

Class Valuation

Alternate Valuation Product Suite



Products

AVM

Automated Valuation Model

Fast and reliable: Obtain fast and accurate property valuations using advanced algorithms leveraging extensive data sources for reliable and precise valuations.

BPO (Broker Price Opinion)

Agent property inspection with a value included

Benefit from expert insights: Gain in-depth property value analysis from experienced brokers.

AVM + PCR

Automated Valuation Model + Property Condition Report

Fast, accurate, and insightful: Get quick and reliable AVM results combined with a detailed property condition report to ensure credibility.

Class Evaluation

Analyst assisted AVM

Technology meets experience: Combine the power of analyst-assisted AVM with an interior or exterior inspection for a comprehensive valuation.

Limited Desktop

PCR + Appraiser limited desktop analysis with valuation included

Unmatched precision: Get the most accurate valuations through a true appraisal using sophisticated quantitative methods and diverse data sources. (Borrower Attestation, PCRs, Disaster Certs, Final inspections)

Borrower Led Inspection

Self-guided property documentation process

Convenient and efficient: Enable borrowers to complete required property inspections remotely through a customizable digital form, eliminating the need for third-party site visits.

CVA (Class Valuation Analysis)

Comprehensive appraisal review by licensed appraisers

Expert verification and assurance: Receive comprehensive appraisal reviews conducted by state-licensed appraisers who evaluate the supporting data and methodologies to ensure valuation accuracy and compliance.



Class Valuation Alt. Product Fees

Alternative Product	Fee	Alternative Product	Fee
AVM	\$15	Disaster Inspection - Interior	\$125
AVM + Property Condition Report - Exterior	\$75	Class Evaluation	\$95
AVM + Property Condition Report - Interior	\$85	Class Evaluation - PCR Exterior	\$135
Property Condition Report - Exterior	\$60	Class Evaluation - PCR Interior	\$175
Property Condition Report - Interior	\$85	Limited Desktop	\$125
Borrower Led Inspection	\$65	Limited Desktop - PCR Exterior	\$175
Broker Price Opinion - Exterior	\$105	Limited Desktop - PCR Interior	\$230
Broker Price Opinion - Interior	\$140	Class Valuation Analysis (CVA)	\$145
Broker Price Opinion - Land	\$105		<small>*Subject to change based on volume</small>
Disaster Inspection - Exterior	\$75		

Borrower Led Inspection Explanation



- Fast, reliable, customizable
 - Forms are 100% configurable & flexible to fit client requirements
 - Message to customer can be altered & customized
 - Includes geolocation & photo timestamps
 - 35 fraud detection tests & reverse image searches are conducted to verify images.
 - Inspection audit trail included in report.
 - Process is easy to follow, the app walks the customer through the steps to answer all required questions & provide specific photos needed to suffice lender requirements
 - Class QC team will review all reports prior to delivery to client

(1/3) Hi Nikkita, this is Matt from (AMC/Client Name) reaching out to begin the borrower led inspection process. Please answer all questions and provide photos of your property at 10402 Daufuskie Drive, Charlotte, NC, USA, to certify that no damage has been caused by the recent FEMA declared disaster

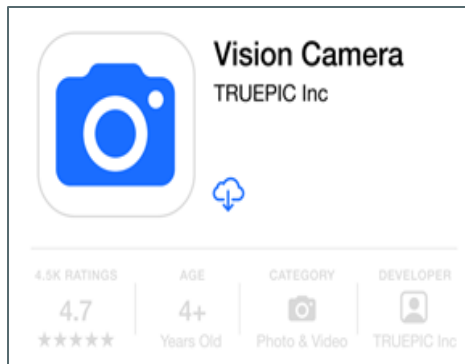
To begin, click on the following link to download the inspection app: <http://INVision.com/9Wsl1NqhESb> (<http://visionbytruepic.com/9Wsl1NqhESb>)

(3/3) Follow the onscreen instructions to capture photos. Please note, this request will expire on April 27, 2025 at 4:04 PM Eastern Daylight Time.

Thank you, and please contact us with any questions.

Name
Phone number
email
Company

Customer receives text to initiate inspection



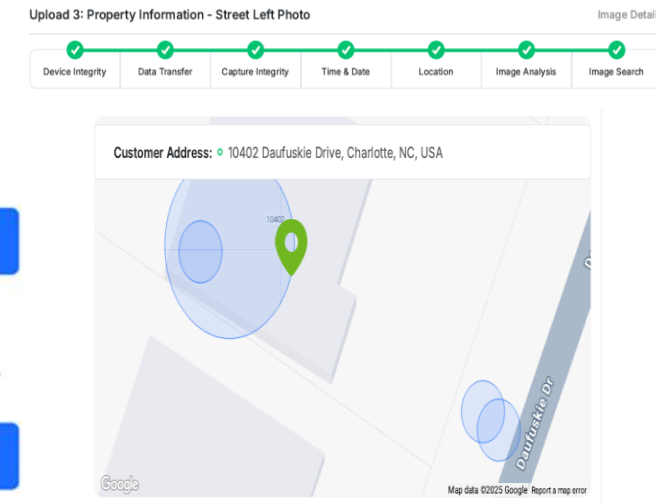
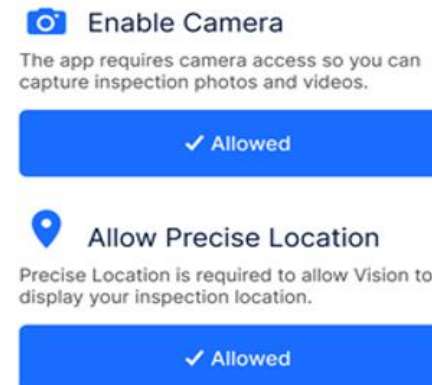
Customer clicks link & downloads app

Hello, Banks!

Let's take some photos.

