

**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

231 S Howell A & B

Rocky Mount, NC 27804

**FOR:**

Peoples Bank  
PO BOX 467, 518 West C Street  
Newton, NC 28658

**AS OF:**

07/11/2021

**BY:**

Lee Currin

**Supplemental Addendum**

File No. CB-62904

Client	Peoples Bank					
Property Address	231 S Howell St					
City	Rocky Mount	County	Nash	State	NC	Zip Code 27804
Client	Peoples Bank					

**The purpose of this appraisal is to estimate the market value of the subject property. Market value is defined herein. Unless otherwise stated in the body of the report, the source of the definition of market value is in the Code of Federal Regulations 12 C.F.R. § 323.2 (g).**

- This report is intended for use **only** by the lender/client identified in this report. Use of this report by others is not intended by the appraiser.
- This appraisal is to be used to assist the lender in evaluating the subject property as security for a mortgage loan or to assist the client in evaluating the subject property as part of a decision making process. This appraisal was developed and the report was prepared solely for the use, benefit and guidance of the lender/client.

**SCOPE OF WORK:**

The appraisal is based on information gathered by the appraiser from public records, other identified sources, inspection of the subject property and its neighborhood, and selection of comparable sales from within the subject market area. The data are believed reliable. Where desirable for clarity and/or verification purposes, the source of information has been identified. Data believed to be unreliable have not been included in this report nor were they used in analyses leading to a value conclusion unless the reasoning behind their use is clearly explained and the item(s) believed unreliable identified.

- The estimate of reproduction or replacement cost is based on Marshall & Swift Residential Cost Handbook and/or market abstraction or extraction, and is supplemented by my knowledge of the local market.
- Physical depreciation, when applicable, is based on the estimated effective age of the subject property, estimated cost to cure, and/or abstraction/extraction from market transactions. Functional and/or external obsolescence, where present, is specifically addressed in the appraisal report or its addenda. In arriving at my opinion of site value, I have relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction/extraction of site values from sale of improved properties.
- The subject property is located in an area of primarily owner occupied residential properties. Motivation for purchase is not typically the receipt of rental income. The income approach is not believed meaningful or applicable. For these reasons, the income approach has been omitted.

**HIGHEST AND BEST USE-SUPPORT AND RATIONALE**

- The use of the real estate that is the subject of this appraisal is single family residential as of the effective date of value. The use of the real estate reflected in the appraisal was residential.
- Existing residential use is a permitted use and properties in the subject market area are residential in character. This use is believed to be physically possible and financially feasible. I have considered and analyzed information about existing uses in the market area of the subject property and, where applicable, reasonably probable and proximate, modifications of such uses. In my opinion, highest and best use of the site as if vacant and available is single family residential and of the property as currently improved is single family residential.

**HYPOTHETICAL CONDITION(S) (if applicable)**

If the subject property is proposed or under construction, the appraisal is based on plans and specifications submitted to me or from personal observations and measurements on the subject property site. The appraisal is based on the hypothetical condition that improvements have been satisfactorily completed as of the effective date in accordance with these plans and specifications and/or other extraordinary assumptions relied upon and described herein. If the improvements when completed show substantive difference(s) from what is indicated in the plans and specifications and/or other descriptions in the report, the opinion of value may be invalid.

**MISCELLANEOUS OTHER:**

- The flood zone maps provided by FEMA show limited detail and definition. Precise location of the subject property is difficult at best and often impossible. The only way to make certain of the subject location in relation to any identified FEMA/HUD flood hazard zone is to have a survey of the property showing elevations. I am not qualified to make a survey or flood determination. Please see Statement of Limiting Conditions and Appraiser's Certification, paragraph 3.
- My inspection was limited to a visual inspection of exposed surfaces and their materials for the purpose of estimating value. It is assumed that the dwelling is structurally sound and free of the presence of wood destroying organisms. Mechanical equipment and appliances are assumed to be in working order and performing the function for which they were intended. However, I do not have the expertise to grant any assurances as to condition or continued operation. No representations or warranties of structural soundness, well, septic system, fungal (mold) infestation, compliance with codes, laws and/or regulations; performance of components (mechanical or other), etc. are to be implied or intended. It is recommended that the services of an expert be utilized if further assurance is desired as to the condition and operation of components, equipment, appliances, etc.

No representation is made or implied herein as to the subject's compliance with applicable building codes and/or other applicable laws, regulations, codes, etc. My value opinion is specifically contingent upon property complying in all respects with all applicable codes and regulations. Noncompliance with any applicable laws, codes or regulations and/or construction with structural defects will invalidate my value opinion.

- Site appears to be in compliance with zoning as to size and use. Site dimensions may not represent precise dimensions unless obtained from the survey. Site area calculation is an approximation. Site dimensions, area calculation, conformity to zoning, and/or the existence of easements, encroachments, etc which were not readily apparent to me are subject to verification by current "as built" survey.

Digital signatures and seals, if used, are password-protected and are faithful and accurate representations of the originals.

## 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.



### Small Residential Income Property Appraisal Report

File # CB-62904

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.

