

APPRAISAL OF REAL PROPERTY

LOCATED AT

516 Ferrell St
Cary, NC 27513
Deed Book 12586, Page 801 Wake County Registry

FOR

Wake County Board of Education
1429 Rock Quarry Road
Raleigh, NC 27610

OPINION OF VALUE

\$105,000

AS OF

May 16, 2017

BY

B. Carter Kennemur, CCIM
Certified General Real Estate Appraiser A4776
805 N Wakefield Street
Zebulon, NC 27597-2342
(919) 269-6400
kennemur@nc.rr.com

Letter of Transmittal

05/19/2017

Wake County Board of Education
1429 Rock Quarry Road, Suite 116
Raleigh, NC

Re: Property: 516 Ferrell St
Cary, NC 27513
Borrower: Wake County Board of Education
File No.: WCBOE-516 Ferrell

Opinion of Value: \$ 105,000
Effective Date: May 16, 2017

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached. The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The appraiser has not physically inspected the subject property, at the request of the client. Appraised value is based on the extraordinary assumption that the home is habitable, and similar in room count, quality, and updates to the comparable sales utilized herein. Information taken from tax records, including square footage, is assumed to be correct. The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,




B. Carter Kennemur, CCIM
Certified General Real Estate Appraiser
License or Certification #: A4776
State: NC Expires: 06/30/2017
kennemur@nc.rr.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	516 Ferrell St
	Legal Description	Deed Book 12586, Page 801 Wake County Registry
	City	Cary
	County	Wake
	State	NC
	Zip Code	27513
	Census Tract	0535.20
	Map Reference	39580
PRICE & DATE	Contract Price	\$ 100,000
	Date of Contract	Pending
PARTIES	Borrower	Wake County Board of Education
	Owner	Melesca A. Wimbish
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,068
	Price per Square Foot	\$ 93.63
	Location	Average
	Age	97 years
	Condition	Average
	Total Rooms	5
	Bedrooms	2
	Baths	1
APPRAISER	Appraiser	B. Carter Kennemur, CCIM
	Effective Date of Appraisal	May 16, 2017
VALUE	Opinion of Value	\$ 105,000

