# APPRAISAL OF REAL PROPERTY




## LOCATED AT

4614 Bessemer Ct
Boiling Springs, SC 29316
LOT 189 = 0.14 ACS, PINE VALLEY PHASE 2E, REF: PLAT BOOK/PAGE: 183/990

## FOR

CitiBank, N.A.
1000 Technology Drive
MS547 O'Fallon, MO 63368

## OPINION OF VALUE

273,000

## AS OF

11/22/2024

## BY

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | File No. | 4791343223 | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

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# Uniform Residential Appraisal Report

92033791
File # 4791343223

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 4614 Bessemer Ct | City Boiling Springs | State SC | Zip Code 29316
Borrower Olga Aquino & Jacob Hernandez | Owner of Public Record D.R. Horton, Inc. | County Spartanburg
Legal Description LOT 189 = 0.14 ACS, PINE VALLEY PHASE 2E, REF: PLAT BOOK/PAGE: 183/990
Assessor's Parcel # 2-50-00-631.00 | Tax Year 2024 | R.E. Taxes $ 1,720
Neighborhood Name Pine Valley | Map Reference 43900 | Census Tract 0224.06
Occupant ☐ Owner ☐ Tenant ☒ Vacant | Special Assessments $ 0 | ☒ PUD | HOA $ 450 ☒ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)
Lender/Client CitiBank, N.A. | Address 1000 Technology Drive, MS547 O'Fallon, MO 63368
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 ☐ No
Report data source(s) used, offering price(s), and date(s). DOM 129;Per GGARMLS #1531820 and Public Records, the subject property is currently listed for $295,990 on 07/11/2024 and under contract for $268,000 on 11/15/2024.

## 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. Arms length sale;The buyer has paid $2,700 with offer to purchase at the time sign of purchase & sale agreement and remaining $265,300 will be paid at the time of delivery of the deed.
Contract Price $ 268,000 | Date of Contract 11/15/2024 | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) Deed/Assessor
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. $10,000;;Seller will pay buyer's transaction costs not to exceed $10,000.

## NEIGHBORHOOD

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

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | | Present Land Use % | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | ☐ Urban | ☒ Suburban | ☐ Rural | Property Values | ☐ Increasing | ☒ Stable | ☐ Declining | PRICE | AGE | | One-Unit | 59 % |
| Built-Up | ☐ Over 75% | ☒ 25-75% | ☐ Under 25% | Demand/Supply | ☐ Shortage | ☒ In Balance | ☐ Over Supply | $ (000) | (yrs) | | 2-4 Unit | 2 % |
| Growth | ☐ Rapid | ☒ Stable | ☐ Slow | Marketing Time | ☒ Under 3 mths | ☐ 3-6 mths | ☐ Over 6 mths | 214 | Low | 0 | Multi-Family | 1 % |
| | | | | | | | | 310 | High | 2 | Commercial | 7 % |
| | | | | | | | | 274 | Pred. | 0 | Other | 31 % |

Neighborhood Boundaries The subject market area boundaries are Old Furnace Rd to the North, Interstate 85 to the South, Boiling Springs Rd to the East and Asheville Hwy to the West.
Neighborhood Description See attached addenda.
Market Conditions (including support for the above conclusions) The estimated exposure time for the subject property is less than 3 months. This opinion is based on the listings days on market as reported on the 1004MC

## SITE

Dimensions 120' X 52' | Area 6240 sf | Shape Rectangular | View N;Res;
Specific Zoning Classification Unzoned | Zoning Description No zoning - The improvements can be rebuilt if destroyed.
Zoning Compliance ☐ Legal ☐ Legal Nonconforming (Grandfathered Use) ☒ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe See attached addenda.

| Utilities | Public | Other (describe) | | Public | Other (describe) | Off-site Improvements – Type | Public | Private |
|---|---|---|---|---|---|---|---|---|
| Electricity | ☒ | ☐ | Water | ☒ | ☐ | Street Asphalt | ☒ | ☐ |
| Gas | ☒ | ☐ | Sanitary Sewer | ☒ | ☐ | Alley None | ☐ | ☐ |

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 45083C0163D | FEMA Map Date 01/06/2011
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe
See attached addenda.

## IMPROVEMENTS

| General Description | | Foundation | | Exterior Description | materials/condition | Interior | materials/condition |
|---|---|---|---|---|---|---|---|
| Units ☒ One | ☐ One with Accessory Unit | ☒ Concrete Slab | ☐ Crawl Space | Foundation Walls | Cont/New | Floors | Lam/Cpt/New |
| # of Stories 2 | | ☐ Full Basement | ☐ Partial Basement | Exterior Walls | Vin/New | Walls | Sheetrk/New |
| Type ☒ Det. | ☐ Att. ☐ S-Det./End Unit | Basement Area 0 sq.ft. | | Roof Surface | CompSH/New | Trim/Finish | Wd/New |
| ☒ Existing | ☐ Proposed ☐ Under Const. | Basement Finish 0 % | | Gutters & Downspouts | Aluminum/New | Bath Floor | CTile/New |
| Design (Style) Modern | | ☐ Outside Entry/Exit | ☐ Sump Pump | Window Type | Dblpn/New | Bath Wainscot | Fbgls/New |
| Year Built 2024 | | Evidence of ☐ Infestation | | Storm Sash/Insulated | None | Car Storage | ☐ None |
| Effective Age (Yrs) 0 | | ☐ Dampness | ☐ Settlement | Screens | None | ☒ Driveway | # of Cars 2 |
| Attic | ☐ None | Heating ☒ FWA | ☐ HWBB ☐ Radiant | Amenities | ☐ Woodstove(s) # 0 | Driveway Surface | Concrete |
| ☒ Drop Stair | ☐ Stairs | ☐ Other | Fuel Electric | ☐ Fireplace(s) # 0 | ☐ Fence None | ☒ Garage | # of Cars 2 |
| ☐ Floor | ☐ Scuttle | Cooling ☒ Central Air Conditioning | | ☒ Patio/Deck Patio | ☒ Porch Porch | ☐ Carport | # of Cars 0 |
| ☐ Finished | ☐ Heated | ☐ Individual | ☐ Other | ☐ Pool None | ☐ Other None | ☐ Att. ☐ Det. | ☒ Built-in |

Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☐ Washer/Dryer ☐ Other (describe)
Finished area **above** grade contains: 7 Rooms | 4 Bedrooms | 2.1 Bath(s) | 1,998 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The additional features include, but are not limited to: porch, patio, two-car garage and driveway.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C1;No updates in the prior 15 years;See attached addenda.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

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There are 17 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 255,065 to $ 309,290 .

There are 98 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 214,990 to $ 310,000 .

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE # 1 | | COMPARABLE SALE # 2 | | COMPARABLE SALE # 3 | |
|---|---|---|---|---|---|---|---|
| Address | 4614 Bessemer Ct Boiling Springs, SC 29316 | 4762 Masterson Ln Boiling Springs, SC 29316 | | 4727 Masterson Ln Boiling Springs, SC 29316 | | 4706 Masterson Ln Boiling Springs, SC 29316 | |
| Proximity to Subject | | 0.20 miles N | | 0.09 miles N | | 0.06 miles NE | |
| Sale Price | $ 268,000 | | $ 276,900 | | $ 276,900 | | $ 269,900 |
| Sale Price/Gross Liv. Area | $ 134.13 sq.ft. | $ 143.69 sq.ft. | | $ 143.69 sq.ft. | | $ 140.06 sq.ft. | |
| Data Source(s) | | GGARMLS #1525222;DOM 113 | | GGARMLS #1521633;DOM 24 | | GGARMLS #1517655;DOM 46 | |
| Verification Source(s) | | ExtInsp/Deed/SpartanburgAssess | | ExtInsp/Deed/SpartanburgAssess | | ExtInsp/Deed/SpartanburgAssess | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sales or Financing Concessions | | ArmLth FHA;10000 | | ArmLth Conv;10000 | | ArmLth Conv;10000 | |
| Date of Sale/Time | | s09/24;c08/24 | | s06/24;c04/24 | | s05/24;c03/24 | |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 6240 sf | 11326 sf | 0 | 6098 sf | 0 | 9148 sf | 0 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2;Modern | DT2;Modern | | DT2;Modern | | DT2;Modern | |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q4 | |
| Actual Age | 0 | 0 | | 0 | | 0 | |
| Condition | C1 | C1 | | C1 | | C1 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 7 / 4 / 2.1 | 7 / 4 / 2.1 | | 7 / 4 / 2.1 | | 7 / 4 / 2.1 | |
| Gross Living Area | 1,998 sq.ft. | 1,927 sq.ft. | 0 | 1,927 sq.ft. | 0 | 1,927 sq.ft. | 0 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | FWA/CenAir | FWA/CenAir | | FWA/CenAir | | FWA/CenAir | |
| Energy Efficient Items | InsulWinds | InsulWinds | | InsulWinds | | InsulWinds | |
| Garage/Carport | 2gbi2dw | 2gbi2dw | | 2gbi2dw | | 2gbi2dw | |
| Porch/Patio/Deck | CvdPrch/Pto | CvdPrch/Pto | | CvdPrch/Pto | | CvdPrch/Pto | |
| Builders Name | D.R. Horton | D.R. Horton | | D.R. Horton | | D.R. Horton | |
| Original Listed Price | $295,990 | $276,990 | 0 | $274,990 | 0 | $291,990 | 0 |
| Net Adjustment (Total) | | ☐ + ☐ - | $ 0 | ☐ + ☐ - | $ 0 | ☐ + ☐ - | $ 0 |
| Adjusted Sale Price of Comparables | | Net Adj. 0.0 % Gross Adj. 0.0 % | $ 276,900 | Net Adj. 0.0 % Gross Adj. 0.0 % | $ 276,900 | Net Adj. 0.0 % Gross Adj. 0.0 % | $ 269,900 |

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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

Data Source(s) GGARMLS/Deed/Assessor

My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) GGARMLS/Deed/Assessor

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 #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | 06/27/2024 | 04/04/2024 | 02/29/2024 | 01/22/2024 |
| Price of Prior Sale/Transfer | $851,089 | $206,000 | $777,000 | $164,900 |
| Data Source(s) | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor |
| Effective Date of Data Source(s) | 11/22/2024 | 11/22/2024 | 11/22/2024 | 11/22/2024 |

Analysis of prior sale or transfer history of the subject property and comparable sales See attached addenda.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach $ 273,000

RECONCILIATION

**Indicated Value by: Sales Comparison Approach $** 273,000 **Cost Approach (if developed) $** 311,823 **Income Approach (if developed) $**

See attached addenda.