<b>PROPERTY ADDRESS</b>	231 S Howell St	<b>CITY</b>	Rocky Mount	<b>STATE</b>	NC	<b>ZIP CODE</b>	27804
<b>BORROWER</b>	MADLYD HOLDINGS LLC	<b>OWNER OF PUBLIC RECORD</b>	MADLYD HOLDINGS LLC	<b>COUNTY</b>	Nash		
<b>LEGAL DESCRIPTION</b>	36 11 9						
<b>ASSESSOR'S PARCEL #</b>	3759-06-39-6971	<b>TAX YEAR</b>	2021	<b>R.E. TAXES \$</b>	144		
<b>NEIGHBORHOOD NAME</b>	Villa Place	<b>MAP REFERENCE</b>	40580	<b>CENSUS TRACT</b>	0104.00		
<b>OCCUPANT</b>	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	<b>SPECIAL ASSESSMENTS \$</b>	0.0	<input type="checkbox"/> PUD	<b>HOA \$</b>	<input type="checkbox"/> per year	<input type="checkbox"/> per month
<b>PROPERTY RIGHTS APPRAISED</b>	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
<b>ASSIGNMENT TYPE</b>	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
<b>LENDER/CLIENT</b>	Peoples Bank	<b>ADDRESS</b>	PO BOX 467, 518 West C Street, Newton, NC 28658				
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). <b>Site Inspection, Tax Records, MLS</b>							

<b>CONTRACT</b>	I <input type="checkbox"/> did <input type="checkbox"/> 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.						
	<b>Contract Price \$</b>	<b>Date of Contract</b>	<b>Is the property seller the owner of public record?</b>		<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Data Source(s)</b>	
	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? <input type="checkbox"/> Yes <input type="checkbox"/> No						
	If Yes, report the total dollar amount and describe the items to be paid.						

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

Neighborhood Characteristics		2-4 Unit Housing Trends			2-4 Unit Housing			Present Land Use %	
<b>Location</b>	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Property Values</b>	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<b>PRICE</b>	<b>AGE</b>	<b>One-Unit</b>	75 %		
<b>Built-Up</b>	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<b>Demand/Supply</b>	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<b>\$ (000)</b>	<b>(yrs)</b>	<b>2-4 Unit</b>	15 %		
<b>Growth</b>	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<b>Marketing Time</b>	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	<b>8</b>	<b>Low</b>	<b>Multi-Family</b>	5 %		
<b>Neighborhood Boundaries</b>	Boundaries include Hwy 64 north, Hwy 97 south, Hwy 301 east, Shady Circle			<b>200</b>	<b>High</b>	<b>Commercial</b>	5 %		
<b>Dr west.</b>				<b>150</b>	<b>Pred.</b>	<b>75</b>	<b>Other</b> %		

**Neighborhood Description** Outlook and market conditions are average with ample conventional financing available from local lenders. Buy downs and concessions are generally not common for this type properties. The neighborhood has public utilities available and environmental and noise levels are considered to be normal. Subject property is convenient to employment, shopping, parks, etc

**Market Conditions (including support for the above conclusions)** General market in subject area is stable. Vacancies rates in the area typically average 1%-2%, 1% is typical. Demand is currently average for rental units in the area.

<b>SITE</b>	<b>Dimensions</b>	50 x 140	<b>Area</b>	7,000 sf	<b>Shape</b>	Rectangular	<b>View</b>	Residential
	<b>Specific Zoning Classification</b>	R6	<b>Zoning Description</b>	Residential				
	<b>Zoning Compliance</b>	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
	<b>Utilities</b>	<b>Public</b>	<b>Other (describe)</b>	<b>Public</b>	<b>Other (describe)</b>	<b>Off-site Improvements - Type</b>		
	<b>Electricity</b>	<input checked="" type="checkbox"/>		<b>Water</b>	<input checked="" type="checkbox"/>	<b>Street</b>	<b>Asphalt</b>	<input checked="" type="checkbox"/> <b>Private</b>
	<b>Gas</b>	<input checked="" type="checkbox"/>		<b>Sanitary Sewer</b>	<input checked="" type="checkbox"/>	<b>Alley</b>	<b>None</b>	<input type="checkbox"/> <b>Private</b>
	<b>FEMA Special Flood Hazard Area</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>FEMA Flood Zone</b>	<input checked="" type="checkbox"/> X	<b>FEMA Map #</b>	37127C3758K		
	Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
	<b>The size, shape, and landscaping of this site is typical of sites in this neighborhood. No apparent adverse easements, encroachments, special assessments, slide areas, etc. negatively affect the subject's value.</b>							