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. WCBOE-516 Ferrell

UNIFORM RESIDENTIAL APPRAISAL REPORT										File No. WCB0E-516 Ferrell			
Property Description		Property Address 516 Ferrell St		City Cary		State NC		Zip Code 27513					
		Legal Description Deed Book 12586, Page 801 Wake County Registry				County Wake							
		Assessor's Parcel No. 0764-53-6443		Tax Year 2016		R.E. Taxes \$ 1,025.96		Special Assessments \$ N/A					
SUBJECT	Borrower Wake County Board of Education		Current Owner Melesca A. Wimbish				Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant						
	Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only)		HOA \$ N/A /Mo.								
	Neighborhood or Project Name Town of Cary		Map Reference 39580		Census Tract 0535.20								
		Sale Price \$ 100,000		Date of Sale Pending		Description and \$ amount of loan charges/concessions to be paid by seller None							
		Lender/Client Wake County Board of Education		Address 1429 Rock Quarry Road, Suite 116, Raleigh, NC									
		Appraiser B. Carter Kennemur, CCIM		Address 805 N Wakefield St, Zebulon, NC 27597-2342									
NEIGHBORHOOD	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant occupancy		Single family housing		Present land use %		Land use change				
	Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				PRICE \$ (000) AGE (yrs)		One family 70						
	Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Owner		75 Low 0		2-4 family 5		<input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely				
	Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Tenant		2,000 High 100		Multi-family 5		To: _____				
	Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply		<input checked="" type="checkbox"/> Vacant (0-5%)		Predominant		Commercial 20						
	Marketing time <input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.		<input type="checkbox"/> Vac.(over 5%)		340 30		N/A 0						
	Note: Race and the racial composition of the neighborhood are not appraisal factors.												
	Neighborhood boundaries and characteristics: The subject property's neighborhood is defined as property located within the Town limits of Cary, North Carolina.												
	Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):												
	Subject property is in an average location, with typical access to local amenities. Employment in the area is stable. Appeal to market is average. The subject property shares two borders with a Wake County public elementary school.												
Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):													
Good sources of financing are available. Marketing time is estimated at 1-3 months. Property values are stable. Financing concessions of up to 3% of purchase price are considered typical.													
PUD	Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A												
		Approximate total number of units in the subject project N/A		Approximate total number of units for sale in the subject project N/A									
		Describe common elements and recreational facilities: N/A											
SITE	Dimensions 100' x 160' x 100' x 148'						Topography Gently sloping						
	Site area 0.38 acres Corner Lot <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						Size Average						
	Specific zoning classification and description TC Town Center						Shape Rectangular						
	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning						Drainage Appears Adequate						
	Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)						View School/Average						
	Utilities Public Other		Off-site Improvements Type Public Private		Landscaping Average								
	Electricity <input checked="" type="checkbox"/>		Street Asphalt <input checked="" type="checkbox"/>		Driveway Surface Earth								
	Gas <input type="checkbox"/> Unknown		Curb/gutter None <input type="checkbox"/>		Apparent easements None noted								
	Water <input checked="" type="checkbox"/>		Sidewalk None <input type="checkbox"/>		FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
	Sanitary sewer <input checked="" type="checkbox"/>		Street lights Electric <input checked="" type="checkbox"/>		FEMA Zone X Map Date 05/02/2006								
Storm sewer <input checked="" type="checkbox"/>		Alley None <input type="checkbox"/>		FEMA Map No. 37183C0764J									
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): No apparent adverse easements or encroachments noted. No special assessments known. Proximity to school does not appear to affect marketability.													
DESCRIPTION OF IMPROVEMENTS	GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION				
	No. of Units 1		Foundation Block		Slab N/A		Area Sq. Ft. N/A		Roof <input type="checkbox"/>				
	No. of Stories 1		Exterior Walls Aluminum Sdg		Crawl Space Partial		% Finished 0		Ceiling <input type="checkbox"/>				
	Type (Det./Att.) Detached		Roof Surface Shingle		Basement Partial		Ceiling N/A		Walls <input type="checkbox"/>				
	Design (Style) Traditional		Gutters & Dwnspts. None		Sump Pump Unknown		Walls N/A		Floor <input type="checkbox"/>				
	Existing/Proposed Existing		Window Type DH Wooden		Dampness Unknown		Floor N/A		None <input type="checkbox"/>				
	Age (Yrs.) 97		Storm/Screens Screens/SD		Settlement Unknown		Outside Entry N/A		Unknown <input checked="" type="checkbox"/>				
	Effective Age (Yrs.) 56		Manufactured House No		Infestation Unknown								
	ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
	Basement												N/A
Level 1												1,068	
Level 2													
Finished area above grade contains: 5 Rooms; 2 Bedroom(s); 1 Bath(s); 1,068 Square Feet of Gross Living Area													
INTERIOR Materials/Condition		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:			
Floors	Unknown/Typical	Type	FWA	Refrigerator	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>	Fireplace(s) # 0	<input type="checkbox"/>	None	<input checked="" type="checkbox"/>		
Walls	Unknown/Typical	Fuel	Unknown	Range/Oven	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio N/A	<input type="checkbox"/>	Garage		# of cars	
Trim/Finish	Unknown/Typical	Condition	Average	Disposal	<input type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Deck N/A	<input type="checkbox"/>	Attached			
Bath Floor	Unknown/Typical	COOLING		Dishwasher	<input type="checkbox"/>	Scuttle	<input type="checkbox"/>	Porch Front	<input checked="" type="checkbox"/>	Detached			
Bath Wainscot	Unknown/Typical	Central	Yes	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence N/A	<input type="checkbox"/>	Built-In			
Doors	Unknown/Typical	Other	N/A	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool N/A	<input type="checkbox"/>	Carport			
		Condition	Average	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>	Enclosed Porch	<input checked="" type="checkbox"/>	Driveway	2 car		
COMMENTS	Additional features (special energy efficient items, etc.): None noted.												