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

**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 $** 273,000 **, as of** 11/22/2024 **, which is the date of inspection and the effective date of this appraisal.**

# Uniform Residential Appraisal Report

92033791
**File #** 4791343223

## SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE # 4 | | COMPARABLE SALE # 5 | | COMPARABLE SALE # 6 | |
|---|---|---|---|---|---|---|---|
| Address | 4614 Bessemer Ct<br>Boiling Springs, SC 29316 | 4742 Masterson Ln<br>Boiling Springs, SC 29316 | | 12015 Lansbury Dr<br>Boiling Springs, SC 29349 | | 7243 Heirloom Ln<br>Inman, SC 29349 | |
| Proximity to Subject | | 0.14 miles N | | 3.15 miles W | | 3.70 miles NW | |
| Sale Price | $ 268,000 | | $ 265,000 | | $ 279,000 | | $ 273,763 |
| Sale Price/Gross Liv. Area | $ 134.13 sq.ft. | $ 137.52 sq.ft. | | $ 151.30 sq.ft. | | $ 139.53 sq.ft. | |
| Data Source(s) | | GGARMLS #1527165;DOM 145 | | GGARMLS #1512249;DOM 210 | | GGARMLS #1511010;DOM 115 | |
| Verification Source(s) | | ExtInsp/Deed/SpartanburgAssess | | ExtInsp/Deed/SpartanburgAssess | | ExtInsp/Deed/SpartanburgAssess | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sales or Financing Concessions | | ArmLth<br>Cash;4000 | | ArmLth<br>FHA;3500 | | ArmLth<br>FHA;0 | |
| Date of Sale/Time | | s11/24;c10/24 | | s06/24;c06/24 | | s03/24;c02/24 | |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 6240 sf | 8712 sf | 0 | 5227 sf | 0 | 6534 sf | 0 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2;Modern | DT2;Modern | | DT2;Modern | | DT2;Modern | |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q4 | |
| Actual Age | 0 | 0 | | 0 | | 0 | |
| Condition | C1 | C1 | | C1 | | C1 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 7 / 4 / 2.1 | 7 / 4 / 2.1 | | 6 / 3 / 2.1 | 0 | 7 / 3 / 2.1 | 0 |
| Gross Living Area | 1,998 sq.ft. | 1,927 sq.ft. | 0 | 1,844 sq.ft. | +6,900 | 1,962 sq.ft. | 0 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | FWA/CenAir | FWA/CenAir | | FWA/CenAir | | FWA/CenAir | |
| Energy Efficient Items | InsulWinds | InsulWinds | | InsulWinds | | InsulWinds | |
| Garage/Carport | 2gbi2dw | 2gbi2dw | | 2gbi2dw | | 2gbi2dw | |
| Porch/Patio/Deck | CvdPrch/Pto | CvdPrch/Pto | | Stp/Pto | +1,500 | CvdPrch/CvdPto | -500 |
| Builders Name | D.R. Horton | D.R. Horton | | Mungo Homes | 0 | Mungo Homes | 0 |
| Original Listed Price | $295,990 | $276,990 | 0 | $286,000 | 0 | $295,000 | 0 |
| | | | | | | | |
| Net Adjustment (Total) | | ☐ + ☐ - | $ 0 | ☒ + ☐ - | $ 8,400 | ☐ + ☒ - | $ -500 |
| Adjusted Sale Price of Comparables | | Net Adj. 0.0 %<br>Gross Adj. 0.0 % | $ 265,000 | Net Adj. 3.0 %<br>Gross Adj. 3.0 % | $ 287,400 | Net Adj. 0.2 %<br>Gross Adj. 0.2 % | $ 273,263 |

## SALE HISTORY

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 # 4 | COMPARABLE SALE # 5 | COMPARABLE SALE # 6 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | 06/27/2024 | 04/18/2024 | 09/01/2023 | |
| Price of Prior Sale/Transfer | $851,089 | $566,500 | $2,773,500 | |
| Data Source(s) | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor |
| Effective Date of Data Source(s) | 11/22/2024 | 11/22/2024 | 11/22/2024 | 11/22/2024 |

Analysis of prior sale or transfer history of the subject property and comparable sales: See previous page.

## ANALYSIS / COMMENTS

Analysis/Comments: See attached addenda.

# Additional Listings

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| FEATURE | SUBJECT | LISTING # 1 | | LISTING # 2 | | LISTING # 3 | |
|---|---|---|---|---|---|---|---|
| Address | 4614 Bessemer Ct<br>Boiling Springs, SC 29316 | 4611 Bessemer Ct<br>Boiling Springs, SC 29630 | | 4615 Bessemer Ct<br>Boiling Springs, SC 29630 | | | |
| Proximity to Subject | | 0.04 miles E | | 0.03 miles E | | | |
| List Price | $ | | $ 273,900 | | $ 292,900 | | $ |
| List Price/Gross Liv. Area | $ sq.ft. | $ 156.60 sq.ft. | | $ 134.73 sq.ft. | | $ sq.ft. | |
| Last Price Revision Date | | 09/25/2024 | | 11/07/2024 | | | |
| Data Source(s) | | GGARMLS #1531297 | | GGARMLS #1532355 | | | |
| Verification Source(s) | | ExtInsp/Deed/SpartanburgAssesso | | ExtInsp/Deed/SpartanburgAssesso | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjust. | DESCRIPTION | +(-) $ Adjust. | DESCRIPTION | +(-) $ Adjust. |
| Sales or Financing Concessions | | Listing | | Listing | | | |
| Days on Market | | 82 | | 128 | | | |
| Location | N;Res; | N;Res; | | N;Res; | | | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | | |
| Site | 6240 sf | 7841 sf | 0 | 7405 sf | 0 | | |
| View | N;Res; | N;Res; | | N;Res; | | | |
| Design (Style) | DT2;Modern | DT2;Modern | | DT2;Modern | | | |
| Quality of Construction | Q4 | Q4 | | Q4 | | | |
| Actual Age | 0 | 0 | | 0 | | | |
| Condition | C1 | C1 | | C1 | | | |
| Above Grade Room Count | Total 7 / Bdrms. 4 / Baths 2.1 | Total 6 / Bdrms. 3 / Baths 2.1 | 0 | Total 7 / Bdrms. 4 / Baths 2.1 | | Total / Bdrms. / Baths | |
| Gross Living Area | 1,998 sq.ft. | 1,749 sq.ft. | +11,205 | 2,174 sq.ft. | -7,920 | sq.ft. | |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | | |
| Functional Utility | Average | Average | | Average | | | |
| Heating/Cooling | FWA/CenAir | FWA/CenAir | | FWA/CenAir | | | |
| Energy Efficient Items | InsulWinds | InsulWinds | | InsulWinds | | | |
| Garage/Carport | 2gbi2dw | 2gbi2dw | | 2gbi2dw | | | |
| Porch/Patio/Deck | CvdPrch/Pto | CvdPrch/Pto | | CvdPrch/Pto | | | |
| Builders Name | D.R. Horton | D.R. Horton | | D.R. Horton | | | |
| Original Listed Price | $295,990 | $286,990 | | $303,900 | | | |
| | | | | | | | |
| Net Adjustment (Total) | | ☒ + ☐ - | $ 11,205 | ☐ + ☒ - | $ -7,920 | ☐ + ☐ - | $ |
| Adjusted List Price of Comparables | | Net 4.1 % Gross 4.1 % | $ 285,105 | Net 2.7 % Gross 2.7 % | $ 284,980 | Net % Gross % | $ |

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 | LISTING # 1 | LISTING # 2 | LISTING # 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | 06/27/2024 | 06/27/2024 | 07/25/2024 | |
| Price of Prior Sale/Transfer | $851,089 | $851,089 | $257,500 | |
| Data Source(s) | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor | GGARMLS/Deed/Assessor | |
| Effective Date of Data Source(s) | 11/22/2024 | 11/22/2024 | 11/22/2024 | |

Comments: See addendum.

# Uniform Residential Appraisal Report

## ADDITIONAL COMMENTS

See attached addendum.

## 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) Public Records, County Tax Assessor, Land Sales

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Craftsman-book.com

Quality rating from cost service Class 5 Effective date of cost data 11/22/2024

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

Cost figures derived by using Craftsman-book.com. Physical Depreciation calculated using the Age/Life span 65 years. Remaining economic life is 65 years from the effective age cost approach. Effective age 0 years = 0%.

The Cost Approach is not to be used for insurable purposes.

| | | | | |
|---|---|---|---|---|
| OPINION OF SITE VALUE | | | | =$ 40,000 |
| DWELLING | 1,998 Sq.Ft. @ $ | 111.00 | | =$ 221,778 |
| | 0 Sq.Ft. @ $ | | | =$ |
| Porch,Patio | | | | =$ 13,300 |
| Garage/Carport | 441 Sq.Ft. @ $ | 45.00 | | =$ 19,845 |
| Total Estimate of Cost-New | | | | =$ 254,923 |
| Less Depreciation | Physical | Functional | External | =$( ) |
| Depreciated Cost of Improvements | | | | =$ 254,923 |
| "As-is" Value of Site Improvements | | | | =$ 16,900 |
| **INDICATED VALUE BY COST APPROACH** | | | | **=$ 311,823** |

Estimated Remaining Economic Life (HUD and VA only) 65 Years

## INCOME

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

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

Summary of Income Approach (including support for market rent and GRM) The Income Approach is not utilized for the valuation of the subject property as it is considered outside of the scope of the appraisal, and was not deemed necessary to provide credible results.

## 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 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

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. Common Areas, Pool, Clubhouse, Pickleball Court, Playground



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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 the 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.

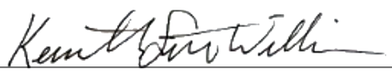
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Kenneth Williams
Company Name True Footage, Inc.
Company Address 104A Franklin Ave., Unit 175
Spartanburg, SC 29301
Telephone Number (833) 732-8783
Email Address ken.williams@truefootage.tech
Date of Signature and Report 11/26/2024
Effective Date of Appraisal 11/22/2024
State Certification # 3505
or State License #
or Other (describe) State #
State SC
Expiration Date of Certification or License 06/30/2026

ADDRESS OF PROPERTY APPRAISED
4614 Bessemer Ct
Boiling Springs, SC 29316
APPRAISED VALUE OF SUBJECT PROPERTY $ 273,000

LENDER/CLIENT
Name First American Mortgage Solutions
Company Name CitiBank, N.A.
Company Address 1000 Technology Drive, MS547 O'Fallon, MO 63368
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

# Market Conditions Addendum to the Appraisal Report

92033791
File No. 4791343223

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 4614 Bessemer Ct City Boiling Springs State SC ZIP Code 29316

Borrower Olga Aquino & Jacob Hernandez

**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) | 57 | 25 | 16 | ☐ Increasing ☒ Stable ☐ Declining |
| Absorption Rate (Total Sales/Months) | 9.50 | 8.33 | 5.33 | ☐ Increasing ☒ Stable ☐ Declining |
| Total # of Comparable Active Listings | 22 | 20 | 17 | ☐ Declining ☒ Stable ☐ Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 2.3 | 2.4 | 3.2 | ☐ 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 | $271,900 | $276,900 | $275,240 | ☐ Increasing ☒ Stable ☐ Declining |
| Median Comparable Sales Days on Market | 57 | 46 | 85 | ☐ Declining ☒ Stable ☐ Increasing |
| Median Comparable List Price | $285,200 | $285,900 | $293,275 | ☐ Increasing ☒ Stable ☐ Declining |
| Median Comparable Listings Days on Market | 35 | 55 | 87 | ☐ Declining ☒ Stable ☐ Increasing |
| Median Sale Price as % of List Price | 100% | 100% | 100% | ☐ 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.). An analysis was performed on 98 competing sales over the past 12 months. For those sales, a total of 89.8% were reported to have seller concessions. This analysis shows a change of +0.3% per month.

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

Cite data sources for above information. Information reported in the GreenvilleMLS system (using an effective date of 11/22/2024) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

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.

An analysis was performed on 98 competing sales over the past 12 months. The sales within this group had a median sale price of $274,671. This analysis shows a change of +1% per month. Based on all sales in this same group, there is a 2.1 month supply. This analysis shows a change of -1% per month. These sales had a median DOM of 62. This analysis shows a change of +0.3% per month.