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
<b>Units</b>	<input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		<b>Foundation Walls</b>	<b>Blk-Brk/Avg</b>		<b>Floors</b>	<b>Wd/Cpt/Tile/New</b>			
<b>Accessory Unit (describe below)</b>		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		<b>Exterior Walls</b>	<b>Brick/VG</b>		<b>Walls</b>	<b>DW/VG</b>			
<b># of Stories</b>	1 # of bldgs. 1	<b>Basement Area</b>	0 sq.ft.	<b>Roof Surface</b>	<b>CS/New</b>		<b>Trim/Finish</b>	<b>Wood/New</b>			
<b>Type</b>	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<b>Basement Finish</b>	0 %	<b>Gutters &amp; Downspouts</b>	<b>None</b>		<b>Bath Floor</b>	<b>Tile/New</b>			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		<b>Window Type</b>	<b>InsulNew</b>		<b>Bath Wainscot</b>	<b>Tile /New</b>			
<b>Design (Style)</b>	Duplex	<b>Evidence of</b>	<input type="checkbox"/> Infestation	<b>Storm Sash/Insulated</b>	<b>Yes/New</b>		<b>Car Storage</b>				
<b>Year Built</b>	1958	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		<b>Screens</b>	<b>Yes/New</b>		<input checked="" type="checkbox"/> None	<b># of Cars</b>			
<b>Effective Age (Yrs)</b>	35	<b>Heating/Cooling</b>		<b>Amenities</b>		<input type="checkbox"/> Driveway	<b># of Cars</b>				
<b>Attic</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		<b>Fireplace(s) #</b>	0	<b>Woodstove(s) #</b>	0	<b>Driveway Surface</b>	<b>Grvl/Street</b>		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other <input type="checkbox"/> Fuel <b>Gas</b>		<b>Patio/Deck</b>	<b>None</b>		<input type="checkbox"/> Fence <b>None</b>	<b>Garage</b>	<b># of Cars</b>		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		<b>Cooling</b>	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool <b>None</b>	<input checked="" type="checkbox"/> Porch	<b>4</b>		<input type="checkbox"/> Carport	<b># of Cars</b>		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Other				<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
<b># of Appliances</b>	Refrigerator 2	Range/Oven 2	Dishwasher	Disposal	Microwave	Washer/Dryer	Other (describe)				
<b>Unit # 1 contains:</b>	4 Rooms	2 Bedrooms	1 Bath(s)	801	Square Feet of Gross Living Area						
<b>Unit # 2 contains:</b>	4 Rooms	2 Bedrooms	1 Bath(s)	801	Square Feet of Gross Living Area						
<b>Unit # 3 contains:</b>	Rooms	Bedrooms	Bath(s)	Square Feet of Gross Living Area							
<b>Unit # 4 contains:</b>	Rooms	Bedrooms	Bath(s)	Square Feet of Gross Living Area							
<b>Additional features (special energy efficient items, etc.).</b> Typical Duplex unit for the area.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).											
Property has been completely painted on the interior, new HVAC, new kitchen appliances, flooring, fixtures, countertops(solid surface), cabinetry, plumbing/lighting, new roof, windows etc..											

### Small Residential Income Property Appraisal Report

File # CB-62904

**IMPROVEMENTS**

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.

Is the property subject to rent control?  Yes  No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	231 S Howell St Rocky Mount, NC 27804	700-704 Cascade Ave Rocky Mount, NC 27804			421-423 Park Ave Rocky Mount, NC 27801			1621 Cypress St Rocky Mount, NC 27801			
Proximity to Subject		1.23 miles SW			1.15 miles E			1.65 miles SE			
Current Monthly Rent	\$ 1,725	\$ 900			\$ 900			\$ 875			
Rent/Gross Bldg. Area	\$ 1.08 sq.ft.	\$ 0.51 sq.ft.			\$ 0.51 sq.ft.			\$ 0.59 sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	Property Manager	Property Manager			Property Manager			Property Manager			
Date of Lease(s)	Monthly	Monthly			Monthly			Monthly			
Location	Suburban	Suburban			Suburban			Suburban			
Actual Age	64	38			40			39			
Condition	C2	C4			C4			C4			
Gross Building Area	1,602	1,762			1,762			1,484			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	1,602	Tot Br Ba	1,762	900	Tot Br Ba	1,762	900	Tot Br Ba	1,484	875
Unit # 1	4 2 1	801	4 2 1	881	\$ 450	4 2 1	881	\$ 450	4 2 1	742	\$ 450
Unit # 2	4 2 1	801	4 2 1	881	\$ 450	4 2 1	881	\$ 450	4 2 1	742	\$ 425
Unit # 3					\$			\$			\$
Unit # 4					\$			\$			\$
Utilities Included	None	None			None			None			
porches/patio	vprch-4	stoops			porch/stoop			cv porch2/stoops			
Driveways	Grvl	Grvl			Grvl			Grvl			

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)

Information on the above comparables was obtained from Nash County Tax Office local property managers, Flex MLS as well as Appraiser's own personal knowledge of the rental market in the area. Comps are similar in size, amenities, and construction.

**Rent Schedule:** The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents		Total Rents	Opinion of Market Rent		Total Rents
	Lease Date	Per Unit	Unfurnished	Furnished		Unfurnished	Furnished	
1	Monthly	Monthly	\$ 875	\$	\$ 875	\$ 875	\$	\$ 875
2	Monthly	Monthly	850		850	850		850
3								
4								
Comment on lease data			Total Actual Monthly Rent		\$ 1,725	Total Gross Monthly Rent		\$ 1,725
with vacancy rate below typically below 5%.			Other Monthly Income (itemize)		\$ 0	Other Monthly Income (itemize)		\$ 0
			Total Actual Monthly Income		\$ 1,725	Total Estimated Monthly Income		\$ 1,725

Utilities included in estimated rents  Electric  Water  Sewer  Gas  Oil  Trash collection  Cable  Other **None included**

Comments on actual or estimated rents and other monthly income (including personal property)

Actual Rents used-information provided by Owner. Current rent appears to below market rent. Rental rates have been increasing over the previous 24 months as the Rocky Mount area continues to expand. Comps provide are typical of the market area.