COST APPROACH	ESTIMATED SITE VALUE		= \$	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Due to the age of the subject structure, the Cost Approach to Value is not supportable, and was therefore not developed.	
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:				
	Dwelling 1,068 Sq. Ft. @\$				= \$
	Sq. Ft. @\$				=
				=
	Garage/Carport Sq. Ft. @\$				=
	Total Estimated Cost New				= \$
	Less Physical Functional External				
	Depreciation				= \$
	Depreciated Value of Improvements				= \$
"As-is" Value of Site Improvements			= \$		
INDICATED VALUE BY COST APPROACH			= \$	N/A	

SALES COMPARISON ANALYSIS	ITEM	SUBJECT			COMPARABLE NO. 1				COMPARABLE NO. 2				COMPARABLE NO. 3			
	516 Ferrell St				414 Willow St				2217 Stephens Rd				2221 Stephens Rd			
	Address Cary, NC 27513				Cary, NC 27511				Cary, NC 27518				Cary, NC 27518			
	Proximity to Subject				0.83 miles SW				3.10 miles SE				3.10 miles SE			
	Sales Price	\$ 100,000					\$ 95,000				\$ 105,000				\$ 127,900	
	Price/Gross Living Area	\$ 93.63 $\frac{\text{sq ft}}{\text{unit}}$			\$ 88.62 $\frac{\text{sq ft}}{\text{unit}}$				\$ 107.58 $\frac{\text{sq ft}}{\text{unit}}$				\$ 98.38 $\frac{\text{sq ft}}{\text{unit}}$			
	Data and/or Verification Source	Street Inspection/ Public Records			TMLS/Public Records				TMLS/Public Records				TMLS/Public Records			
	VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION		+ (-)\$ Adjust.		DESCRIPTION		+ (-)\$ Adjust.		DESCRIPTION		+ (-)\$ Adjust.	
	Sales or Financing Concessions				None				\$3,255 Seller Paid Closing				None			
	Date of Sale/Time				August 2016				March 2016				June 2016			
	Location	Average			Average				Average				Average			
	Leasehold/Fee Simple	Fee Simple			Fee Simple				Fee Simple				Fee Simple			
	Site	0.38 acres			0.26 acres				0.32 acres				0.37 acres			
	View	School/Average			Residential/Avg				Residential/Avg				Residential/Avg			
	Design and Appeal	1-story/Average			1-story/Average				1-story/Average				1-story/Average			
	Quality of Construction	Siding/Average			Siding/Average				Siding/Average				Siding/Average			
	Age	97 years			66 years				83 years				58 years			
	Condition	Average			Average				Average				Average			
	Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
	Room Count	5	2	1	5	2	1		5	2	1		7	3	1.5	-1,500
	Gross Living Area	1,068 Sq. Ft.			1,072 Sq. Ft.		-160		976 Sq. Ft.		+3,680		1,300 Sq. Ft.		-9,280	
	Basement & Finished Rooms Below Grade	0			0				0				0			
	Functional Utility	Average			Average				Average				Average			
	Heating/Cooling	FWA/CAC			FWA/CAC				FWA/CAC				FWA/CAC			
	Energy Efficient Items	Average			Average				Average				Average			
	Garage/Carport	None			None				None				None			
	Porch, Patio, Deck, Fireplace(s), etc.	Pch/Enc.Pch			Stoop/ScreenPch				Porch/Deck				Porch/Deck			
		0			0				0				0			
	Fence, Pool, etc.	None			Fence		-500		Storage/Shed		-1,000		Fence/Shed		-1,000	
	Driveway	Gravel/Earth			Concrete		-1,000		Concrete		-1,000		Gravel/Earth			
Net Adj. (total)				<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ -1,660		<input checked="" type="checkbox"/> +	<input type="checkbox"/> -	\$ 1,680		<input type="checkbox"/> +	<input checked="" type="checkbox"/> -	\$ -11,780		
Adjusted Sales Price of Comparable						\$ 93,340				\$ 106,680				\$ 116,120		

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Sales comparisons were considered to be the best available, and all were located in similar neighborhoods. Seller paid closing costs of up to 3% of sales price are typical for the market. Half bathrooms were adjusted at \$1,500 each. Heated living area was adjusted at \$40.00 per square foot. Additional adjustments were made for differences in exterior amenities and driveways.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	No Prior Transfer Past Three Years Public Records	No Prior Transfer Past Three Years Public Records	July 2015 Estate Transfer Public Records	No Prior Transfer Past Three Years Public Records

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject property is currently under contract for sale, with a stated purchase price of \$100,000. The appraiser was provided with a copy of the purchase contract.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 105,000
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