## CONDO/CO-OP PROJECTS

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

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

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

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

## APPRAISER

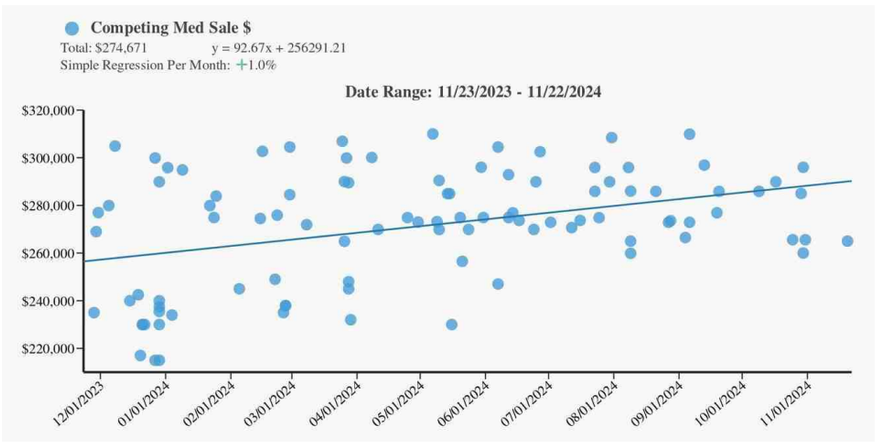
| | |
|---|---|
| Signature | Signature |
| Appraiser Name Kenneth Williams | Supervisory Appraiser Name |
| Company Name True Footage, Inc. | Company Name |
| Company Address 104A Franklin Ave., Unit 175, Spartanburg, SC 293( | Company Address |
| State License/Certification # 3505 State SC | State License/Certification # State |
| Email Address ken.williams@truefootage.tech | Email Address |



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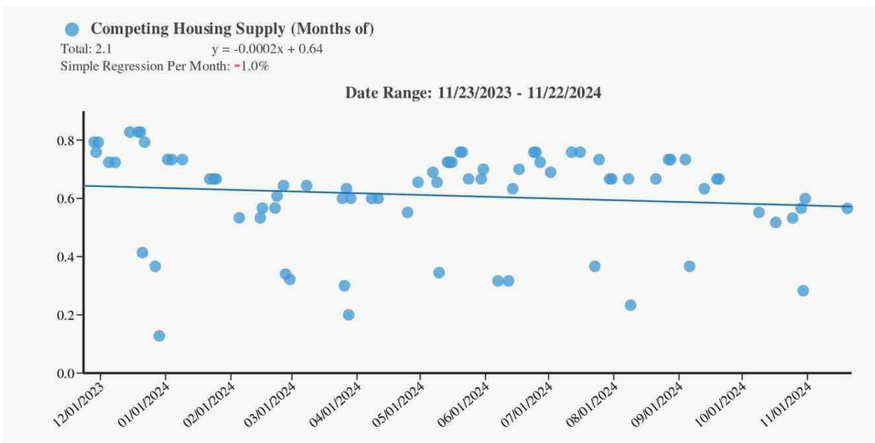
# Market Conditions Charts

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



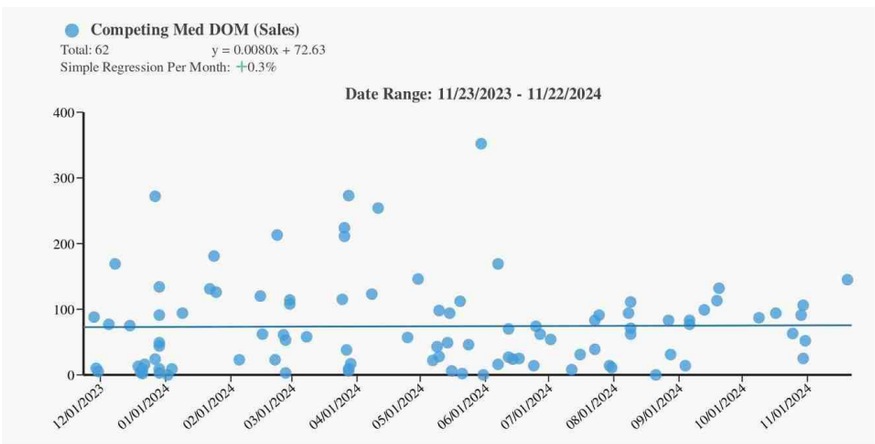

## Median $

An analysis was performed on 98 competing sales over the past 12 months. The sales within this group had a median sale price of $274,671. This analysis shows a change of +1% per month.



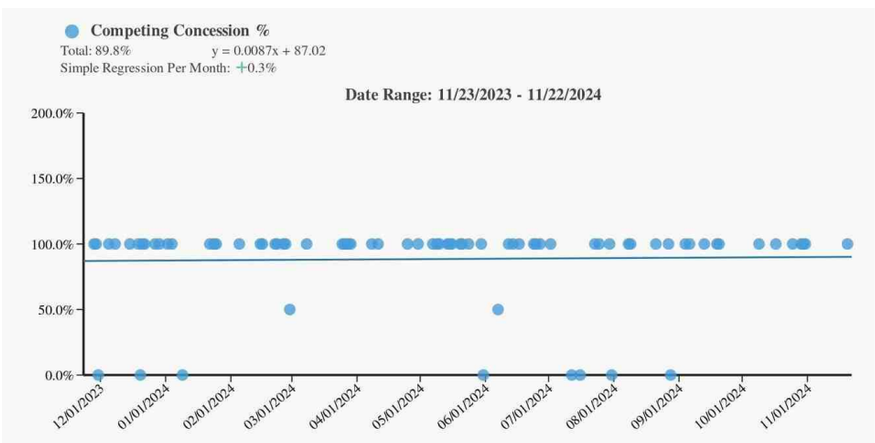

## Housing Supply

Based on all sales in this same group, there is a 2.1 month supply. This analysis shows a change of -1% per month.




## Sales DOM

These sales had a median DOM of 62. This analysis shows a change of +0.3% per month.




## Concession %

An analysis was performed on 98 competing sales over the past 12 months. For those sales, a total of 89.8% were reported to have seller concessions. This analysis shows a change of +0.3% per month.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

## SUBJECT SECTION

**Legal Description**

LOT 189 = 0.14 ACS, PINE VALLEY PHASE 2E, REF: PLAT BOOK/PAGE: 183/990

**Real estate taxes:** Actual amount of Tax is not yet available in the public records. The tax amount used in this report was generated through the Tax Estimator available on the Assessor website. This information is not intended to be a reflection of the tax bill and is purely an ESTIMATE.

## NEIGHBORHOOD INFORMATION

**Neighborhood Description**

The subject is located in a neighborhood consisting of a mix of One-Unit 59, 2-4 Unit 2, multi-family1, and commercial 7 properties. Commercial consists of office, service and retail, none of which have an adverse impact on marketability. The "other" 31% present land use in the neighborhood section is community parks, green belts, schools, utilities and wooded/vacant lands.

**Subject distances to:**
Shopping and services: 2.1 miles

The subject's actual age may vary from the neighborhood predominant age, however there is no adverse impact of marketability. See "Opinion of Value in Relation to Predominate Value" comments following "Final Reconciliation" below.

## SUMMARY OF MARKET CONDITIONS

**Information Utilized**
Per Fannie Mae guidelines, the data in the 1004MC is for comparable sales in the neighborhood and has been used to fill out the top of Page 2 as well as the One Unit Housing information in the neighborhood section at the top of Page 1.

Due to the lack of comparable sales in the subject's neighborhood within the last 12 months, the comparable sales parameters were expanded in order to provide enough sales to be statistically significant. A year over year comparison of the above market statistics was utilized to better understand housing market trends for the subject area because a 1 year trend is not subject to the seasonal effects that shorter term trends cause in the market. This data has been charted and attached.

These charts have been relied upon to analyze and determine the market conditions and trends. The One Unit Housing Trends on Page 1 are reflective of this analysis and the charts attached and NOT the 1004MC data. Therefore, it is possible that the 1004MC data may indicate a decreasing market (declining box checked) when on Page 1 and the Median Sales Price Chart attached shows a stable or increasing market. Reviewers typically want the 1004MC trend to match Page 1, but this practice could result in a misleading appraisal report.

The appraiser has analyzed the market and incorporated enough sales to be statistically significant in an effort to get a more accurate picture (see attached charts). These charts are the basis for determining which boxes are checked on Page 1 One-Unit Housing Trends as well as any necessary time adjustments on the Sales Comparison Grid.

**Summary**

The area typically sells with Conventional, FHA, and VA financing with some cash purchases. Loan discounts, interest buy downs, or other unusual financing arrangements are not typical in the area other than occasional closing cost concessions. Market condition conclusions noted above in the “One-Unit Housing Trends” section represent an analysis of properties that are competitive with the subject property. See attached charts for further market condition information.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

## SITE INFORMATION

**Highest and Best Use**

**Current Use**
The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

**Site - Items: Utilities and Off-Site Improvements**
The utilities and off site improvements are typical for the market area.

**Site - External Factors: Adverse site conditions or external factors**
For the purposes of this appraisal, the subject property is assumed to be free from any adverse easements, encroachments, environmental conditions, land uses, etc.

**No Zoning**
No zoning is typical for local area and market accepted.

## IMPROVEMENTS SECTION

**Inspection Information**

**ANSI Measuring Standard**
The subject was measured in accordance with ANSI Z765-2021. The subject was measured to the nearest inch or tenth of a foot and the final square footage was reported to the nearest foot, consistent with the definitions of above grade and below grade areas.

**Smoke and carbon monoxide detectors**
CO/Smoke detectors were noted to be present at time of inspection (on all levels where applicable).

**Utilities**
The utilities were on and in working order at time of inspection.

**Condition of the Property**

**C1 - Complete**
The subject is a new construction property and was complete at the time of inspection. The subject has not been occupied, the entire structure and building components are new, and has no physical depreciation. Therefore, the subject is considered to have an overall condition rating of C-1. The utilities and mechanicals were on and operational at the time of the inspection.

**Effective Age**
The subject is considered to have an effective age of **0** with an estimated remaining economic life of **65**.

## SALES COMPARISON APPROACH

### COMPARABLE SEARCH AND SELECTION

The appraiser considered all relevant transactions that have occurred in the market area and then determined which of those transactions to use to arrive at a credible value opinion for the subject property. The comparables selected were considered to be the most similar to the subject property in terms of location, size, condition and other features that buyers and sellers believe affect market value and would be suitable alternatives to the subject property.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

The subject is a Modern style home and was built in 2024 It has 1,998 sq. ft. of GLA, 4 bedrooms, 2.1 bath(s) and has a lot size of 6240 sf. It is considered to be in C1 condition and Q4 quality.

**Proximity**
A thorough search for comparable sales was made in this neighborhood and market area. After careful review of the sales in subject neighborhood and marketing area, the appraiser selected comparables located over 1 mile from the subject. Sales which were closer differed substantially in size, style, and overall appeal. The comparables selected for this appraisal was the closest, and most similar sales on the date of this appraisal.

*Comps 4762 Masterson Ln, 4727 Masterson Ln, 4706 Masterson Ln, 4742 Masterson Ln, 4611 Bessemer Ct, and 4615 Bessemer Ct were included from the subject subdivision (Pine Valley). Comps 12015 Lansbury Dr (Richmond Hill) and 7243 Heirloom Ln (Regency Walk) were included from outside of the subject subdivision and outside builders influence.*

**Date of Sale**
Due to a lack of comparable sales that have sold within 6 months of the effective date of the appraisal, the search was expanded in time in order to include the most similar comparable sales available and provide a credible estimated value for the subject property. If the market conditions analysis indicated support for a time adjustment, the appropriate adjustments were made.

**Listings**
Comparable listings are used in this analysis to help show current market conditions and for their respective similarities to the subject.

**Search Results Summary**
The comparables used in this analysis were selected due to their respective value characteristics and similar marketability. They are considered to be locationally, physically, and functionally the most similar to the subject property, and have been determined to be the best indicators of market value for the subject property as of the effective date of the appraisal.

Unless otherwise stated, the buyers and sellers were typically motivated, the sellers did not have any compulsion to sell, nor the buyers under any compulsion to buy, and the marketing efforts and exposure times were typical for the market.