**SUBJECT RENT SCHEDULE**

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) **Corelogic Public Records**

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) **Tax Office, Property Managers, Owner**

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	1/10/2022			
Price of Prior Sale/Transfer	118,500			
Data Source(s)	Corelogic Public Records	Tax Office, MLS	Tax Office, MLS	Tax Office, MLS
Effective Date of Data Source(s)	07/23/2022	07/23/2022	07/23/2022	07/23/2022

Analysis of prior sale or transfer history of the subject property and comparable sales

Corelogic public records indicate the subject's most recent transfer occurred on 1/10/2022 (warranty deed - doc #3189-160 recorded on 1/11/2022)

### Small Residential Income Property Appraisal Report

File # CB-62904

There are <b>7</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>10,000</b> to \$ <b>98,000</b>												
There are <b>9</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>8,500</b> to \$ <b>101,500</b>												
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address		231 S Howell St Rocky Mount, NC 27804		3806 Chase Rd NW Wilson, NC 27896			3805 Chase Rd NW Wilson, NC 27896			815-817 Paul St Rocky Mount, NC 27801		
Proximity to Subject		14.98 miles SW		15.00 miles SW			1.08 miles SW					
Sale Price		\$		\$ 160,000			\$ 160,000			\$ 140,000		
Sale Price/Gross Bldg. Area		\$		74.98 sq.ft.			72.99 sq.ft.			\$ 70.00 sq.ft.		
Gross Monthly Rent		\$ 1,725		\$ 1,120			\$ 1,120			\$ 1,120		
Gross Rent Multiplier				142.86			142.86			125.00		
Price per Unit		\$		80,000			80,000			\$ 70,000		
Price per Room		\$		16,000			20,000			\$ 14,000		
Price per Bedroom		\$		40,000			40,000			\$ 35,000		
Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Data Source(s)				100303546			100303546			100058539		
Verification Source(s)				Tax Office; DOM 3			Tax Office; DOM 3			Tax Office; DOM 54		
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sale or Financing				Cash			Cash			Cash		
Concessions				None			None			None		
Date of Sale/Time				12/17/2021			12/17/2021			07/07/2022		
Location		Suburban		Suburban			Suburban			Suburban		
Leasehold/Fee Simple		Fee Simple		Fee Simple			Fee Simple			Fee Simple		
Site		7,000 sf		9148			9593 sf			8712 sf		
View		Residential		Residential			Residential			Residential		
Design (Style)		Duplex		Duplex			Duplex			Duplex		
Quality of Construction		Average/BV		Average/BV			Average/BV			Average/BV		
Actual Age		64		21			71			0		
Condition		C2		C2			C2			C2		
Gross Building Area		1,602		2,134			2,192			2,000		
Unit Breakdown		Total Bdrms Baths		Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Unit # 1		4 2 1		5 2 2			4 2 2			4 2 1		
Unit # 2		4 2 1		5 2 2			4 2 2			6 2 2		
Unit # 3												
Unit # 4										+2,500		
Basement Description		0		0			0			0		
Basement Finished Rooms		0		0			0			0		
Functional Utility		Average		Average			Average			Average		
Heating/Cooling		FWA/CAC		FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items		Typical		Typical			Typical			Typical		
Parking On/Off Site		On Site		On Site			On Site			On Site		
Porch/Patio/Deck		pch(4)		cv pch(2)stoop			+800 cv pch(2)stoop			+800 pch2/dk2		
FP/fence		None		2			-800			-800 None		
Driveway/Strg		Street		CncrtDr			-1,200 CncrtDr			-1,200 CncrtDr		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -12,180			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -13,050		
Adjusted Sale Price of Comparables				Net Adj. 7.6 %			Net Adj. 8.2 %			Net Adj. 5.8 %		
				Gross Adj. 8.6 %			Gross Adj. 9.2 %			Gross Adj. 9.4 %		
Adjusted Price Per Unit				\$ 73,910			\$ 73,475			\$ 65,915		
Adjusted Price Per Room				\$ 14,782			\$ 18,369			\$ 13,183		
Adjusted Price Per Bedrm				\$ 36,955			\$ 36,738			\$ 32,958		
Value per Unit		\$ 69,500 X 2		Units = \$ 139,000			\$ 86.77 X 1,602		GBA = \$ 139,006			
Value per Rm.		\$ 17,375 X 8		Rooms = \$ 139,000			\$ 34,750 X 4		Bdrms. = \$ 139,000			
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. <span style="float: right;">Subject property is located in the city limits of Rocky Mount. Site adjustment is based on difference in lot size and/or land value of each comp site as compared to subject site. Site adjustment based on previous land sales data in conjunction with Nash County tax records. No age adjustment due to similar effective ages. SF adjustment @\$15/ft., bedroom @\$1000, bath @\$1500. Comps further adjusted +/- as compared to subject property's amenities. All comps considered in the final estimate with most weight given to comp #2 and #3 due to lower net/gross adjustment.</span>												
Indicated Value by Sales Comparison Approach \$		140,000										
Total gross monthly rent \$		1,725 X gross rent multiplier (GRM)		92.2 = \$ 159,045			Indicated value by the Income Approach					
Comments on income approach including reconciliation of the GRM <span style="float: right;">Income Approach (GRM) calculated using actual market rents. CONSIDERATION TO BOTH INCOME AND SALES APPROACHES..</span>												
Indicated Value by:		Sales Comparison Approach \$		140,000			Income Approach \$		159,045		Cost Approach (if developed) \$	
											154,629	
A indicated valuation range is offered by the 3 Approaches. The Income Approach is considered in the estimate of value in combination with SCA. The Cost Approach is not considered an accurate indicator of market value due to the age of the subject.												
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: <b>Appraisal is made as is.</b>												
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 \$ <b>152,000</b> , as of <b>07/11/2022</b> , which is the date of inspection and the effective date of this appraisal.												