RECONCILIATION	This appraisal is made <input type="checkbox"/> "as is" <input checked="" type="checkbox"/> subject to the repairs, alterations, inspections or conditions listed below <input type="checkbox"/> subject to completion per plans & specifications.	
	Conditions of Appraisal: Appraised value is based on the extraordinary assumption that the home is habitable, and similar in room count, quality, and updates to the comparable sales utilized herein. Information taken from tax records, including square footage, is assumed to be correct.	
	Final Reconciliation: Equal weight was given to each comparable sale. Cost and Income Approaches to Value are not applicable.	
	The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).	
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF May 16, 2017	
	(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 105,000	
	APPRaiser: B. Carter Kennemur	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
	Signature	Signature <input type="checkbox"/> Did <input type="checkbox"/> Did Not
	Name B. Carter Kennemur, CCIM	Name Inspect Property
	Date Report Signed 05/19/2017	Date Report Signed
State Certification # A4776	State Certification #	
Or State License #	Or State License #	

Subject Photo Page

Borrower	Wake County Board of Education					
Property Address	516 Ferrell St					
City	Cary	County	Wake	State	NC	Zip Code 27513
Owner	Melesca A. Wimbish					



Subject Front

516 Ferrell St	
Sales Price	100,000
Gross Living Area	1,068
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Average
View	School/Average
Site	0.38 acres
Quality	Siding/Average
Age	97 years

Subject Rear



Subject Street

Comparable Photo Page

Borrower	Wake County Board of Education				
Property Address	516 Ferrell St				
City	Cary	County	Wake	State	NC
Owner	Melesca A. Wimbish		Zip Code	27513	



Comparable 1

414 Willow St	
Prox. to Subject	0.83 miles SW
Sale Price	95,000
Gross Living Area	1,072
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Average
View	Residential/Avg
Site	0.26 acres
Quality	Siding/Average
Age	66 years



Comparable 2

2217 Stephens Rd	
Prox. to Subject	3.10 miles SE
Sale Price	105,000
Gross Living Area	976
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Average
View	Residential/Avg
Site	0.32 acres
Quality	Siding/Average
Age	83 years

* Wood fence added after purchase.