☒ I agree to the [Terms of Service](#) and [Privacy Policy](#)

Customer Agrees to terms & privacy policy and allows access to their camera & location



As each photo is taken, fraud checks on images & location verification is tracked within the report



Borrower Led Inspection Example



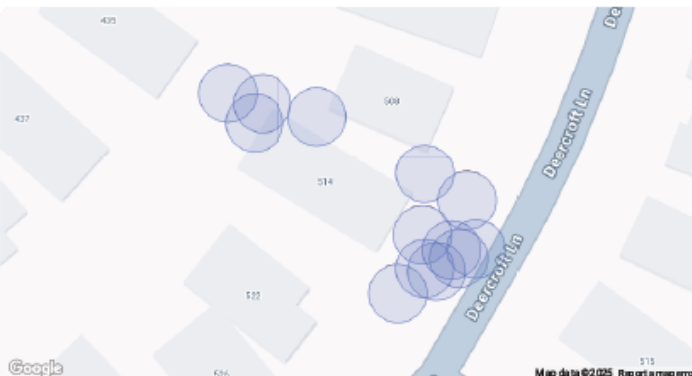
Image Verification Summary

13 total images
13 images flagged as passed

Inspection Summary

Exported on May 2, 2025

- Request Started: 11:10:53a.m. EDT on 05/02/2025
- Total Uploads: 13 uploads
- Total Passed Verification: 13 of 13 uploads passed verification



Map data ©2025 Report a map error

Prepared for Class Valuation Home Inspection on 05/02/2025 Page 1 of 25

Customer Details

Customer Name: Kavan Kirk
ID: 050225111
Phone Number: 90444496695

Comments (Please provide detailed comments if any damage is present)

Answer: There is minor damage to the lawn and fence as well as cosmetic damage to the exterior of the house.
Answer: Hurricane

Questions and Answers


34/37 answered

- q. Inspection Date
Answer: 05/02/25
- q. Inspection #
Answer: 050225111
- q. Order Date
Answer: 05/02/25
- q. Address
Answer: 514 Deercroft Ln
- q. City
Answer: Orange Park
- q. State
Answer: FL
- q. Zip
Answer: 32065
- q. County
Answer: Clay
- q. Property Type
Answer: Single Family Detached
- q. Disaster Type

Prepared for Class Valuation Home Inspection on 05/02/2025 Page 1 of 25

Image Thumbnails

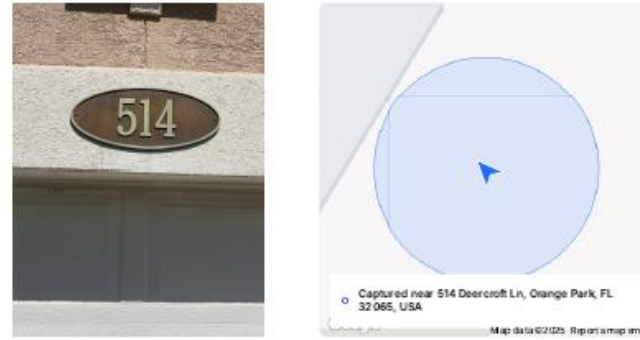
13 of 13 uploads passed verification



Upload 1: Property Photographs - Address Verification

Image Details

- Device Integrity
- Data Transfer
- Capture Integrity
- Time & Date
- Location
- Image Analysis
- Image Search



Captured near 514 Deercroft Ln, Orange Park, FL 32065, USA
Map data ©2025 Report a map error

Customer Note

N/A

Internal Note

N/A

Metadata & Sensor Information

- Server Time: 11:16:14a.m. EDT on 05/02/2025
- Device Time: 11:16:14a.m. EDT on 05/02/2025
- Geo: 30.179462669504, -81.85713459331
- Accuracy: 4 meters
- Device Make and Model: Apple iPhone14,2



Class Valuation Analysis Explanation

Streamlined Desktop Assessment: appraisal review product designed for bulk portfolio valuations, loan production quality control, and the assessment of existing appraisals.

Class Valuation Analysis (CVA): A solution designed by Class to provide lenders with an alternative to the ClearCapital CDA.

Rating Agency Recognition: Lenders and Servicers have a strong desired to use our CVA, but they request that it be recognized or approved as an accepted review product by rating agencies.

	Class Valuation Analysis	Current Market Offering
USPAP compliant		✓
Completed by a state licensed appraiser		✓
Nationwide coverage		✓
Subject transaction history		✓
Market trend data		✓
Review of underlying appraisal market conditions		✓
Review of underlying appraisal property attributes and condition		✓
Review of underlying appraisal comparable selection		✓
Review of underlying appraisal valuation methodology		✓
Reviewer's value conclusion and commentary		✓
Appraiser selected comps to support alternative value conclusion (if applicable)		✓

Contents of Report:

- Graded risk score of appraisal under review
- Review of original appraisal's content & conclusions
- Comp Grid
- Value Analysis
- Additional Appraiser-Selected Comps
- Value Commentary
- USPAP Compliant & Valuation quality questionnaire
- USPAP Compliant Appraiser signature section

Class Valuation Analysis (CVA) Example



Class Valuation Analysis



Property Address: 8034 Meadow Pasture St, N Las Vegas, NV 89085
Loan Number: 1234567890
Client/Intended User: Sample Client
Borrower Name: John Smith
Order ID: 1234567.1

Review Results

Appraisal Effective Date: 5/3/2023
Appraised Value: \$450,000
Review Value: \$500,000
Variance %: 11.11%

Risk Grades

A Low risk	Appraised value is within 10% of the review value and no items of material concern with the appraisal under review
B Moderate risk	Appraised value is within 10% of the review value and minor deficiencies having minimal impact on value were identified
C Elevated risk	Appraised value is not supported within 10% and/or contains material defects to the appraisal methodology
NR Not Reviewed	No appraisal was provided for review or the appraisal provided does not match the underlying collateral

Graded Risk Scoring of
Previous Appraised Value

Risk Grade

C

Appraisal Information

Appraisal Form:	1004		
Property Type:	Single Family Residence	Number of Units:	1
Beds:	3	Year Built:	2006
Baths:	2.1	Lot Size SQFT:	6543
Gross Living Area:	2408	Property Rights Appraised:	Fee Simple