### Small Residential Income Property Appraisal Report

File # CB-62904

**SALES COMPARISON APPROACH:**  
 Subject property is below predominate value but well within the overall range. It is not uncommon for this type of home to be in the lower or upper range of market value and not be considered an under or over improvement. This has no adverse effect on the subjects value or marketability.

**COMPARABLE SEARCH AND RESULTS:**  
 Search for comparable sales for the subject was initially conducted in the Flex MLS using the 90 day date of sale time frame and 1 mile radius. No comparable sales were located within the previous search criteria. Search for comparables was then expanded to a 6 month date of sale then 12 month and 5 mile radius to locate remaining comps used in the report. Appraiser's selection criteria included homes with similar GLA, amenities, and lot size in the selection process as found available on the MLS.

**GENERAL CHARACTERISTICS:**  
 The neighborhood surrounding the subject is typical of Edgecombe County and consists of single family residences, multi-family, and vacant land. Major traffic corridors, employment, schools, shopping and other support facilities are within market accepted proximity. The subject site has a moderate elevation variation and appears to have adequate drainage. There is no evidence of any soil or subsoil problems, and an analysis of FEMA floodplain maps indicates that the property is not contained in a floodplain. Easements on the site include those for electricity and telephone, and are typical for the area.

Appraiser notes those areas lacking bracketing such as but not limited to sales price, GLA, garage features, age, across the board adjustments, and amenities, etc is due to the lack of available comps for comparison in the designated subject market area. Appraiser also notes sales parameters have been extended beyond normal guidelines in order to determine if additional sales data is available to bracket line items of a given report. Extending search parameters beyond current market will provide data not consistent with the subject property or considered comparable w/o excessive adjustments and assumptions. Line items adjustments used in the report are based upon paired sales analysis from either current or previous sales data or both as well as the Appraiser's knowledge of the market area.

**EXPOSURE TIME:** 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.  
 Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. As information, the Fannie Mae definition of market value includes exposure time, so it is required for any appraisal where the Fannie Mae definition is used, such as lender work. Exposure Time: 4 months.

I certify, as the Appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction. I have no current or prospective interest in the subject property or the parties involved and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment.

Comp #2 and #3 although located in adjacent town have similar market values as comps found in the Rocky Mount market and routinely used when considered more compared to subject property(reduce excessive net/gross adjustments).

No prior services performed on the subject property.  
 Square Footage-Method for Calculating ANSI Z765-2021.

ADDITIONAL COMMENTS

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)		Lot values based upon local sales from MLS, and county tax records.	
ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE
Source of cost data	M&S		DWELLING 1,602 Sq.Ft. @ \$ 117.25 = \$ 187,835
Quality rating from cost service	M&S	Effective date of cost data 2021	0 Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross building area calculations, depreciation, etc.)			= \$
n/a			Garage/Carport Sq.Ft. @ \$ = \$
			Total Estimate of Cost-New = \$ 187,835
			Less Physical Functional External
Depreciation 48,706			= \$( 48,706)
Depreciated Cost of Improvements			= \$ 139,129
"As-is" Value of Site Improvements			= \$ 5,000
Estimated Remaining Economic Life (HUD and VA only) 100 Years			INDICATED VALUE BY COST APPROACH = \$ 154,629

COST APPROACH

**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.

PUD INFORMATION

## Small Residential Income Property Appraisal Report

File # CB-62904

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

## Small Residential Income Property Appraisal Report

File # CB-62904

## 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, including all units. 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 and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, 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.

