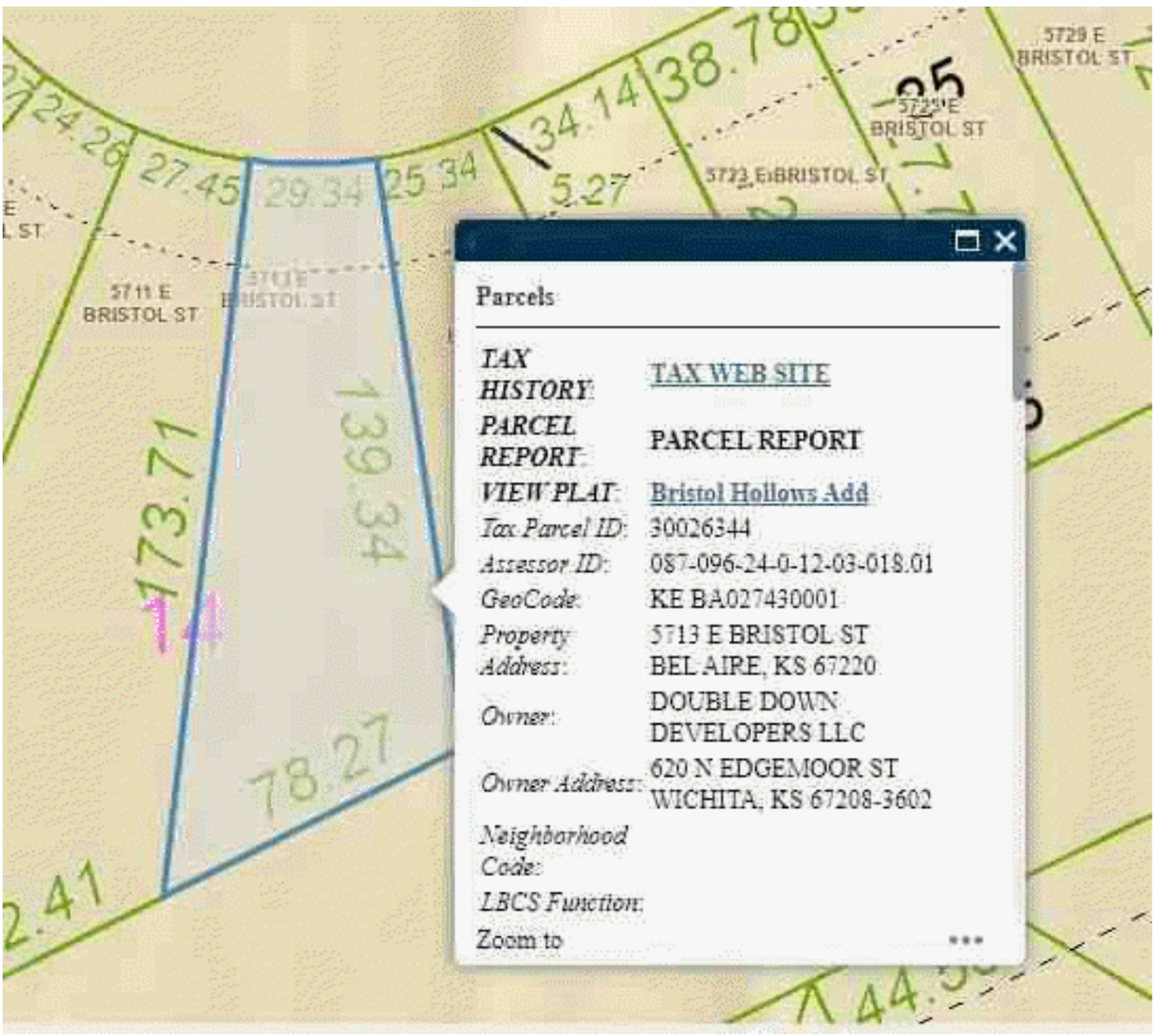
Comparable Sales Map

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



County Map

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



2025 License

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		



State of Kansas

Real Estate Appraisal Board

This is to certify that

Stephen Dearl Drennan

has complied with the provisions of the Kansas State Certified and Licensed Real Property Appraisers Act to transact business as a

Certified Residential Real Property Appraiser

in the State of Kansas

License #: R-2417
Effective date: 07/01/2024
Expiration date: 06/30/2025

KREAB Chairman

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

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

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL103055-01 **Renewal of: NAX40PL103055-00**

1. **Named Insured: Stephen D Drennan DBA Eagle Appraisals, Inc.**

2. **Address:** 7008 E 87th St N
Owasso, OK 74055

3. **Policy Period:** **From: July 25, 2024** **To: July 25, 2025**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 478**

7. **Retroactive Date: July 25, 2007**

8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: June 26, 2024 By: Isaac Peck
Authorized Representative

Sedgwick County Infomation

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

Home

Property Details

Search | Pay Taxes | Print | Documents/Reports

PROPERTY DETAILS | APPRAISALS/ASSESSMENTS | SPECIAL ASSESSMENTS | BILLINGS/AUTHORITIES | TRANSACTIONS

5713 E BRISTOL ST BEL AIRE — PIN: 30026344

Many properties consist of more than one real estate tax record. To assist you in researching other records that may be associated with the property, please view the Sedgwick County Map Portal.