Appraisal Review

1. Is the current use of the subject the highest and best use? Yes ☒ No ☐
2. Are the market conditions consistently and accurately described in the report? Yes ☒ No ☐
3. Are the subject's improvements accurately described and accounted for? Yes ☒ No ☐
4. Are any external obsolescence, view, or other surrounding area conditions adequately addressed if present? Yes ☒ No ☐
5. Are the selected comparables the best available with respect to characteristics and location? Yes ☐ No ☒
The selected comparables are not the most appropriate for the subject. The appraiser's selected comps are located in an inferior neighborhood that is ten years older than the subject's and located near a highway.
6. Do the adjusted values of the comparables bracket the as-is value for the subject or if not, is it adequately explained? Yes ☐ No ☒

(sampling of questions)

Appraiser Signature

Appraiser Name: Sample Appraiser
Appraiser License #: 1234567
License Expiration: 9/30/2023
Effective Date: 9/1/2023
Signature Date: 9/1/2023

Signature:

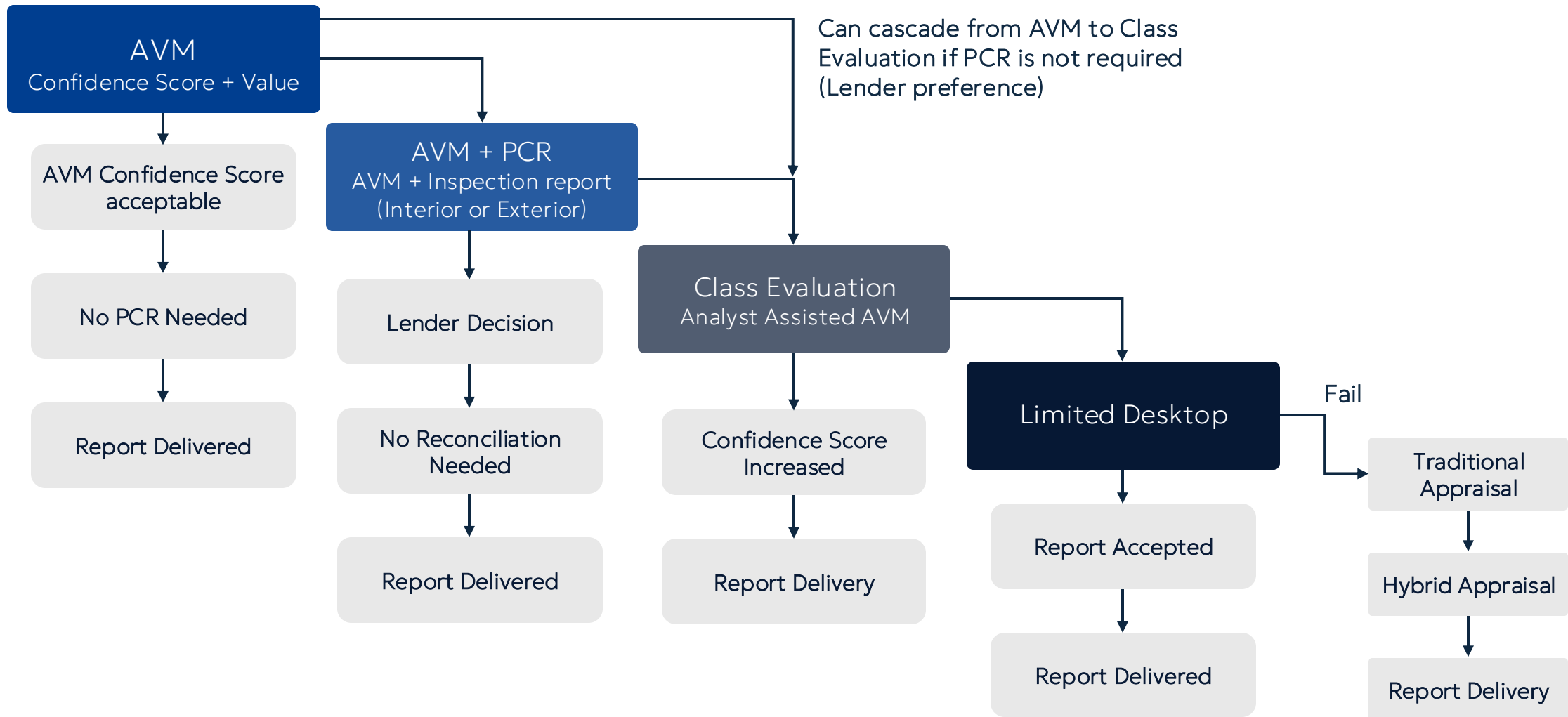
Sample Appraiser

Review Of Previous
Appraisal Content
and Conclusions



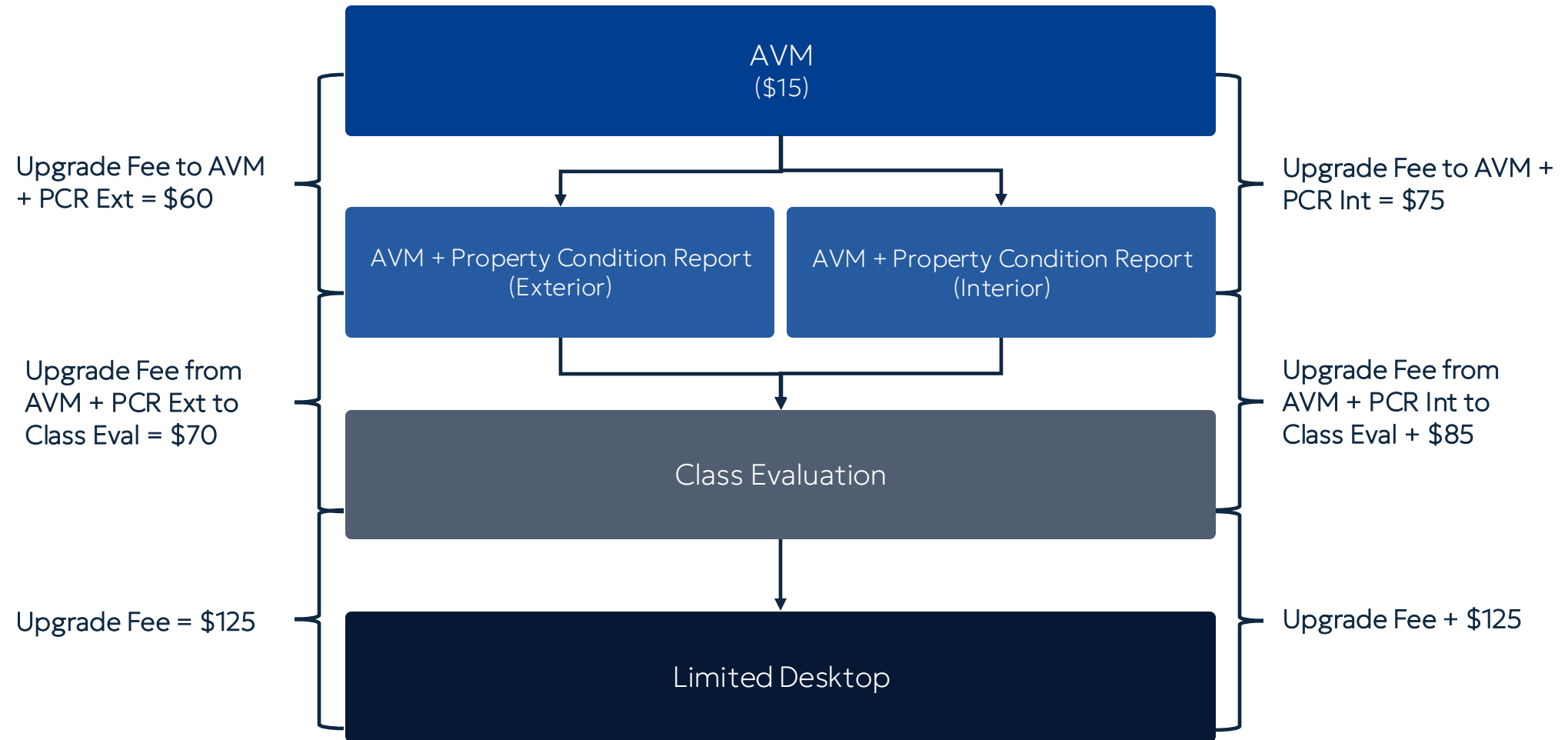


Alt. Valuation Standard Product Cascade



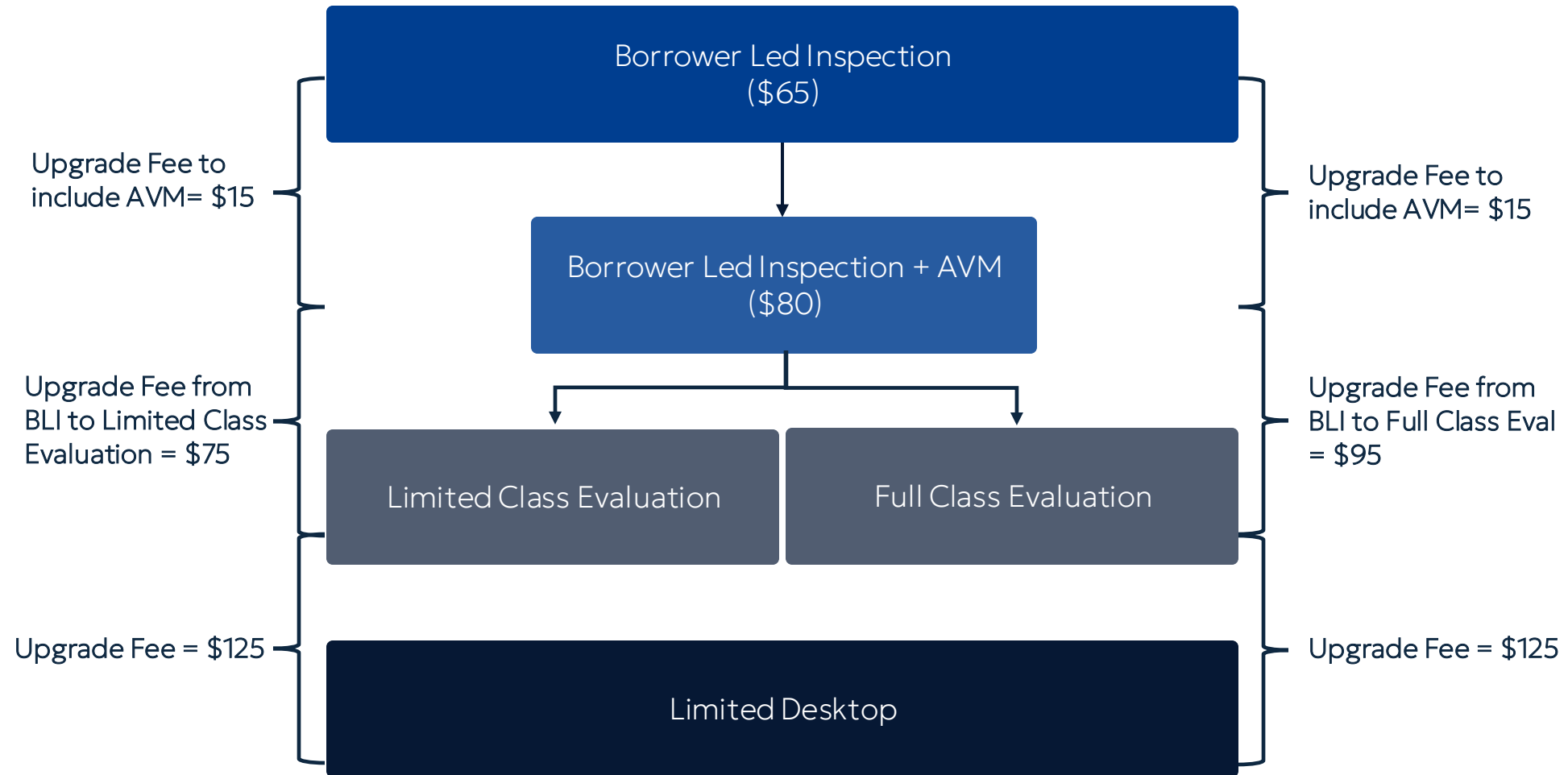


Alternative Valuation Standard Cascade





Alternative Valuation Borrower Led Inspection Cascade





A/V M Example



2725 BRADFORD DR WEST MELBOURNE FL 32904
Estimated Value: 451,000
High: 518,600 Low: 383,400 Confidence Score: 85 FSD: 0.15