Small Residential Income Property Appraisal Report

File # CB-62904

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:

- 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.
- 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.
- 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.
- 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.
- 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 Lee Currin  
 Signature   
 Name Lee Currin  
 Company Name Currin Appraisals, Inc.  
 Company Address 1220 Tavern Landing, Rocky Mount, NC 27804  
 Telephone Number (252) 903-9657  
 Email Address lcurren@suddenlink.net  
 Date of Signature and Report 07/26/2022  
 Effective Date of Appraisal 07/11/2022  
 State Certification # A4775  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State NC  
 Expiration Date of Certification or License 06/30/2023



SUPERVISORY APPRAISER (ONLY IF REQUIRED)  
 Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

ADDRESS OF PROPERTY APPRAISED  
231 S Howell St  
Rocky Mount, NC 27804  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 152,000

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 \_\_\_\_\_

LENDER/CLIENT  
 Name CBRES  
 Company Name Peoples Bank  
 Company Address PO BOX 467, 518 West C Street, Newton, NC 28658  
 Email Address \_\_\_\_\_

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

**Subject Photo Page**

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						

**Subject Front**

231 S Howell St  
 Sales Price  
 Gross Building Area 1,602  
 Age 64

**Subject Rear****Subject Street**

### Subject Photo Page

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						



#### Family-Unit A

231 S Howell St  
Sales Price  
Gross Building Area 1,602  
Age 64



#### Bedroom



#### Bath

### Subject Photo Page

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						



#### Kitchen

231 S Howell St  
Sales Price  
Gross Building Area 1,602  
Age 64



#### Bedroom



#### Family-Unit B



**Subject Photo Page**

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						

**Bedroom**

231 S Howell St  
 Sales Price  
 Gross Building Area 1,602  
 Age 64

**Bedroom****Bath**



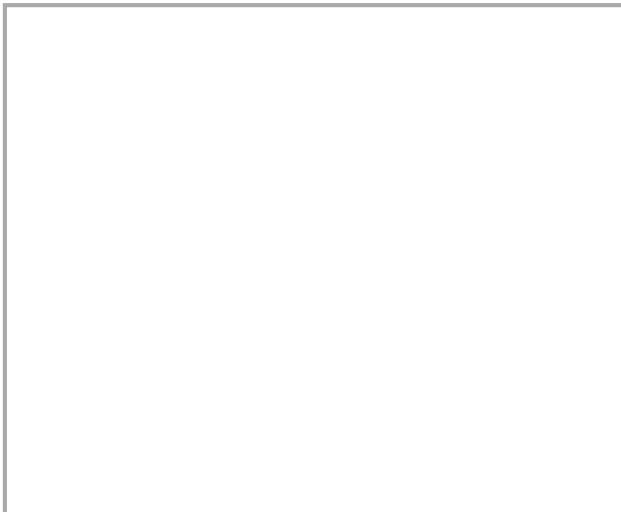
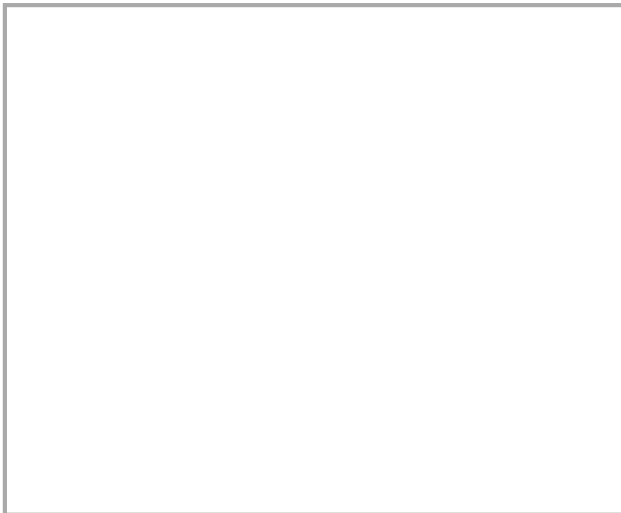
### Subject Photo Page

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						



### Kitchen

216-218 CLAYTON ST  
Sales Price  
Gross Building Area 1,602  
Age 64



**Rental Photo Page**

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						

**Rental 1**

700-704 Cascade Ave  
 Proximity to Subject. 1.23 miles SW  
 GBA 1,762  
 Age/Year Built 38

**Rental 2**

421-423 Park Ave  
 Proximity to subject. 1.15 miles E  
 GBA 1,762  
 Age/Year Built 40

**Rental 3**

1621 Cypress St A & B  
 Proximity to subject. 1.65 miles SE  
 GBA 1,484  
 Age/Year Built 39

**Comparable Photo Page**

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						

**Comparable 1**

3806 Chase Rd NW  
 Prox. to Subject 14.98 miles SW  
 Sale Price 160,000  
 Gross Living Area  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 4  
 Location Suburban  
 View Residential  
 Site 9148  
 Quality Average/BV  
 Age 21

**Comparable 2**

3805 Chase Rd NW  
 Prox. to Subject 15.00 miles SW  
 Sale Price 160,000  
 Gross Living Area  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 4  
 Location Suburban  
 View Residential  
 Site 9593 sf  
 Quality Average/BV  
 Age 65

**Comparable 3**

815-817 Paul St  
 Prox. to Subject 1.08 miles SW  
 Sale Price 140,000  
 Gross Living Area  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3  
 Location Suburban  
 View Residential  
 Site 8712 sf  
 Quality Average/Vinyl  
 Age 57



# Operating Income Statement

## One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

Property Address

231 S Howell St  
 Street

Rocky Mount  
 City

NC  
 State

27801  
 Zip Code

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Monthly	\$ _____	\$ 875	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Monthly	\$ 450	\$ 850	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 3	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____	\$ _____	\$ _____	Fuel Oil	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 4	Yes <input type="checkbox"/> No <input type="checkbox"/>	_____	\$ _____	\$ _____	Fuel (Other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total			\$ 450	\$ 1,725	Water/Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
					Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g. Applicant/Appraiser 288/300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item) Income should be based on the current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