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## ADJUSTMENTS

**Note: Adjustments applied are data driven/market derived and not based on personal opinion.**

**Adjustments Process and Methods**
In order to demonstrate market based and supported adjustments for the comparables in the grid, and provide accurate indicators of market value for the subject with each of the comparable's adjusted values, the comparables are adjusted according to the perceived market reaction to differences in superior and inferior characteristics when compared to the subject. Adjustments are made in lump-sum dollar amounts or percentages based on the method of adjustment support used. The adjustments are then rounded to better depict the market's reaction as whole, rather than indicating a level of specificity that is unreasonable. The adjustments applied represent the market's reaction to the differences being adjusted since the data utilized is local market data and therefore accounts for the market's reaction. Even the depreciated cost method factors in depreciation which is derived from the market and therefore represents the market's reaction.

A combination of quantitative and qualitative analysis is used. Quantitative methods of analysis utilized include: Matched (or modified) Paired Sales, Depreciated Cost, Group Data Analysis, Regression, Capitalization and interviews with market participants. Qualitative analysis is utilized where there is a difference between two attributes that is difficult to measure and support with a numerical adjustment. In these cases, the appraiser will note that they have considered this attribute qualitatively during the reconciliation process to ensure any market reaction to that attribute is accounted for in the final opinion of value. Sensitivity analysis is also used in combination with some of these other methods to determine the most appropriate adjustment that would result in the most narrow range of dispersion of the adjusted sales prices of the comparables.

*For the intended users convenience, the headings and adjustment commentary below are in order of the Sales Comparison Grid starting from the top with Financing Type line.*

**Financing Type**
Each of the comparable sales had typical financing for the subject's market, with no atypical financing noted that would adversely impact the price or value.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
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**Concessions**
There were no known sales concessions. Each listing agent was contacted if possible, for the comparable sales, in order to verify all sales transactions for seller concessions. In circumstances where the listing agent could not be contacted, any concessions noted in the multiple listing service database or by the agent's office are noted, otherwise there are assumed to be no significant concessions.

**Date of Sale/Time**
Based on the analysis and reconciliation of the market conditions of competitive properties, with support from the Market Conditions Charts provided, it is estimated to be stable with no market reaction to the differences in time from the date of sale. See "Summary of Market Conditions" section at the beginning of this addendum for more detailed information.

**Location**
The subject and the comparables were considered to have neutral locations and no adjustments were necessary. Properties in the subject's market are often located near busy roads, schools, commercial property, railroad tracks, etc. The appraiser will notify the client if any of these factors have an effect on value by labeling them as adverse locations for the comps and the subject. If they are labeled as neutral locations, then the appraiser has analyzed each of their locations and determined that there were no external factors that have positive or negative impacts on value or marketability. Any external obsolescence with a negative effect on value will be noted and adjusted accordingly.

**Site**
The comparables have similar site sizes and functional yard utility with no adjustments deemed necessary.

**View**
Each property has a neutral residential view with no adjustment necessary.

**Design (Style)**
No adjustments were deemed necessary for differences in style due to the relative similarities in construction methods, similar conformity and compatibility with the standards of the market, and similar overall market appeal.

**Quality of Construction**
The properties have relatively similar quality overall due to their respective finishes, exterior and interior ornamentation, and overall workmanship, with no adjustments deemed necessary.

**Age**
Age is not a factor or relative item of comparison per historical market data nor is it a requirement to develop a credible opinion of value. Despite the varying chronological ages of the comparables, condition adjustments are deemed to be more appropriate than chronological age adjustments, as condition of the property is more indicative of the typical market reaction. Therefore the subject's age may or may not be bracketed.

**Condition**
The properties have relatively similar overall condition with no adjustments deemed necessary.

**Bedroom**
There were no bedroom adjustments made. There was no market evidence found that would support a bedroom adjustment. Therefore, this was considered in the living area adjustment.

**Bathroom**
The subject and all comparable used are sufficiently similar in bath count. Therefore, no adjustments was made.

**GLA**
GLA is adjusted at $**45** per square foot for differences greater than **100** sf, per matched sale analysis.

**Functional Utility**
Each comparable is considered to have a similar ability to be useful and to perform the function for which it is intended according to the subject's current market standards, including similar efficiency in terms of design and layout, traffic patterns, and the size and type of rooms, with no functional utility adjustment deemed necessary.

**Heating and Cooling Systems**
Each of the comparables have similar systems with no adjustments deemed necessary.

**Energy Efficient Items**
The subject and all comparables have items with typical energy efficiency for construction of this quality level in this market. Per UAD, for properties built with a typical level of energy efficiency but no specialty items (e.g. photovoltaic panels, LEED designation, micro-CHP system, etc.), "none" is shown on the "energy efficient items" line of the grid. No adjustments for energy efficient items were warranted as no significant differences between the properties exist.

**Garage/Carport**
Car storage for the properties are similar and no adjustments were warranted.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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## COMMENTARY REGARDING GUIDELINES

**Net Adjustments Exceed 15%, Gross Adjustments Exceed 25%, and/or Adjustment Exceeds 10% of Comparable Sale Price**
N/A

**GLA varies from the Subject by more than 25%**
N/A

**Across Grid Line Adjustments in Same Direction**
N/A

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**COMPARABLE SUMMARY**

**Sales Comparison Approach Reconciliation**

The comparables contained in this report are considered the best available to the appraiser as of the effective date in this report. Comps 1-4 were most like the subject in condition, size, and location, had the least overall gross adjustments, and consequently were given the most weight in determining the final value.

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## RECONCILIATION OF APPROACHES TO VALUE

**Reconciliation and Final Value Conclusion**

The sales comparison approach to value is the most relevant analysis in this assignment and the appraiser has determined there is sufficient information to develop a credible opinion of value by giving the most weight to this approach. The cost approach to value is considered credible and is therefore given supporting weight, and it supports the sales comparison approach indicated value. The income approach is considered, however it is not utilized for the valuation of the subject property as it is considered outside of the scope of the appraisal, and was not deemed necessary to provide credible results.

**FINAL OPINION OF VALUE**
Drawing from the experience valuing other residential properties within the subject's market area, and based on the extensive research and analysis regarding the subject property, and the expertise and professional judgment to resolve differences among the value indications derived from the application of the approaches to value, the opinion of market value for the subject property as of the effective date of the appraisal, 11/22/2024, is estimated at $273,000.

**Opinion of Value $273,000 in Relation to Predominant Value of Neighborhood.**
Please note that the predominant value presented in this field is simply a mathematical function most closely related to "median value", meaning this number is the mid-point for property sale prices in the neighborhood. Further this means that an equal number of sales prices fall above and below this reported value. Therefore, the fact that the subject's appraised value varies from this number is of no concern with regard to marketability for the subject and does not indicate that the subject is an over/under improvement, unless otherwise noted in the report. If the variance is to the point where a marketability and/or other concern is raised, then the appraiser will address such within the body of the report. When NO such commentary is made, the appropriate conclusion is that "the variance does not impact subject appraisal validity nor marketability of subject." Typically, reasons for variance on the upper end include such things as the subject being newer, larger, higher quality, and/or larger site than the "typical" home sold in the neighborhood. Typical reasons for variance on the lower end include such things as the subject being older, smaller, lower quality, lesser condition, and/or smaller site than the "typical" home sold in the neighborhood.

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## CONDITIONS OF APPRAISAL

**Conditions of Appraisal**

**"AS IS"**
The appraisal is made "as is" and is not subject to any plans or specifications, repairs, alterations, or further inspections.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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• **URAR: Sales Comparison Analysis - Prior Sale or Transfer History Analysis**

The subject has prior sales for the three years prior to the effective date of this appraisal. On 03/26/2022, a multiple parcel land sale for $1,391,627.41 which appears to be an arms-length transaction that took place between The Springs Land Holdings, LLC and Mark III Properties, LLC (deed book/page:137J/804). Then on 06/27/2024, a multiple parcel land sale for $851,089 which appears to be an arms-length transaction that took place between Mark III Properties, LLC and D.R. Horton, Inc. (deed book/page:147B/422).

4762 Masterson Ln has a prior sale on 04/04/2024, a multiple parcel land sale for $206,000 which appears to be an arms-length transaction that took place between Mark III Properties, LLC and D.R. Horton, Inc. (deed book/page:145Y/388).

4727 Masterson Ln has a prior sale on 02/29/2024, a multiple parcel land sale for $777,000 which appears to be an arms-length transaction that took place between Mark III Properties, LLC and D.R. Horton, Inc. (deed book/page:145L/977).

4706 Masterson Ln has a prior sale on 01/22/2024, a multiple parcel land sale for $164,900 which appears to be an arms-length transaction that took place between Mark III Properties, LLC and D.R. Horton, Inc. (deed book/page:144Z/857).

4742 Masterson Ln has a prior sale on 04/18/2024, a multiple parcel land sale for $566,500 which appears to be an arms-length transaction that took place between Mark III Properties, LLC and D.R. Horton, Inc. (deed book/page:146C/637).

12015 Lansbury Dr has a prior sale on 09/01/2023, a multiple parcel land sale for $2,773,500 which appears to be an arms-length transaction that took place between Holly Drive Properties, Inc. and Mungo Homes Properties, LLC (deed book/page:143J/408).

4611 Bessemer Ct has a prior sale on 06/27/2024, a multiple parcel land sale for $851,089 which appears to be an arms-length transaction that took place between Mark III Properties, LLC and D.R. Horton, Inc. (deed book/page:147B/422).

4615 Bessemer Ct has a prior sale on 07/25/2024, a multiple parcel land sale for $257,500 which appears to be an arms-length transaction that took place between Mark III Properties, LLC and D.R. Horton, Inc. (deed book/page:147K/941).

These multiple parcel transactions are common for new construction properties and does not affect this appraisal.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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## ***CLIENT REQUESTED REVISIONS / RECONSIDERATION OF VALUE***

**Revision request from client - 11/25/2024**

1. In the site section Dimensions (120 x 52) is not equal to site Area (6098 sf) mentioned.

2. Please revise the lender/Client address to 1000 Technology Drive, MS547 O'Fallon, MO 63368 (currently it states 1000 Technology Drive, O'Fallon, MO 63368).

3. this client prohibits the inclusion of any Tax Record or MLS Listing page which may include subjective commentary. Verify that no MLS Listing Sheet or Agent Remarks are included within the report. Please remove Tax map Page #36 of 39 from the report.

4. Comments in the Ending Addenda contain "Subject distances to: Elementary School: 1.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.

5. SUBJECT - PUD - is checked. Comment, including a description of the common elements and amenities of the Subject's PUD, is required. Comments must also detail which Comparable Sales are in the same PUD, which are in a competing PUD and how the Common Elements compare between the developments.

6. SITE - Zoning Compliance: Legal - is blank. Comment, including if there is an impact on marketability due to this zoning, and which Comparable Sales have the same /similar zoning as the Subject, is required. At least one Comparable with same / similar zoning is required

7. SITE - Offsite Improvements: Street Type: Public - is checked and Subject Property is noted to be in a PUD. Verify that the Street Type is being reported accurately.

8. SALES COMPARISON APPROACH - Subject Prior Sale Date or Price - is indicated. Comment, including analysis of this prior sale/transfer and an explanation of any increase/decrease in value from the current opinion of value, is required.

9. SALES COMPARISON APPROACH - Original List Price - for purchase assignments, this client requires that the Original List Price for each Comparable Sale be disclosed in the report. Verify that this is included in the Sales Comparison grid or in the Addendum comments.

10. SALES COMPARISON APPROACH - Indicated Value by Sales Comparison Approach - commentary detailing how much weight was given to each Comparable Sale when determining the Subject's Indicated Value by Sales Comparison Approach is required. Seller name noted on purchase agreement(D.R. Horton, Inc., a Delaware Corporation,) does not match with the Owner of public record(D.R. Horton, Inc) name noted in the report, please verify. As per the purchase contract subject Lot is 1189 whereas report shows Lot 189, please verify.