Property Description

Legal Description	LOT 14 EXC TH PT BEG NW COR TH SWLY 237.61 FT SELY 6.24 FT NELY 102.41 FT NLY 173.71 FT W ALG CUR TO RIGHT 27.45 FT TO POB BLOCK B BRISTOL HOLLOWS ADDITION
Owner	DOUBLE DOWN DEVELOPERS LLC
Mailing Address	620 N EDGEMOOR ST WICHITA KS 67208-3602
Geo Code	KE BA027430001
PIN	30026344
AIN	096240120301801
Tax Unit	6901 105 BEL AIRE U-259 KEBA PYBA
Land Use	1101 Single family detached dwelling
Market Land Square Feet	
2024 Total Acres	.18
2024 Appraisal	$0
2024 Assessment	$10,796

Borrower: Double Down Developers LLC		File No.: 17969666
Property Address: 5713 Bristol St		Case No.: 436-0184
City: Wichita	State: KS	Zip: 67220
Lender: CV3 Financial Services		

Special Assessments

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2024 Tax Year Special Assessments

Project	Description		Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE		$0.00	$0.00	$5.00
CITY OF BEL AIRE	BRISTOL HOLLOWS DRAINAGE IMP PHASE 1 RES 20-01		$142.71	$198.99	$341.70
CITY OF BEL AIRE	BRISTOL HOLLOWS SEWER IMP PHASE 1 RES 20-03		$13.88	$19.44	$33.32
		Totals:	$156.59	$218.43	$380.02

2025 Tax Year Special Assessments

Project	Description		Principal	Interest	Total
CITY OF BEL AIRE	BRISTOL HOLLOWS DRAINAGE IMP PHASE 1 RES 20-01		$149.85	$191.93	$341.78
CITY OF BEL AIRE	BRISTOL HOLLOWS SEWER IMP PHASE 1 RES 20-03		$14.58	$18.75	$33.33
		Totals:	$164.43	$210.68	$375.11

2025 Through Payout Special Assessments

Project	Description	Begin Yr.	End Yr.	Principal	Interest	Total
CITY OF BEL AIRE	BRISTOL HOLLOWS DRAINAGE IMP PHASE 1 RES 20-01	2024	2043	$4,400.06	$2,103.39	$6,503.45
CITY OF BEL AIRE	BRISTOL HOLLOWS SEWER IMP PHASE 1 RES 20-03	2024	2043	$428.71	$205.44	$634.15
			Totals:	$4,828.77	$2,308.83	$7,137.60

Errors - These items must be corrected to receive a "pass".

- 1004_05UAD - APPRAISER - Signature - is blank.
- 1004MC_2009 - APPRAISER - Signature - is blank.

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

- 1004_05UAD - NEIGHBORHOOD - Location - is Urban, and ACI Insights indicates that the neighborhood location is Suburban. Please review neighborhood data and photos, and verify the Subject Property's location.
- 1004_05UAD - REPORT - The keyword "ANSI" was not found in the Additional Features, Condition of the Property, Additional Comments, Sales Comments, or the Beginning or Ending Addendum. The Fannie Mae Selling Guide requires that the ANSI method be used to measure, calculate, and report GLA and non-GLA areas of Subject properties and that all footprint sketches and floor plans must be computer-generated (not hand-drawn) for appraisals with an effective date of April 1, 2022 or later. Please include a comment in the report confirming that the Subject Property was measured according to the ANSI standard.
- 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 - Subject Condition - is C2, and ACI Insights indicates that the Condition is C4. Please review the Condition of the Property regarding this discrepancy.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Concessions - $3,000.00 are greater than 0 (zero) but the concession adjustment amounts are 0 (zero).
- 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 - SALES COMPARABLE NO. 5 - Property Address - is not a valid USPS address.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_FRONT, page contains vehicle_present , indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - FRONT VIEW OF SUBJECT PROPERTY - ACI Insights detected that the Subject Front photo contains license_plate_illegible, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_REAR, page contains lawn__yard_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains property_exterior, indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_3_PHOTO_1, page contains face_art, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_3_PHOTO_2, page contains cluttered, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_3_PHOTO_3, page contains face_art, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRAIMAGEPAGE2, page contains property_lines, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.

Information - These items typically require comment.

- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #5 - Property Address - is not a valid USPS address. Please reconcile.