Loan No: Date: 10/20/2022
Ref No: Retro Dt:

Property Information

County: BREVARD (12009)

Land: 5634

Sd Price: 121,000

Property Type: RSFR

Yr Built: 2005

Sd Date: 04/19/2012

Beds: 4

Carrier Route: 12099

Lot Price: 121,000

Baths: 2

Assd Value: 224,930

Lot Date: 02/22/2012

SqFt: 2461

Assd Yr: 2021

Off Mkt Date: 04/13/2012

Comps Criteria

Database: Local Mkt / Public Record

Beds: -

Search Method: Distance Within ZIP

Max Dist: -

List Price: -

Sold Price: -

Living Area(SqFt): -

Land Area(SqFt): -

Sale Type Filter: -

Age: -

Months Back: -

Additional Information

Parcel Number: 28-37-07-82-00000-0-0159-00

Census Tract: 065024

Census Tract Definition: Non Minority

LMI Census Tract: N

Owner: PANCHAL,DHARMESH G AND PANCHAL,TANVI

Assd Land Value: 60,000

Assd Improvements Value: 164,930

Legal Description: CITY/PLANT/WWP-WEST MELBOURNE SEC 27/WWING/MSR SEC 07 TWIN 285 RING 376 WESTBROOK PHASE VII R/PLAT OF LOTS 5,6 & 7

View: -

Floor Count: 1

Basement: -

Pool: N

Waterfront: N

Last Sale 1st Loan: -

Lender: -

Type: -

Lender: -

Last Sale 2nd Loan: -

Lender: -

Type: -

Lender: -

Last Ref 1st Loan: -

Date: -

Type: -

Lender: -

Last Ref 2nd Loan: -

Date: -

Type: -

Lender: -

Historical List / Sale Information

Date	Price	Type	Data Source	Owner	Ref
04/19/2012	121,000	Sold	Public Record	DHARMESH G PANCHAL	GLEN K PERSAD
04/13/2012	121,000	Sold	L Mkt		
02/22/2012	121,000	Listed	L Mkt		
11/10/2007	259,900	Withdrawn	L Mkt		
09/04/2007	259,900	Listed	L Mkt		
03/06/2005	206,000	Sold	Public Record	GLEN K PERSAD	LENNAR HOMES INC

Comps Map

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Comps Table

#	Dist.	Address	Beds	Baths	Living	Land	Yr Built	Sold	Sold Dt	List	List Dt	C.Rte.	REO	FCI	SC	Source	Status
1	0.09	2705 BRADFORD DR	4	2.5	2,467	6,534	2004	378,000	08/20/2021	364,900	07/09/2021	C039				L Mkt	Sold
2	0.05	2715 BRADFORD DR	4	2.5	2,461	6,969	2005	489,000	06/06/2022	489,000	04/27/2022	C039				L Mkt	Sold
3	0.5	2370 STRATFORD POINTE DR	4	2	2,432	6,098	2004	260,000	07/19/2021			C021				Public	Sold
4	0.22	2676 BRADFORD DR	3	2	2,381	6,098	2002	316,000	06/04/2021			C039				Public	Sold
5	0.53	2880 STRATFORD POINTE DR	4	2	2,432	6,098	2004	200,000	04/22/2021			C021				Public	Sold
6	0.12	2626 KENDRICK CT	3	2.5	2,246	6,098	2004	445,000	08/18/2022	450,000	06/25/2022	C039				L Mkt	Sold
7	0.03	2716 BRADFORD DR	4	3	1,963	5,662	2005	357,000	09/04/2021	345,000	08/05/2021	C039				L Mkt	Sold
8	0.1	2615 KENDRICK CT	3	2	2,485	6,712	2004	390,000	09/19/2022			C039				Public	Sold
9	0.66	145 SEDGWOOD CIR	3	2	2,490	6,098	2004	360,000	05/13/2021			C021				Public	Sold
10	0.11	2756 MADRIGAL LN	4	3	1,963	5,662	2003	372,500	10/01/2021	379,900	09/03/2021	C039				L Mkt	Sold
11	0.61	544 SEDGWOOD CIR	4	2	2,424	6,534	2003	310,000	08/10/2021			C039				Public	Sold
12	0.46	1931 BROOKSHIRE CIR	4	2	2,165	6,098	2004	351,000	07/07/2021	340,000	05/29/2021	C006				L Mkt	Sold
13	0.42	1920 BROOKSHIRE CIR	3	2	2,590	6,098	2004	235,000	04/14/2021			C006				Public	Sold

2725 BRADFORD DR WEST MELBOURNE FL 32904
Estimated Value: 451,000
High: 518,600 Low: 383,400 Confidence Score: 85 FSD: 0.15

Loan No: Date: 10/20/2022
Ref No: Retro Dt:

#	Dist.	Address	Beds	Baths	Living	Land	Yr Built	Sold	Sold Dt	List	List Dt	C.Rte.	REO	FCI	SC	Source	Status
14	0.13	2746 MADRIGAL LN	3	2	2,036	5,662	2004	320,000	02/24/2021	325,000	01/21/2021	C039				L Mkt	Sold
15	0.46	1991 BROOKSHIRE CIR	4	2.5	2,248	6,098	2004	335,000	02/13/2021	335,000	02/01/2021	C006				L Mkt	Sold
16	0.12	2751 BRADFORD DR	4	3	1,963	5,534	2005	366,000	11/19/2021	380,000	10/04/2021	C039				L Mkt	Sold
17	0.68	1004 SEDGWOOD CIR	3	2	2,415	6,098	2003	225,000	07/26/2021			C021				Public	Sold
18	0.06	2776 MADRIGAL LN	4	3	1,963	5,534	2003	362,000	04/19/2021	349,900	03/25/2021	C039				L Mkt	Sold
19	0.16	2738 MADRIGAL LN	3	2	2,023	5,662	2002	282,000	03/01/2021	289,900	01/27/2021	C039				L Mkt	Sold
20	0.13	2618 KENDRICK CT	4	3	1,963	6,098	2004	475,000	06/19/2022			C039				L Mkt	Active
21	0.88	1786 ALAQUA WAY	4	2.5	2,472	5,662	2007	419,900	05/23/2022	419,900	03/21/2022	C044				L Mkt	Sold
22	0.7	2180 STRATFORD POINTE DR	4	2	2,417	6,070	2003	347,000	01/18/2022			C021				Public	Sold
23	0.51	1810 BROOKSHIRE CIR	4	2.5	2,410	7,405	2003	415,000	10/06/2021	409,900	08/05/2021	C006				L Mkt	Sold
24	0.99	2782 MADRIGAL LN	4	2	1,822	5,662	2003	329,000	07/16/2021	324,900	06/28/2021	C039				L Mkt	Sold
25	0.73	1183 HALEY ST	3	2	2,544	5,663	2006	325,000	06/15/2021			C044				Public	Sold
26	0.17	2688 BRADFORD DR	4	2	1,793	5,662	2003	296,000	03/26/2021	299,000	02/26/2021	C039				L Mkt	Sold
27	0.62	2511 BROOKSHIRE CIR	4	2.5	2,410	6,098	2002	387,000	03/19/2021	379,000	01/28/2021	C006				L Mkt	Sold
28	0.57	609 ANCHOR LN	4	2.5	2,252	6,098	2002	335,000	02/12/2021	335,000	12/13/2020	C006				L Mkt	Sold
29	0.71	1151 HALEY ST	3	2	2,550	6,534	2006	295,000	02/16/2021			C044				Public	Sold
30	0.79	1164 SEDGWOOD CIR	3	2	2,798	6,098	2005	280,000	10/27/2020			C021				Public	Sold
31	0.23	2765 TUSCARORA CT	4	2	2,471	5,583	2005	525,000	06/03/2022	534,900	04/23/2022	C021				L Mkt	Sold
32	0.44	2540 STRATFORD POINTE DR	3	2	2,065	5,969	2004	355,000	09/27/2021	360,000	08/03/2021	C021				L Mkt	Sold
33	0.47	2543 GLASBERN CIR	5	3	2,763	6,098	2004	415,000	09/23/2021	410,000	08/01/2021	C021				L Mkt	Sold
34	0.44	2540 STRATFORD POINTE DR	3	2	2,067	7,405	2003	355,000	07/30/2021	360,000	06/15/2021	C021				L Mkt	Sold
35	0.64	2451 BROOKSHIRE CIR	4	2.5	2,852	6,098	2002	424,000	05/28/2021	424,000	04/14/2021	C021				L Mkt	Sold
36	0.2	2732 BRADFORD DR	3	2	2,777	6,069	2005	340,000	05/17/2021	335,000	04/14/2021	C039				L Mkt	Sold
37	0.49	2411 BROOKSHIRE CIR	4	2	1,865	6,098	2004	284,000	12/21/2020	284,000	10/07/2020	C006				L Mkt	Sold
38	0.28	338 REFLECTIONS PL	5	3	1,865	6,098	2005	499,000	09/16/2022	420,000	08/10/2022	C006				L Mkt	Sold
39	0.65	1003 HALEY ST	4	2	1,976	5,662	2010	415,000	09/14/2021	419,900	07/14/2021	C039				L Mkt	Sold
40	0.42	1920 BROOKSHIRE CIR	3	2	1,865	6,098	2004			399,000	09/13/2022	C039				L Mkt	Active
41	0.25	2715 MADRIGAL LN	4	2	2,261	5,583	2001	337,500	04/24/2022			C039				L Mkt	Sold
42	0.74	835 TRIPLE CROWN LN	4	2	2,344	7,840	2002	409,900	12/27/2021	429,990	10/06/2021	C041				L Mkt	Sold
43	0.46	3240 CHARON AVE	4	2	2,427	6,534	2010	430,000	08/13/2021	424,900	06/22/2021	C044				L Mkt	Sold
44	0.52	2623 REFLECTIONS PL	5	3	2,862	6,098	2003	419,900	07/26/2021	419,900	05/26/2021	C006				L Mkt	Sold
45	0.56	1758 HALEY CIR	4	2	1,865	6,098	2007	350,000	07/06/2021	330,000	05/25/2021	C006				L Mkt	Sold
46	0.51	2360 STRATFORD POINTE DR	4	2	2,485	6,534	2006	309,900	12/01/2021	309,900	04/27/2021	C021				L Mkt	Sold
47	0.77	1232 HALEY ST	4	2.5	2,566	6,098	2012	340,000	02/19/2021	360,000	01/11/2021	C039				L Mkt	Sold
48	0.67	165 SEDGWOOD CIR	5	3	2,763	6,534	2004	386,000	10/23/2020	389,900	08/31/2020	C039				L Mkt	Sold
49	0.03	2775 MADRIGAL LN	4	3	1,963	9,147	2003			499,900	09/27/2022	C039				L Mkt	Active
50	0.07	904 ROSALIND PL	4	3	2,841	8,712	2005	420,000	06/16/2022			C039				L Mkt	Sold
51	0.82	1322 HALEY ST	4	2.5	2,761	6,098	2012	500,000	03/30/2022	489,982	02/18/2022	C044				L Mkt	Sold
52	0.44	738 WYETH ST	4	2	2,173	8,712	2002	405,000	10/27/2021	405,000	09/24/2021	C039				L Mkt	Sold