**Appraiser response** -

1. Dimension is corrected.

2. Lender address is corrected.

3. Tax map is removed.

4. Comment removed.

5. The common elements of the subjects development were added to the PUD section pf URAR Pg 3. Sales 1-4 and listing 1-2 are located within the subject's subdivision. Comparables 5 and 6 are located in competing developments within the subject's market area. Comparable 5 is located in the Richmond Hill Subdivision and Comparable 6 is located in the Regency Walk Subdivision. Both of these subdivisions common elements are common areas and street lights which is inferior to the subject's subdivision, however these two sales have lower HOA fees therefore no adjustment id deemed warranted for the difference.

6. The subject is located in an area of no zoning.All of the sales and listings in the report are also located in areas on no zoning. Spartanburg County doe not have municipal zoning. There is no effect of the marketability of the subject property based on it's location in a no zoning area,

7. The subject is located in a subdivision and the road is a public road.

8. The prior sale of the subject property was of unimproved vacant land. This sale has no relevance to the current purchase.

9. All original Prices were listed on the sales grid.

10. The description of lot 189 Pine Valley is correct per the county assessors website. The contracts description appears to be wrong.

# Supplemental Addendum

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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The Sales comparables were given the following weights or consideration.

Comparable 1 - 20%
Comparable 2 - 20%
Comparable 3 - 20%
Comparable 4 - 20%
Comparable 5 - 1.25%
Comparable 6 - 18.75%

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**Revision request from client - 11/26/2024**

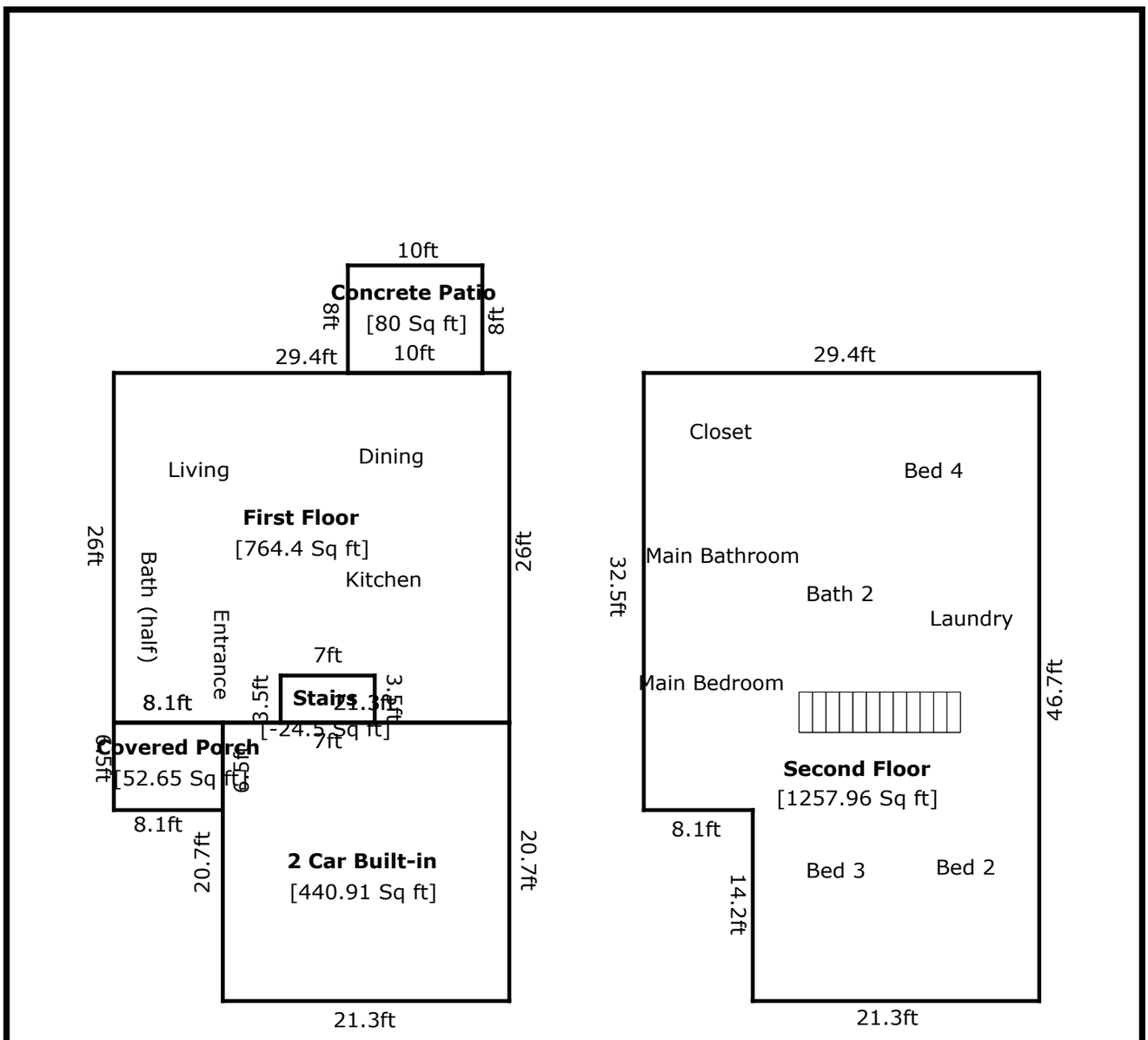
1. In the site section Dimensions (120x52x120x52) is not equal to site Area (6098 sf) mentioned.

**Appraiser response** -

1. Site Dimensions and area site corrected

# Building Sketch

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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TOTAL Sketch by a la mode

**Area Calculations Summary**

| **Living Area** | | **Calculation Details** | |
|---|---|---|---|
| First Floor | 764.4 Sq ft | 26 × 29.4 | = 764.4 |
| Second Floor | 1258 Sq ft | 29.4 × 32.5 | = 955.5 |
| | | 21.3 × 14.2 | = 302.5 |
| Stairs | -24.5 Sq ft | 3.5 × 7 | = 24.5 |
| **Total Living Area (Rounded):** | **1998 Sq ft** | | |
| **Non-living Area** | | | |
| Covered Porch | 52.6 Sq ft | 8.1 × 6.5 | = 52.6 |
| 2 Car Built-in | 440.9 Sq ft | 20.7 × 21.3 | = 440.9 |
| Concrete Patio | 80 Sq ft | 10 × 8 | = 80 |

# Subject Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
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| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |




## Subject Front

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



## Subject Rear



## Subject Street

# Additional Subject Photos

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



**Additional street view**



**Subject Side**



**Subject Side**



**Backyard view**



**Subject Attic**



**Subject Attic/HVAC**

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
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**HVAC**



**Gas Line Meter**



**Electrical Meter**



**Water Heater & Electrical Breaker**



**Thermostat**



**Thermostat**

# Photograph Addendum

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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| Lender/Client | CitiBank, N.A. | | | | | | |



**Attic Access**

# Subject Interior Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



## 2 Car Built-In

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



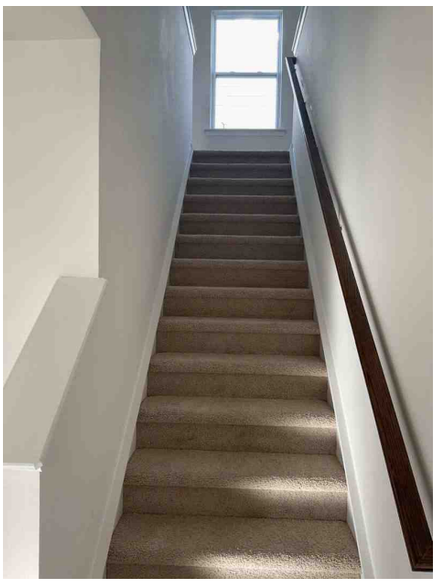
## Concrete Patio




## Covered Porch

# Subject Interior Photo Page

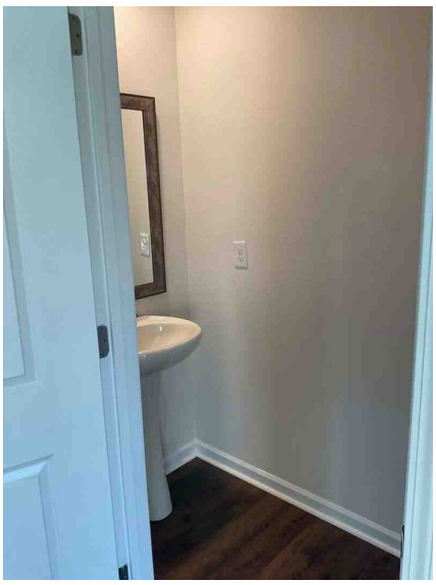
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|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
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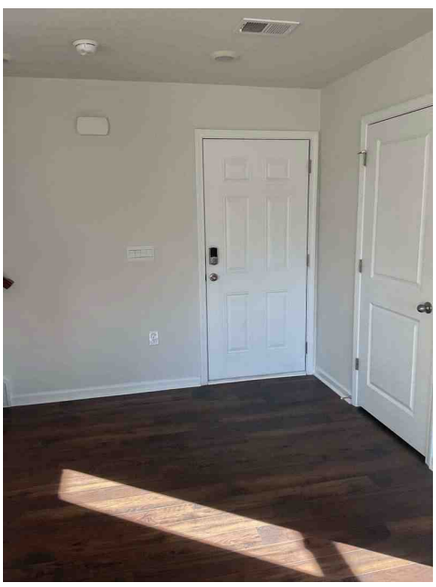
## Stairs

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



## Bath (Half)



## Entrance

# Subject Interior Photo Page

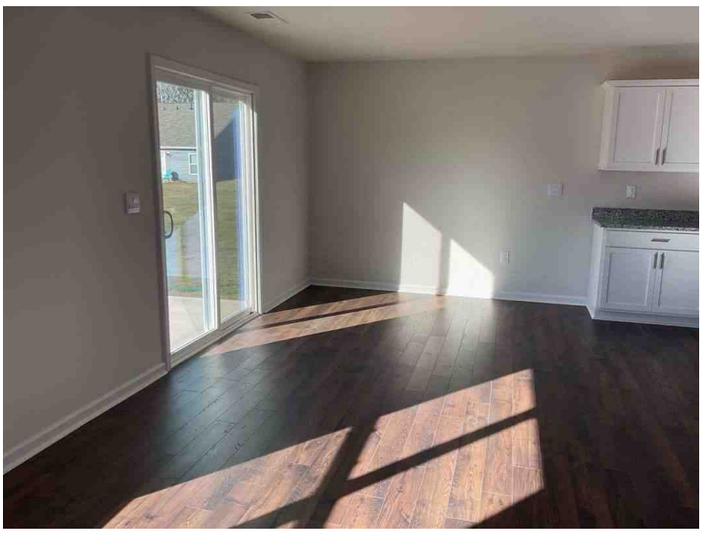
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|---|---|---|---|---|---|---|---|
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## Living

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



## Dining



## Kitchen

# Subject Interior Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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| Lender/Client | CitiBank, N.A. | | | | | | |