### Annual Income and Expense Projection for Next 12 months

	By Applicant/Appraiser	Adjustments by Lender's Underwriter
<b>Income (Do not include income for owner-occupied units)</b>		
Gross Annual Rental (from unit(s) to be rented) (Market)	\$ 20,700	\$ _____
Other Income (include sources)	+	+
Total	\$ 20,700	\$ _____
Less Vacancy/Rent Loss	- 207 ( 1%)	- _____ ( %)
Effective Gross Income	\$ 20,493	\$ _____
<b>Expenses (Do not include expenses for owner-occupied units)</b>		
Electricity	0	_____
Gas	0	_____
Fuel Oil	0	_____
Fuel _____ (Type - _____)	0	_____
Water/Sewer	0	_____
Trash Removal	0	_____
Pest Control	100	_____
Other Taxes or Licenses	0	_____
Casual Labor	300	_____
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	0	_____
This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit.		
General Repairs/Maintenance	1,000	_____
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses	1,080	_____
These are the customer expenses that a professional management company would charge to manage the property.		
Supplies	100	_____
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	871	_____
Miscellaneous	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Total Operating Expenses	\$ 3,451	\$ _____

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year - such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 550 ea. +	20 Yrs. x	2 Units = \$ 55	\$
Refrigerators	@ \$ 650 ea. +	18 Yrs. x	2 Units = \$ 72	\$
Dishwashers	@ \$ 325 ea. +	10 Yrs. x	2 Units = \$ 65	\$
A/C Units	@ \$ 1,400 ea. +	10 Yrs. x	2 Units = \$ 180	\$
C. Washer/Dryers	@ \$ ea. +	Yrs. x	Units = \$	\$
HW Heaters	@ \$ 450 ea. +	25 Yrs. x	2 Units = \$ 36	\$
Furnace(s)	@ \$ 1,400 ea. +	18 Yrs. x	2 Units = \$ 156	\$
(Other)	@ \$ ea. +	Yrs. x	Units = \$	\$
Roof	@ \$ 5,200 +	40 Yrs. x One Bldg. =	\$ 130	\$
Carpeting (Wall to Wall)		Remaining Life		
(Units)	110 Total Sq. Yds. @ \$ 12.85 Per Sq. Yd. +	8 Yrs. =	\$ 177	\$
(Public Areas)	Total Sq. Yds. @ \$ Per Sq. Yd. +	Yrs. =	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)			\$ 871	\$

Operating Income Reconciliation

\$ 20,493	-	\$ 3,451	=	\$ 17,042	+ 12 =	\$ 1,420
Effective Gross Income		Total Operating Expenses		Operating Income		Monthly Operating Income
\$ 1,420	-	unavailable	=	\$ 1,420		
Monthly Operating Income		Monthly Housing Expense		Net Cash Flow		

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income.

Appraiser's Comments (Including sources for data and rationale for the projections)