53	0.53	665 SEDGWOOD CIR	4	2	2,053	6,098	2003	280,000	10/01/2021			C021				Public	Sold
54	0.75	1032 BAINBURY LN	4	3	2,763	6,098	2002	380,000	09/27/2021	380,000	08/18/2021	C021				L Mkt	Sold
55	0.7	1598 HALEY CIR	4	4	1,911	6,534	2006	335,000	08/10/2021	335,000	05/27/2021	C006				L Mkt	Sold
56	0.5	2732 GLASBERN CIR	3	2	2,703	6,534	2005	335,000	09/14/2021			C039				L Mkt	Sold
57	0.46	1981 BROOKSHIRE CIR	4	2.5	2,852	6,098	2002	439,000	05/28/2021	439,000	03/07/2021	C021				L Mkt	Sold
58	0.77	812 DEL MAR CIR	4	2	2,260	7,840	2003	369,900	03/26/2021	369,900	02/12/2021	C021				L Mkt	Sold
59	0.2	2732 GLASBERN CIR	3	2	2,116	6,534	2005	369,000	03/26/2021	369,900	02/12/2021	C021				L Mkt	Sold
60	0.92	1161 DEL MAR BAILEY LN	3	2	2,059	6,098	2002			350,000	05/25/2021	C021				L Mkt	Active
61	0.7	1333 HALEY ST	4	2.5	2,566	5,662	2011	475,000	04/10/2022			C039				L Mkt	Sold
62	0.77	725 TENNESSEE ST	3	3	2,894		2005	470,000	03/04/2022	469,900	10/14/2021	C042				L Mkt	Sold
63	0.77	2288 MAINE CIR	4	2	1,902	5,534	2007	415,000	02/08/2022	406,000	01/24/2022	C006				L Mkt	Sold
64	0.7	2288 MAINE CIR	4	2	2,248	6,098	2005	403,000	06/01/2022	399,000	01/24/2022	C006				L Mkt	Sold
65	0.55	348 SEPA ST	3	2	1,874	6,098	2005	340,000	12/15/2021	340,000	11/11/2021	C041				L Mkt	Sold
66	0.18	1883 HALEY CIR	4	2	2,023	6,044	2006	351,000	04/21/2021			C039				L Mkt	Sold
67	0.3	2974 TUSCARORA CT	4	2	1,256	10,018	2005	513,000	10/29/2021	515,000	10/29/2021	C021				L Mkt	Sold
68	0.4	2974 TUSCARORA CT	4	2	2,001	8,712	2002	409,900	02/12/2022			C039				L Mkt	Sold
69	0.51	1090 DEL MAR BAILEY LN	3	2.5	2,030	6,098	2003	299,900	05/05/2021	299,900	03/05/2021	C021				L Mkt	Sold
70	0.81	1811 BROOKSHIRE CIR	4	2.5	2,410	6,098	2003	360,000	04/23/2021	359,000	03/12/2021	C006				L Mkt	Sold
71	0.8	2609 WHITNEY ST	3	2.152	8,712	1999	319,900	01/21/2022				C039				L Mkt	Sold
72	0.78	802 DEL MAR CIR	4	2	2,674	7,841	2003	220,000	12/29/2020			C041				Public	Sold
73	0.78	1116 DEL MAR BAILEY LN	3	2	2,763	6,098	2002	320,000	07/20/2021	309,000	03/03/2021	C021				L Mkt	Sold
74	0.82	1802 BAINBURY LN	4	2	1,925	6,098	2002	400,000	02/08/2022	399,000	01/07/2022	C021				L Mkt	Sold
75	0.49	2974 TUSCARORA CT	4	2	1,329	10,018	2005	513,000	10/29/2021			C039				L Mkt	Sold
76	0.43	2451 STRATFORD POINTE DR	3	2	1,815	7,405	2004	384,000	12/28/2021	324,800	09/28/2021	C041				L Mkt	Sold
77	0.75	825 TRIPLE CROWN LN	4	2	2,355	7,840	2002	438,500	12/03/2021	450,000	10/31/2021	C041				L Mkt	Sold
78	0.64	2218 MAINE CIR	4	2	2,238	5,583	2006	399,000	11/29/2021	399,000	11/29/2021	C041				L Mkt	Sold
79	0.41	3100 CHAIRON AVE	4	2	1,902	13,939	2010	454,000	11/19/2021	454,000	10/26/2021	C044				L Mkt	Sold
80	0.58	255 SUMMITVIEW CIR	4	2.5	2,035		2005	380,000	04/15/2021			C039				L Mkt	Sold
81	0.76	2290 MAINE CIR	4	2	1,902	5,534	2007	365,000	10/20/2021	359,000	09/24/2021	C006				L Mkt	Sold
82	0.76	2290 MAINE CIR	4	2	2,035	6,098	2005	399,000	09/24/2021	399,000	09/24/2021	C006				L Mkt	Sold
83	0.71	2875 TUSCARORA CT	3	2	2,115	5,983	2005	422,500	09/30/2021	425,000	09/11/2021	C021				L Mkt	Sold
84	0.73	2248 MAINE CIR	4	2	1,865	6,098	2006	398,000	09/07/2021	395,000	08/10/2021	C006				L Mkt	Sold
85	0.73	2248 MAINE CIR	4	2	2,096	6,098	2005	410,000	09/02/2021	410,000	08/10/2021	C006				L Mkt	Sold
86	0.64	2600 MAINE CIR	4	2	1,865	6,098	2006	389,000	08/17/2021	365,000	07/23/2021	C041				L Mkt	Sold
87	0.58	231 GLASBERN CIR	4	2	1,890	5,534	2005	337,000	08/17/2021	337,000	07/23/2021	C039				L Mkt	Sold
88	0.18	816 KALEY PL	4	2	1,794	9,147	2007	370,000	08/04/2021	369,000	07/06/2021	C039				L Mkt	Sold
89	0.11	1110 TROBRIIDGE WAY	4	2	1,441	17,740	2005	454,000	09/02/2021	454,000	08/02/2021	C044				L Mkt	Sold
90	0.86	1110 DEL MAR BAILEY LN	3	2.5	2,030	6,534	2003	279,500	11/30/2020	279,900	10/24/2020	C021				L Mkt	Sold
91	0.68	1194 SEDGWOOD CIR	3	2.5	2,009	6,098	2003	302,500	11/16/2020	312,000	10/14/2020	C021				L Mkt	Sold
92	0.68	1194 SEDGWOOD CIR	3	2.5	2,009												