## Running Water

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



## Working Stove



## Bed 2

# Subject Interior Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



## Bed 3

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



## Main Bedroom



## Main Bathroom

# Subject Interior Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



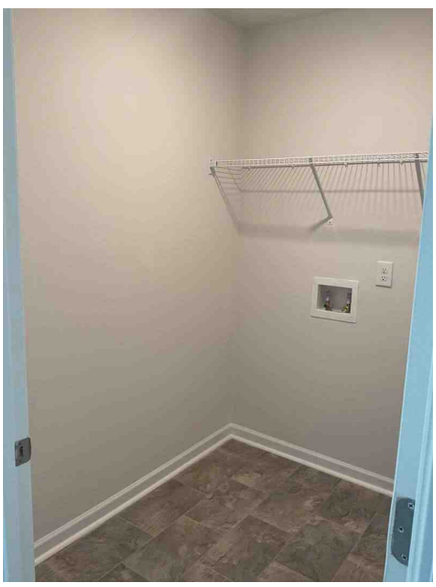
## Main Bathroom

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



## Pantry



## Laundry

# Subject Interior Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



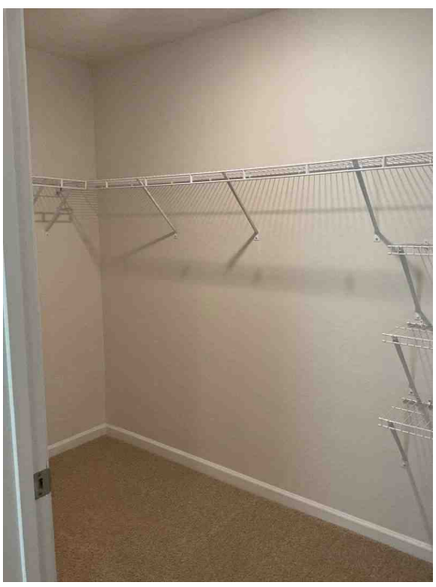
## Bath 2

4614 Bessemer Ct

| | |
|---|---|
| Sales Price | 268,000 |
| Gross Living Area | 1,998 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6240 sf |
| Quality | Q4 |
| Age | 0 |



## Bed 4



## Closet

# Comparable Photo Page

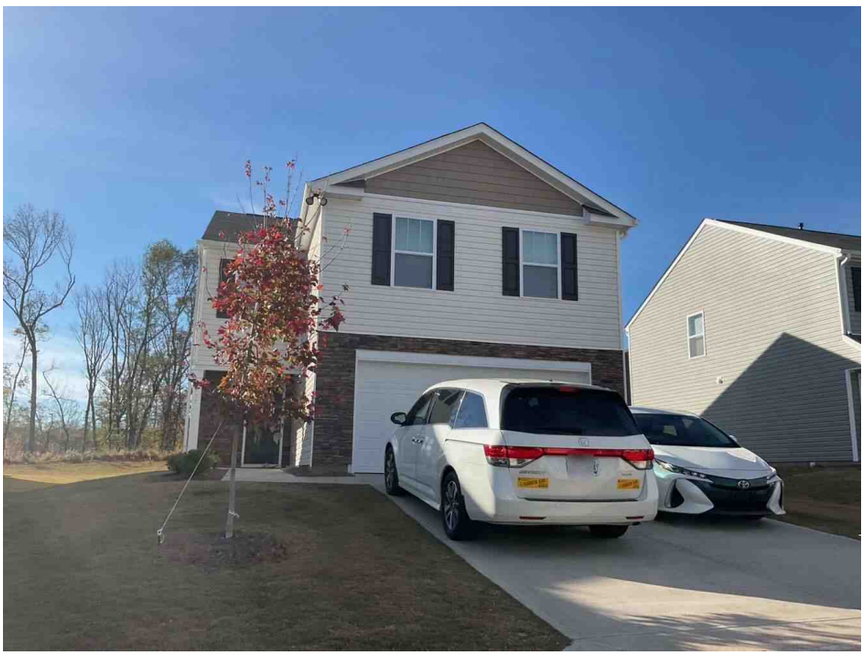
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



## Comparable 1

4762 Masterson Ln

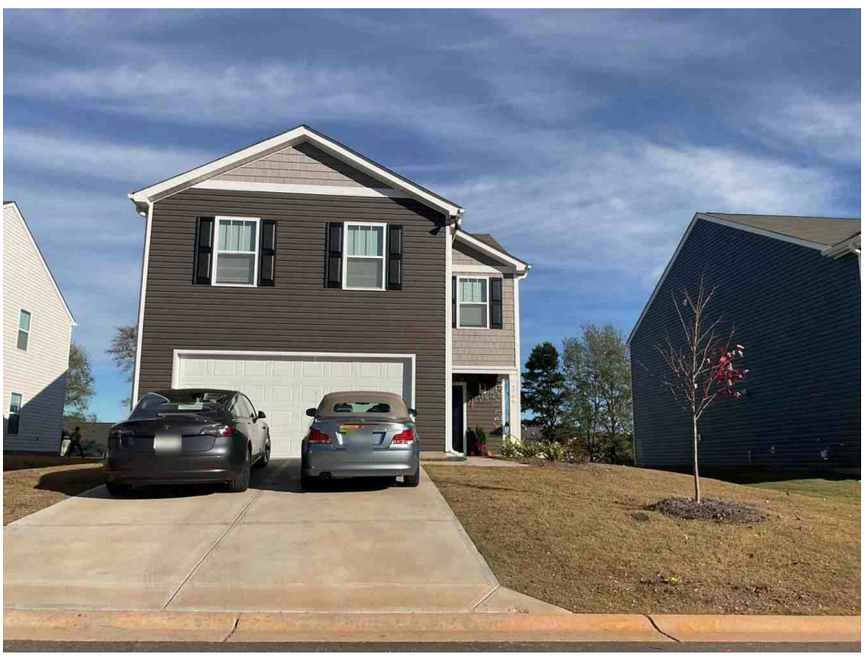
| | |
|---|---|
| Prox. to Subject | 0.20 miles N |
| Sale Price | 276,900 |
| Gross Living Area | 1,927 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 11326 sf |
| Quality | Q4 |
| Age | 0 |



## Comparable 2

4727 Masterson Ln

| | |
|---|---|
| Prox. to Subject | 0.09 miles N |
| Sale Price | 276,900 |
| Gross Living Area | 1,927 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6098 sf |
| Quality | Q4 |
| Age | 0 |



## Comparable 3

4706 Masterson Ln

| | |
|---|---|
| Prox. to Subject | 0.06 miles NE |
| Sale Price | 269,900 |
| Gross Living Area | 1,927 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 9148 sf |
| Quality | Q4 |
| Age | 0 |

# Comparable Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



## Comparable 4

4742 Masterson Ln

| | |
|---|---|
| Prox. to Subject | 0.14 miles N |
| Sale Price | 265,000 |
| Gross Living Area | 1,927 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 8712 sf |
| Quality | Q4 |
| Age | 0 |



## Comparable 5

12015 Lansbury Dr

| | |
|---|---|
| Prox. to Subject | 3.15 miles W |
| Sale Price | 279,000 |
| Gross Living Area | 1,844 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 5227 sf |
| Quality | Q4 |
| Age | 0 |



## Comparable 6

7243 Heirloom Ln

| | |
|---|---|
| Prox. to Subject | 3.70 miles NW |
| Sale Price | 273,763 |
| Gross Living Area | 1,962 |
| Total Rooms | 7 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.1 |
| Location | N;Res; |
| View | N;Res; |
| Site | 6534 sf |
| Quality | Q4 |
| Age | 0 |

# Listing Photo Page

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



## Listing 1

4611 Bessemer Ct

| | |
|---|---|
| Proximity to Subject | 0.04 miles E |
| List Price | 273,900 |
| Days on Market | 82 |
| Gross Living Area | 1,749 |
| Total Rooms | 6 |
| Total Bedrooms | 3 |
| Total Bathrooms | 2.1 |
| Age/Year Built | 0 |



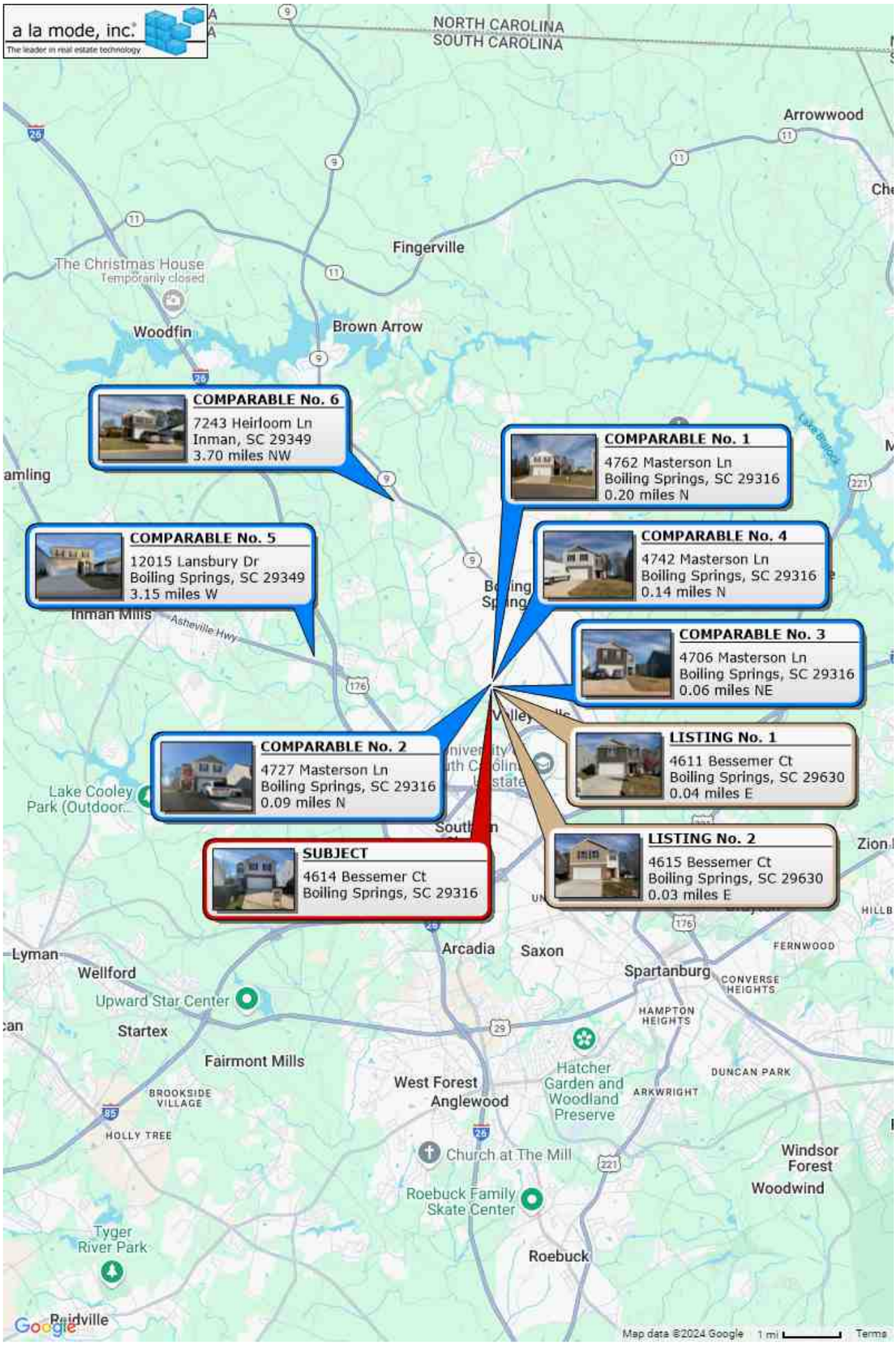
## Listing 2

4615 Bessemer Ct

| | |
|---|---|
| Proximity to Subject | 0.03 miles E |
| List Price | 292,900 |
| Days on Market | 128 |
| Gross Living Area | 2,174 |
| Total Rooms | 7 |
| Total Bedrooms | 4 |
| Total Bathrooms | 2.1 |
| Age/Year Built | 0 |