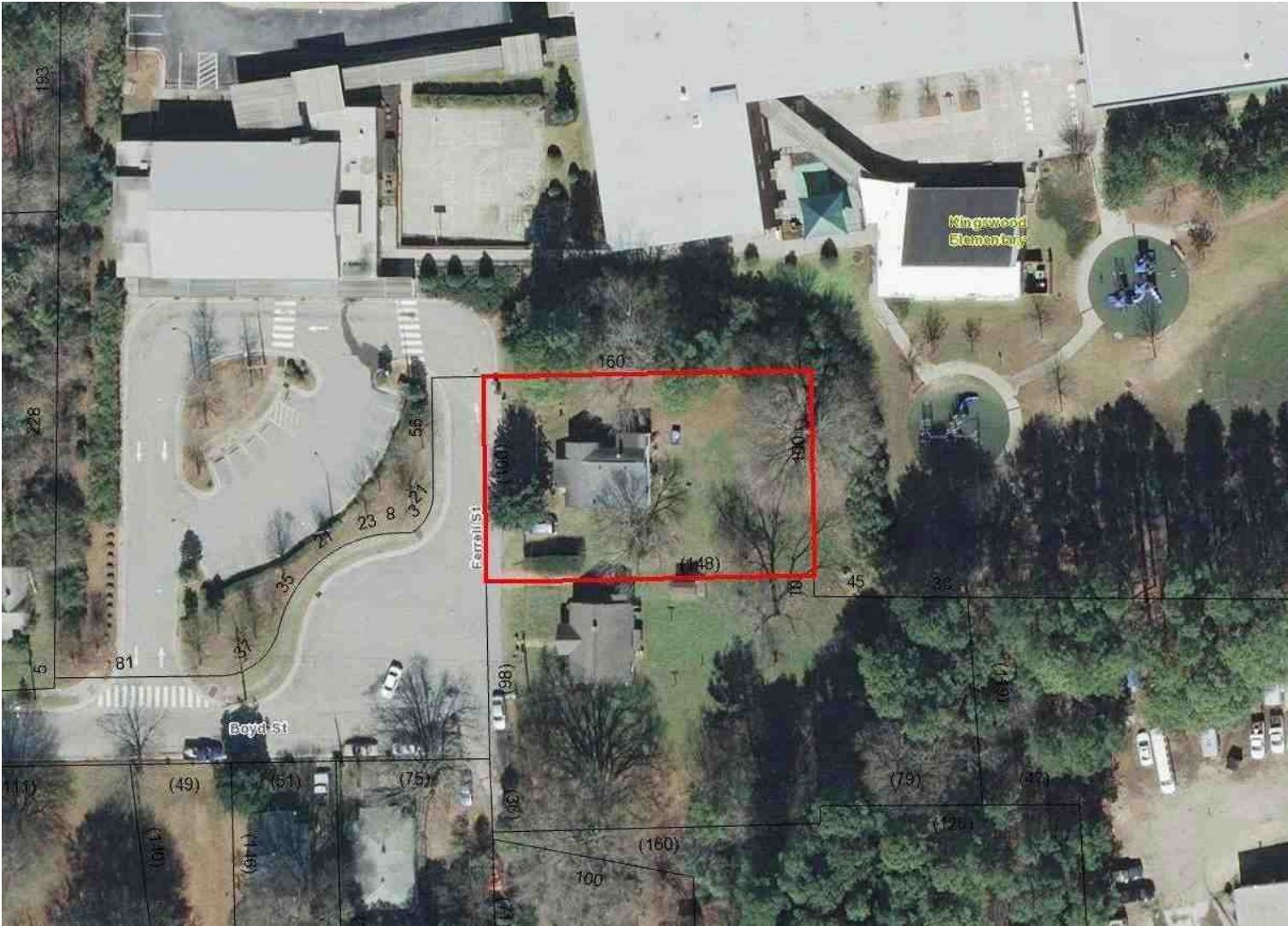
Comparable 3

2221 Stephens Rd	
Prox. to Subject	3.10 miles SE
Sale Price	127,900
Gross Living Area	1,300
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.5
Location	Average
View	Residential/Avg
Site	0.37 acres
Quality	Siding/Average
Age	58 years

* Home has been renovated since purchase.