Rents provided are current rents. Market rent is \$475-\$525

Lee Currin  
Appraiser Name

*Lee Currin*  
Appraiser Signature

07/26/2022  
Date

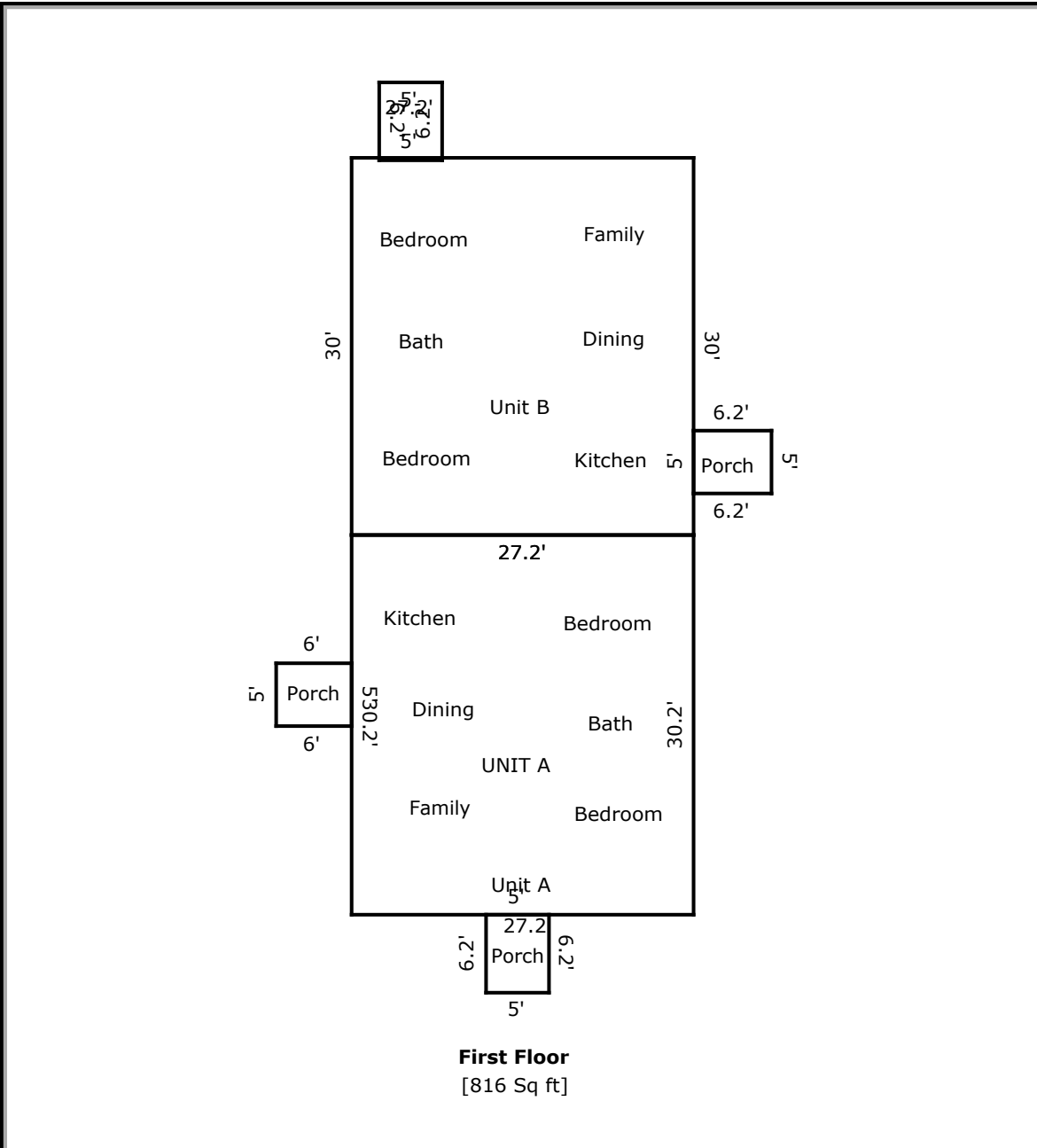


Underwriter's Comments and Rationale for Adjustments

Underwriter Name Underwriter Signature Date

### Building Sketch

Client	Peoples Bank				
Property Address	231 S Howell St				
City	Rocky Mount	County	Nash	State	NC
				Zip Code	27804
Client	Peoples Bank				



TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

Living Area	Calculation Details		
Undefined Area	821.44 Sq ft		$27.2 \times 30.2 = 821.44$
First Floor	816 Sq ft		$27.2 \times 30 = 816$
<b>Total Living Area (Rounded):</b>	<b>1637 Sq ft</b>		
Non-living Area			
Undefined Area	30 Sq ft	$5 \times 6 =$	30
Undefined Area	31 Sq ft	$5 \times 6.2 =$	31
Open Porch	31 Sq ft	$5 \times 6.2 =$	31
Open Porch	31 Sq ft	$5 \times 6.2 =$	31

## E&amp;O



301 E. Fourth Street, Cincinnati, OH 45202

**DECLARATIONS**  
for  
**REAL ESTATE APPRAISERS**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED  
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

 Great American Assurance CompanyNote: The Insurance Company selected above shall herein be referred to as the **Company**.Policy Number: **RAP3665756-22**Renewal of: **RAP3665756-21**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**  
**100 River Ridge Drive, Suite 301 Norwood, MA 02062**

Item 1. **Named Insured:** **Lee Curin**

Item 2. **Address:** **1220 Tavern Landing**  
City, State, Zip Code: **Rocky Mount, NC 27804**

Item 3. **Policy Period:** From 07/12/2022 To 07/12/2023  
(Month, Day, Year) (Month, Day, Year)  
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 500,000 **Damages** Limit of Liability – Each Claim  
B. \$ 500,000 **Claim Expenses** Limit of Liability – Each Claim  
C. \$ 1,000,000 **Damages** Limit of Liability – Policy Aggregate  
D. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ 0.00 Each Claim  
B. \$ 0.00 Aggregate

Item 6. **Premium:** \$ **617.00**Item 7. **Retroactive Date (if applicable):** **07/12/2001**Item 8. **Forms, Notices and Endorsements attached:**

**D42100 (03/15) D42300 NC (05/13) IL7324 (07/21)**  
**D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)**  
**D42414 (08/19)**

*Reza A. Maghsoori*  
Authorized Representative

D42101 (03/15)

Page 1 of 1



# License

**NORTH CAROLINA APPRAISAL BOARD**

**APPRAISER QUALIFICATION CARD**  
REGISTRATION / LICENSE / CERTIFICATE HOLDER

22 23

<b>A4775</b> APPRAISER NUMBER	<b>C</b> TYPE	<b>Y</b> NATIONAL REGISTRY
----------------------------------	------------------	-------------------------------

Appraiser's Signature: *R Lee Currin* Executive Director's Signature: *[Signature]*

**EXPIRES JUNE 30, 2023**

### Location Map

Client	Peoples Bank						
Property Address	231 S Howell St						
City	Rocky Mount	County	Nash	State	NC	Zip Code	27804
Client	Peoples Bank						





### Aerial Map

Client	Peoples Bank				
Property Address	231 S Howell St				
City	Rocky Mount	County	Nash	State	NC
				Zip Code	27804
Client	Peoples Bank				