# Location Map

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

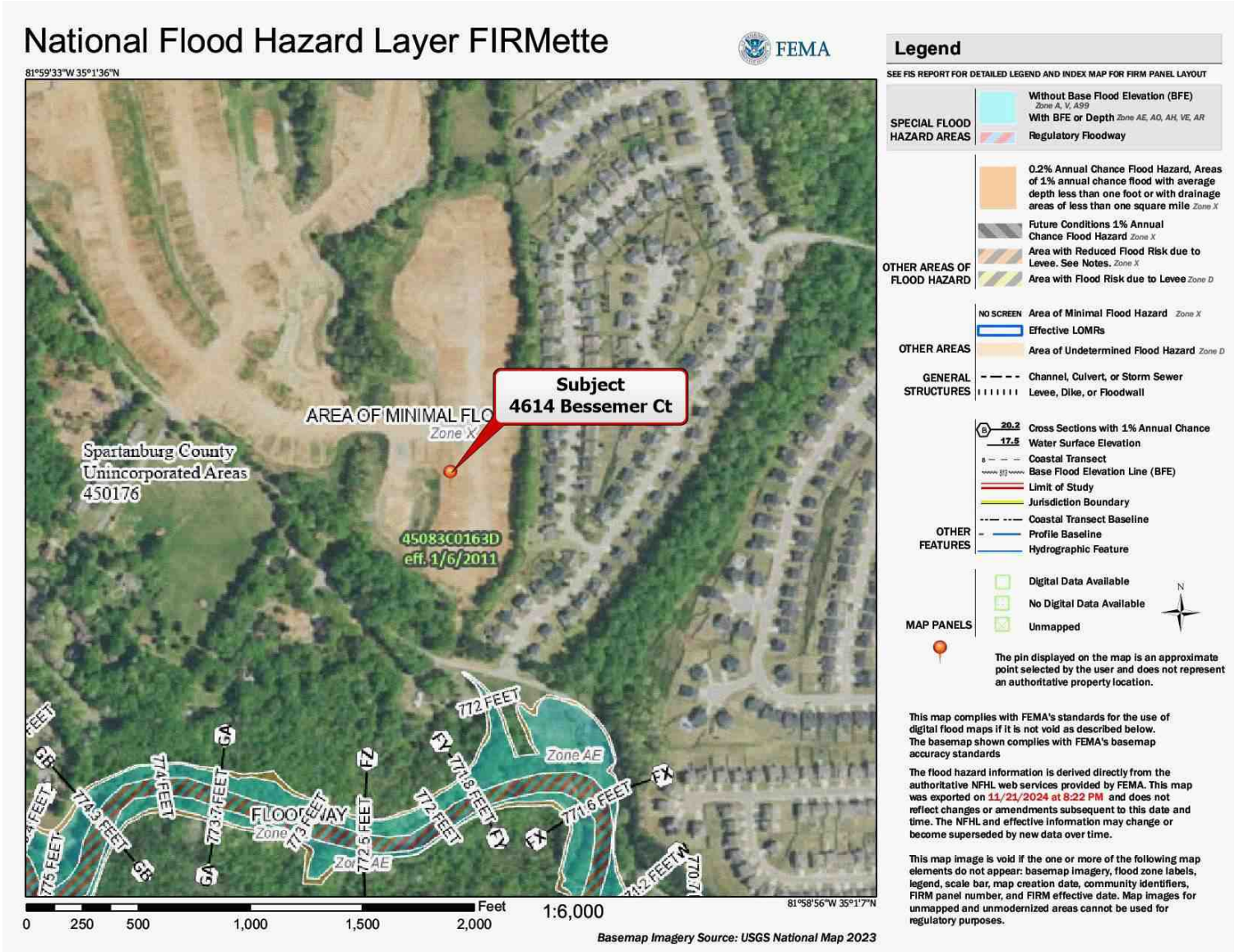


# Aerial Map

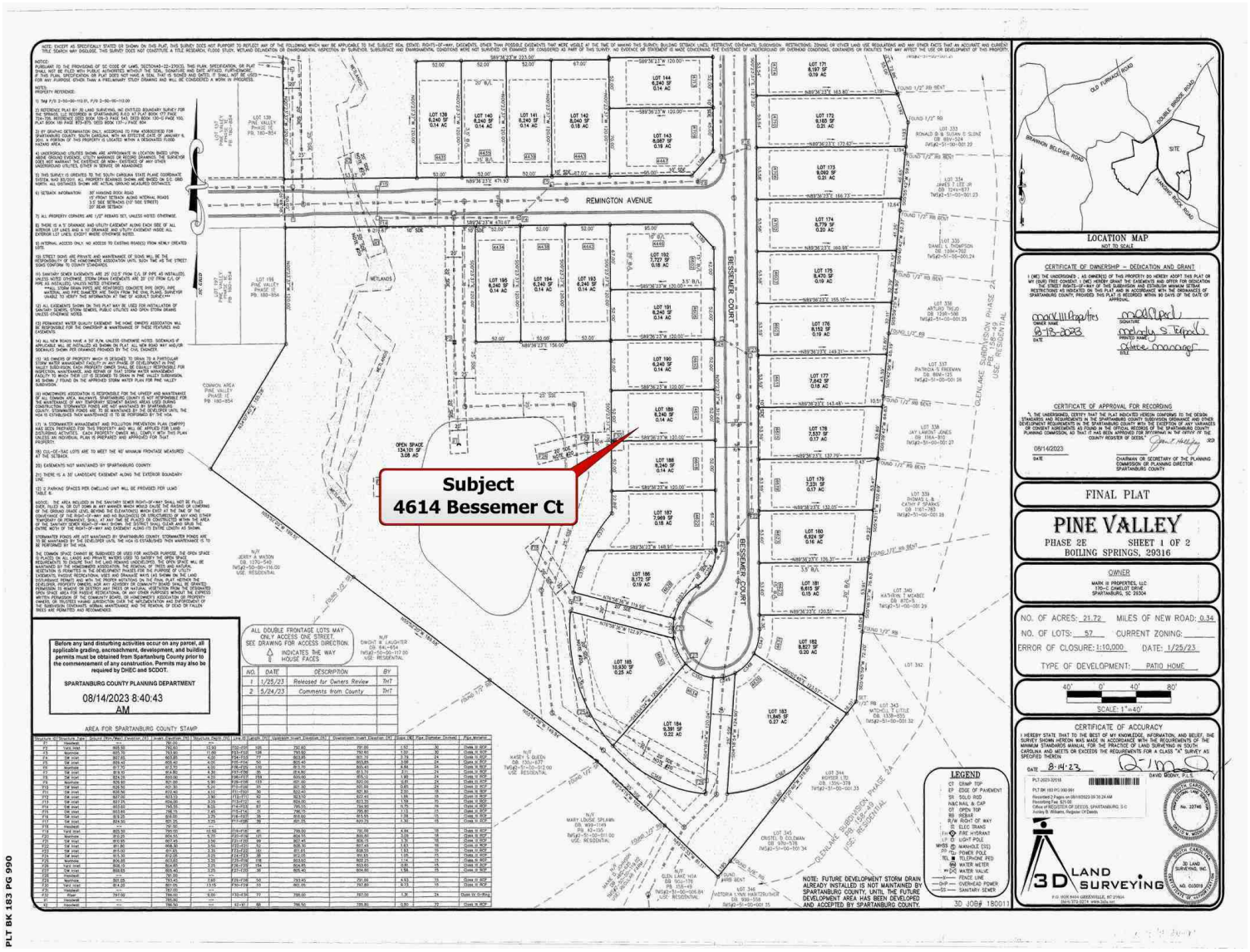
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |



# Flood Map


National Flood Hazard Layer FIRMette
FEMA
81°59'33"W 35°1'36"N
Subject
4614 Bessemer Ct
AREA OF MINIMAL FLO
Zone X
Spartanburg County
Unincorporated Areas
450176
45083C0163D
eff. 1/6/2011
772 FEET
Zone AE
FLOODWAY
Zone
772.5 FEET
774 FEET
774.3 FEET
773.7 FEET
773 FEET
772 FEET
771.8 FEET
771.6 FEET
771.2 FEET
775 FEET
Feet
0
250
500
1,000
1,500
2,000
1:6,000
81°58'56"W 35°1'7"N
Basemap Imagery Source: USGS National Map 2023
Legend
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
OTHER AREAS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER FEATURES
20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
N
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/21/2024 at 8:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Plat Map


Subject
4614 Bessemer Ct
REMINGTON AVENUE
BESSEMER COURT
LOCATION MAP
NOT TO SCALE
FINAL PLAT
PINE VALLEY
PHASE 2E
SHEET 1 OF 2
BOILING SPRINGS, 29316
OWNER
MARK III PROPERTIES, LLC
130-C CAMELOT DRIVE
SPARTANBURG, SC 29304
NO. OF ACRES: 21.72
MILES OF NEW ROAD: 0.34
NO. OF LOTS: 57
CURRENT ZONING:
ERROR OF CLOSURE: 1:10,000
DATE: 1/25/23
TYPE OF DEVELOPMENT: PATIO HOME
SCALE: 1"=40'
LEGEND
CERTIFICATE OF ACCURACY
CERTIFICATE OF OWNERSHIP – DEDICATION AND GRANT
CERTIFICATE OF APPROVAL FOR RECORDING
Before any land disturbing activities occur on any parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spartanburg County prior to the commencement of any construction. Permits may also be required by DHEC and SCDOT.
SPARTANBURG COUNTY PLANNING DEPARTMENT
08/14/2023 8:40:43 AM
AREA FOR SPARTANBURG COUNTY STAMP
ALL DOUBLE FRONTAGE LOTS MAY ONLY ACCESS ONE STREET. SEE DRAWING FOR ACCESS DIRECTION.
INDICATES THE WAY HOUSE FACES
NO. DATE DESCRIPTION BY
1 1/25/23 Released for Owners Review THT
2 5/24/23 Comments from County THT
NOTE: FUTURE DEVELOPMENT STORM DRAIN ALREADY INSTALLED IS NOT MAINTAINED BY SPARTANBURG COUNTY. UNTIL THE FUTURE DEVELOPMENT AREA HAS BEEN DEVELOPED AND ACCEPTED BY SPARTANBURG COUNTY.
3D LAND SURVEYING
3D JOB# 180011
PLT BK 183 PG 990

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

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

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

Example:
3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

| Abbreviation | Full Name | Fields Where This Abbreviation May Appear |
|---|---|---|
| A | Adverse | Location & View |
| ac | Acres | Area, Site |
| AdjPrk | Adjacent to Park | Location |
| AdjPwr | Adjacent to Power Lines | Location |
| ArmLth | Arms Length Sale | Sale or Financing Concessions |
| AT | Attached Structure | Design (Style) |
| B | Beneficial | Location & View |
| ba | Bathroom(s) | Basement & Finished Rooms Below Grade |
| br | Bedroom | Basement & Finished Rooms Below Grade |
| BsyRd | Busy Road | Location |
| c | Contracted Date | Date of Sale/Time |
| Cash | Cash | Sale or Financing Concessions |
| Comm | Commercial Influence | Location |
| Conv | Conventional | Sale or Financing Concessions |
| cp | Carport | Garage/Carport |
| CrtOrd | Court Ordered Sale | Sale or Financing Concessions |
| CtySky | City View Skyline View | View |
| CtyStr | City Street View | View |
| cv | Covered | Garage/Carport |
| DOM | Days On Market | Data Sources |
| DT | Detached Structure | Design (Style) |
| dw | Driveway | Garage/Carport |
| e | Expiration Date | Date of Sale/Time |
| Estate | Estate Sale | Sale or Financing Concessions |
| FHA | Federal Housing Authority | Sale or Financing Concessions |
| g | Garage | Garage/Carport |
| ga | Attached Garage | Garage/Carport |
| gbi | Built-in Garage | Garage/Carport |
| gd | Detached Garage | Garage/Carport |
| GlfCse | Golf Course | Location |
| Glfvw | Golf Course View | View |
| GR | Garden | Design (Style) |
| HR | High Rise | Design (Style) |
| in | Interior Only Stairs | Basement & Finished Rooms Below Grade |
| Ind | Industrial | Location & View |
| Listing | Listing | Sale or Financing Concessions |
| Lndfl | Landfill | Location |
| LtdSght | Limited Sight | View |
| MR | Mid-rise | Design (Style) |
| Mtn | Mountain View | View |
| N | Neutral | Location & View |
| NonArm | Non-Arms Length Sale | Sale or Financing Concessions |
| o | Other | Basement & Finished Rooms Below Grade |
| O | Other | Design (Style) |
| op | Open | Garage/Carport |
| Prk | Park View | View |
| Pstrl | Pastoral View | View |
| PwrLn | Power Lines | View |
| PubTrn | Public Transportation | Location |
| Relo | Relocation Sale | Sale or Financing Concessions |
| REO | REO Sale | Sale or Financing Concessions |
| Res | Residential | Location & View |
| RH | USDA - Rural Housing | Sale or Financing Concessions |
| rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade |
| RT | Row or Townhouse | Design (Style) |
| s | Settlement Date | Date of Sale/Time |
| SD | Semi-detached Structure | Design (Style) |
| Short | Short Sale | Sale or Financing Concessions |
| sf | Square Feet | Area, Site, Basement |
| sqm | Square Meters | Area, Site |
| Unk | Unknown | Date of Sale/Time |
| VA | Veterans Administration | Sale or Financing Concessions |
| w | Withdrawn Date | Date of Sale/Time |
| wo | Walk Out Basement | Basement & Finished Rooms Below Grade |
| Woods | Woods View | View |
| Wtr | Water View | View |
| WtrFr | Water Frontage | Location |
| wu | Walk Up Basement | Basement & Finished Rooms Below Grade |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | File No. | 4791343223 | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

## APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

## Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- 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.
- Unless otherwise indicated, 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 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.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

## Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: **0 to 90 days**

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

## Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I, Kenneth Williams, have not performed any services involving the Subject property within the 3 years prior to this assignment.