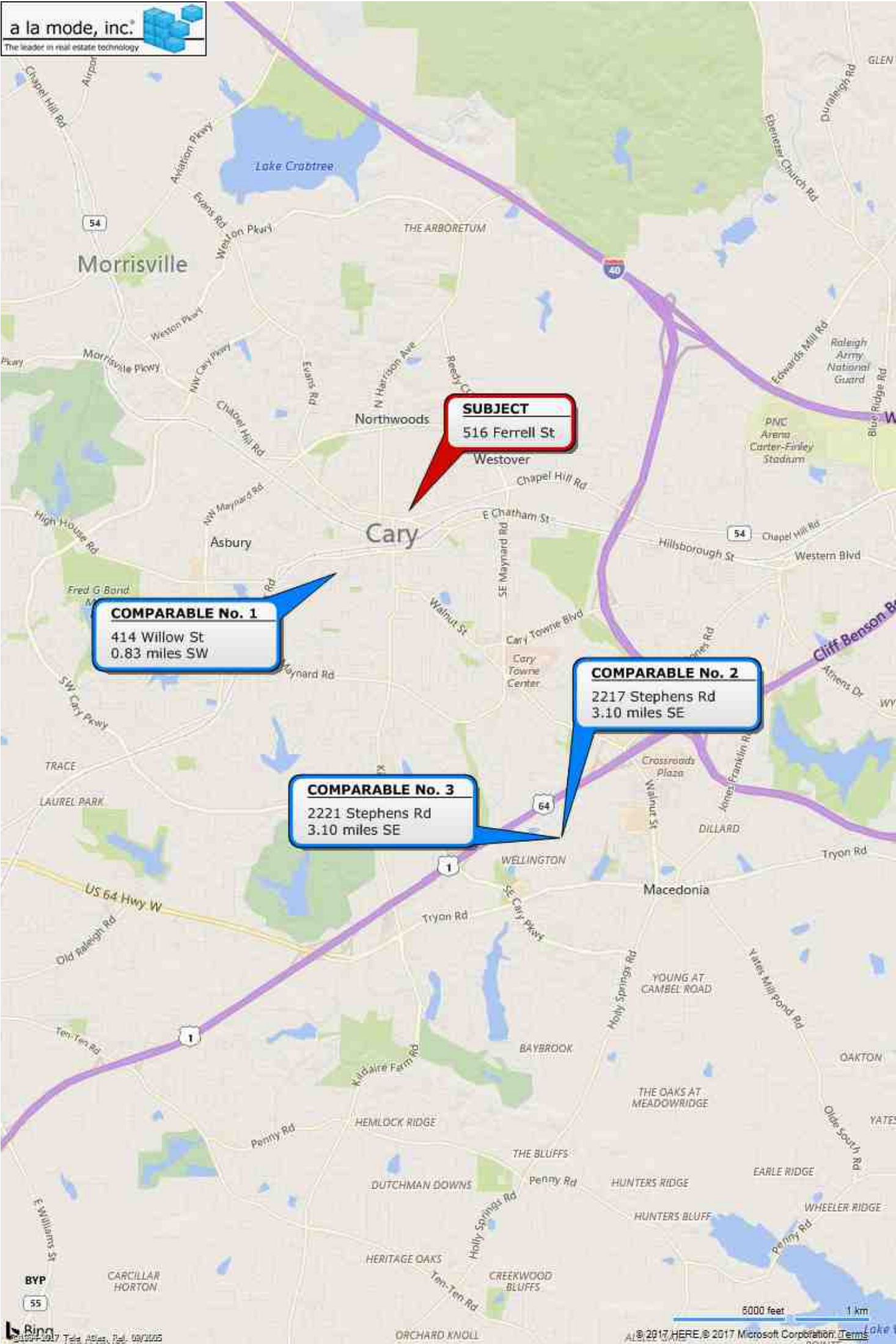
Aerial Tax Map

Borrower	Wake County Board of Education				
Property Address	516 Ferrell St				
City	Cary	County	Wake	State	NC
Owner	Melesca A. Wimbish			Zip Code	27513



Comparable Sales Location Map

Borrower	Wake County Board of Education				
Property Address	516 Ferrell St				
City	Cary	County	Wake	State	NC
Owner	Melesca A. Wimbish			Zip Code	27513



Borrower	Wake County Board of Education			File No. WCBOE-516 Ferrell	
Property Address	516 Ferrell St				
City	Cary	County	Wake	State	NC Zip Code 27513
Owner	Melesca A. Wimbish				

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 by the specified client or intended user.)

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: Less than 3 months.

Comments on Appraisal and Report Identification

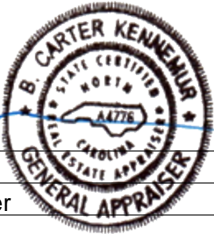
Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The appraiser has not physically inspected the subject property, at the request of the client. Appraised value is based on the extraordinary assumption that the home is habitable, and similar in room count, quality, and updates to the comparable sales utilized herein. Information taken from tax records, including square footage, is assumed to be correct. The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

This appraisal has been prepared for the use of the Wake County Board of Education, to assist in evaluating the subject property for the purpose of a potential purchase.

APPRAISER:

Signature: B. Carter Kennemur
Name: B. Carter Kennemur, CCIM
Certified General Real Estate Appraiser
State Certification #: A4776
or State License #:
State: NC Expiration Date of Certification or License: 06/30/2017
Date of Signature and Report: 05/19/2017
Effective Date of Appraisal: May 16, 2017
Inspection of Subject: ☒ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): May 16, 2017



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): _____

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 they consider their own best interests; (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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

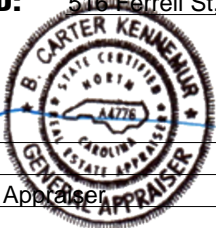
1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

- 1. The statements of fact contained in this report are true and correct.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. 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.
- 8. 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.
- 9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
- 10. 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).

ADDRESS OF PROPERTY ANALYZED: 516 Ferrell St, Cary, NC 27513

APPRaiser: B. Carter Kennemur
Signature: _____
Name: B. Carter Kennemur, CCIM
Title: Certified General Real Estate Appraiser
State Certification #: A4776
or State License #: _____
State: NC Expiration Date of Certification or License: 06/30/2017
Date Signed: 05/19/2017



SUPERVISORY or CO-APPRAISER (if applicable):
Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
☐ Did ☐ Did Not Inspect Property