**APPRAISER:**

Signature: 
Name: Kenneth Williams
SC Certified Residential Appraiser
State Certification #: 3505
or State License #:
State: SC Expiration Date of Certification or License: 06/30/2026
Date of Signature and Report: 11/26/2024
Effective Date of Appraisal: 11/22/2024
Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 11/22/2024

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature:
Name:
State Certification #:
or State License #:
State: Expiration Date of Certification or License:
Date of Signature:
Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable):

File No. 4791343223

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

# ADDITIONAL ASSUMPTIONS, LIMITING CONDITIONS, AND CERTIFICATION

**Intended User**
The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

**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. The appraisal is based on "market value" of the subject property and thus cannot be utilized for any other purposes including but not limited to; insured value, divorce, tax abatements, buying/selling decisions, estate settlements or any other use other than the intended use.

**Reliance on the report**
The borrower's or any party's listed in certification #23 reliance on the appraisal is limited to the mortgage finance transaction. The appraisal shall not be relied on for any other use.

**Appraiser Independence Statement**
No, employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the lender/ client and state licensing board.

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. No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

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 to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

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.

**USPAP (Uniform Standards of Professional Practice)**
The appraisal assignment report was developed and completed in accordance with the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP). USPAP is a set of national Standards that is applicable for most U.S. appraisals. USPAP is developed by the Appraisal Standards Board (ASB) of The Appraisal Foundation. USPAP includes:

- Definitions - which establish the application of certain terminology in USPAP.
- Ethics Rule - which sets forth the requirements for integrity, impartiality, objectivity, independent judgment, and ethical conduct.
- Record Keeping Rule - which establishes the workfile requirements for appraisal and appraisal review assignments.
- Competency Rule - which presents pre-assignment and assignment conditions for knowledge and experience.
- Scope of Work Rule - which presents obligations related to problem identification, research, and analyses.
- Jurisdictional Exception Rule - which preserves the balance of USPAP if a portion is contrary to law or public policy of a jurisdiction.

**FIRREA**
This appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989. For further reference, visit: www.asc.gov/resources/references/title-ix

**UAD (Uniform Appraisal Dataset)**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Olga Aquino & Jacob Hernandez | | | | | | |
| Property Address | 4614 Bessemer Ct | | | | | | |
| City | Boiling Springs | County | Spartanburg | State | SC | Zip Code | 29316 |
| Lender/Client | CitiBank, N.A. | | | | | | |

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. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. See "UAD Definitions Addendum" in this report for more information.

**USPS Standard**
The appraiser must identify the subject property by its complete property address and legal description. The appraiser must enter the physical property address, including the unit number for a condo, in a format that conforms to the United States Postal Service (USPS) address standards in Publication 28 – Postal Addressing Standards (pub28) for complete addresses. Address standards can be found at usps.com. The subject address must be populated consistently throughout the form.

The address/location information for the subject, comparable sales, and listings is obtained from the Standardized/U.S. Postal Service Census Department information via the Ala Mode (Aurora) mapping software and downloaded automatically from online into the report and verified by this appraiser via tax/public records. The data is assumed to be the MOST accurate/correct as it is directly from the Standardized/U.S. Postal Service and Census Department and may differ from the MLS listings and/or the order.

**Appraisal Inspection Conditions**
This appraisal report is not a home inspection. It does not guarantee or imply that the house is free of defects. The appraiser is not a home inspector. It is suggested that the borrower secure a professional inspection of the property and take the necessary steps to insure the house is acceptable to them prior to closing escrow. Note: The term "Inspected" within this appraisal report shall be deemed to mean "VIEWED." The appraiser is not a professional home inspector or environmental inspector. The appraiser can only view reasonably accessible areas of the property in order to observe the overall condition. The appraiser is not qualified to warrant the mechanical, electrical, structure/roof, foundation, or any condition of any part or whole of the subject property.

The appraiser is not qualified to report on the quality of various systems present in the home. The Appraiser assumes no responsibility for determining the electrical service capacity. The Appraiser is not qualified in such matters. The Appraiser assumes no responsibility for the verification of the type, quantity, or quality of insulation, if any, used in the improvements. The Appraiser assumes no responsibility for the adequacy, capacity or operating status of mechanical equipment or systems including, but not limited to, electrical, heating, cooling, plumbing, sewers, septic systems, water supply, etc. The appraiser is not an environmental or hazardous waste expert or inspector. The Appraiser is not qualified to detect such substances. The appraisal was prepared based on the assumption that no such substances exist at the subject property. The Appraiser assumes no responsibility for determining whether or not flood insurance is required. The Appraiser attempted to review what was considered to be the most recent FEMA maps available. The appraiser assumes no responsibility for the accuracy of the FEMA maps. The Appraiser is not a surveyor, nor an expert in legal matters. The Appraiser assumes no responsibility for the legal description or the accuracy of any boundary issues, including easements and/or encroachments. The Appraiser is not an expert, and cannot be relied upon to determine building code and /or zoning code violations that might exist at the subject property.

It is assumed that the property is in compliance with all applicable federal, state and local laws, ordinances, regulations, building standards, use restrictions and zoning unless the lack of compliance is stated in the appraisal report. Determining and reporting on such compliance were not part of the scope of work for this assignment.

The appraiser has not made any inspection or survey of the property to determine if it is in conformity with the Americans with Disabilities Act (ADA) or similar state or local laws or ordinances. It is possible that such an inspection or survey of the property or an analysis of the applicable legal requirements could reveal that the property is not in compliance with one or more of the requirements of the ADA or similar laws or ordinances. If so, this could have a negative effect on the value and use of the property.

**Personal Property**
There was no personal property given contributory value for the subject or the comparable sales.

**Living Area and Public Records**
The living area in this report may differ from the public records living area for the subject. The subject was carefully measured at the time of inspection to verify the living area utilizing ANSI - Z765-2021 methodology. Appraiser cannot affirm the assessor measured under the same method. Due to the assessor often having inaccurate records for living area, the appraiser's measured/reported living area for the subject may differ from public records. Therefore, the living area reported by the appraiser is considered to be the most reliable source for living area and is utilized for the purpose of this appraisal report.

**Site Section Conditions**
Appraiser is entitled to rely upon information provided by third parties deemed to be reliable. Appraiser cannot independently verify the accuracy of information provided and cannot be held responsible for any information later found to be inaccurate.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render the property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering or

other studies that may be required to discover them. Such matters were not part of the scope of work for this assignment.

It is assumed that use of the land and improvements and their construction is confined within the boundaries or property lines of the subject property and that there are no encroachments or trespasses unless noted in the appraisal report. Determining and reporting encroachments or trespasses were not within the scope of work for this assignment.

It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, safe for use, and sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. Determining and reporting on such matters were not part of the scope of work for this assignment.

Unless otherwise stated in this report, the past or current existence of hazardous materials or environmental contamination on, below or near the subject property was not observed or known by the appraiser. The appraiser, however, is not qualified to detect such substances or to make determinations about their presence. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials or environmental contamination may affect the value of the property. Unless otherwise stated, the value estimated is predicated on the assumption that there is no such material or contamination on, below or affecting the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering assistance required to discover them. The intended user is urged to retain an expert in this field, if desired.

**Geographic Competency**
This assignment requires geographic competency as part of the scope of work. I have knowledge and experience in appraising this type of property in this market area and 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. I have spent sufficient time in the subject's market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

**SALES COMPARISON APPROACH**

**Comparable Photographs**
The comparable photographs presented in this report have either been provided by the appraiser or extracted from a database of recent property photographs. There are no requirements or guidelines stating that only the appraiser can take and provide photographs within the report. Pursuant to the Scope of Work the appraiser has inspected each of the comparable sales from at least the street. When utilized, MLS photos provide an accurate representation of the comparable at the time of the listing and may not always be "seasonally" current. It is not uncommon for properties to be updated or renovated after purchase, therefore a current photograph may not be a true representation of the exterior at the time of sale.

**Comparable Sale Property Data**
Comparable property data was generally obtained from third-party sources including but not limited to the local MLS, County Assessor, Township Assessor, online resources and additional public data sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

**COST APPROACH**

**Cost Approach Conditions**
If developed, the cost approach has only been developed by the appraiser as an analysis to support their opinion of the property`s market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. An appraisal completed for a lender/client in connection with mortgage lending should not be used or relied on for insurance purposes. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

# Appraiser License/Certification



South Carolina Department of Labor, Licensing and Regulation
**Real Estate Appraisers Board**
CERTIFIES THAT:
**KENNETH S WILLIAMS**
IS AUTHORIZED TO PRACTICE
**Certified Residential Appraiser**

LICENSE NO.
**AB .3505 CR**

EXPIRATION DATE: 06/30/2026

To verify current license status, go to http://verify.llronline.com/LicLookup/LookupMain.aspx

# Errors & Omissions Insurance

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

## REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

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

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

**PLEASE READ THIS POLICY CAREFULLY.**

| | |
|---|---|
| **Policy Number:** | PRA-2RE-2005096 **Renewal of:** PRA-2RE-2000131 |
| **1.Named Insured:** | True Footage, Inc<br>(including **Predecessor Entities** and **DBA**'s) |
| **2.Physical Address:** | 2401 E 6th St, Suite 3037-380 Austin, TX, 78702 |
| **3.Mailing Address:** | 2401 E 6th St, Suite 3037-380 Austin, TX, 78702 |
| **4.Policy Period:** | **From:** 12/03/2023 **To:** 12/03/2024<br>12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above |
| **5.Limit of Liability:** | **A. Per Claim:** $1,000,000 **B. Aggregate:** $2,000,000 |
| **6.Deductible:** | $15,000 **Each Claim** |
| **7.Policy Premium:** | $38,776.00 |
| **8.State Taxes/Surcharges:** | $0.00 |
| **9.Retroactive Date:** | 07/19/2021 |
| **10.Notice to Company:** | Notice of a Claim or Potential Claim should be sent to:<br>Hudson Insurance Group<br>100 William Street, 5th Floor<br>New York, NY 10038<br>Fax: (646)-216-3786<br>Email: hudsonclaims300@hudsoninsgroup.com |
| **11.Program Administrator:** | Riverton Insurance Agency Corp. |
| **12.Agent/Broker:** | OREP Insurance Services, LLC (888) 347-5273 |

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

**President** **Secretary**