PCR Example



EXTERIOR PROPERTY CONDITION REPORT

SUBJECT PROPERTY			
Address	4493 Mt Harvard St	Unit	
City	Brighton	State	CO
County	Adams	Zip	80601
Property for Sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Listing Information	
MLS #		List Price \$ Days-On-Market	
Sale Information (Last Known)		Listing Agent	
Sale Price \$		Phone	
Sale Date			
Additional Listing Comments (Including Information Source)			

The availability of information in this section is limited and may not be fully reported.



EXTERIOR INSPECTION			
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Visible from Street?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No
Neighborhood Status	Stable	Occupancy	Owner
Overall Quality	Good	Overall Condition	Good
Property Style	Two-Story	Property Type	Single Family (Detached)
Adverse Factor	Not Applicable	Favorable Factor	Not Applicable

Provide comments on subject property condition and quality (describe in detail any recent improvements noted from the exterior inspection, repairs needed, habitability issues, or enhancing features). ARE REPAIRS NEEDED? ☐ Yes ☒ No

No repairs are needed subject is in good condition.

Does the subject conform to the neighborhood in quality, condition, style and current use? ☒ Yes ☐ No (Please explain in comment section below)

Subject conforms to neighborhood in condition, style and current use.

Are there any conditions in the neighborhood that would adversely affect the subject's value or marketability? ☐ Yes ☒ No (Please explain in comment section below)

Nothing adversely affect subjects value or marketability.

Has the property been adversely affected by a recent natural disaster? ☐ Yes ☒ No (Please explain in comment section below)

No recent natural disasters.

Inspection Date 01/04/2025 Time 8:00 AM Inspector Scott Greenwood Phone (303) 601-6790 Proximity to Subject 30.15 miles

Class Valuation | 2600 Bellingham Dr #100, Troy, MI 48063 | Phone 248-955-9580 | <https://www.classvaluation.com> PCR EXT (2025)



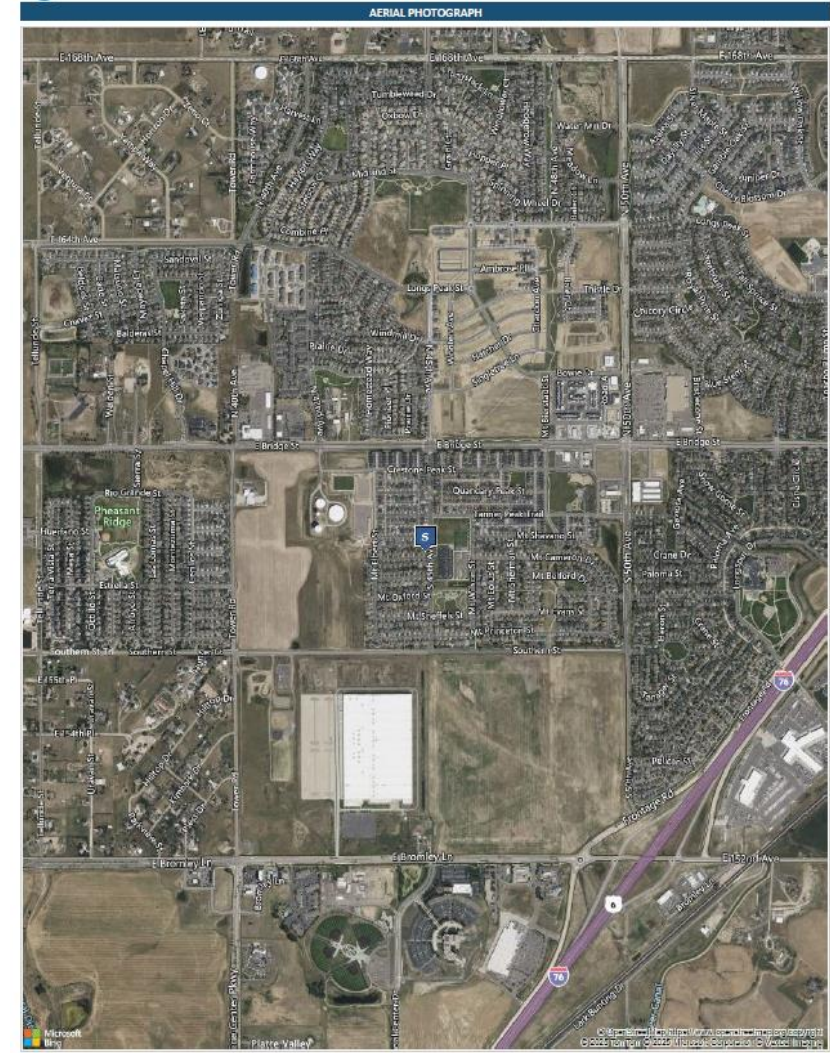
EXTERIOR PROPERTY CONDITION REPORT



Class Valuation | 2600 Bellingham Dr #100, Troy, MI 48063 | Phone 248-955-9580 | <https://www.classvaluation.com> PCR EXT (2025)




EXTERIOR PROPERTY CONDITION REPORT




Class Valuation | 2600 Bellingham Dr #100, Troy, MI 48063 | Phone 248-955-9580 | <https://www.classvaluation.com> PCR EXT (2025)

Limited Class Evaluation



**Subject Property Address**



Estimated Price
\$535,000

As of
01/18/2025

High Range Price
\$561,000

Low Range Price
\$509,000

Above Grade Living
1,152 SF

Bedrooms
2


Baths
2.1


CONFIDENCE SCORE

97

Scale: 0-100

VERY HIGH

**Property Location Map**





Valuation Summary & Comments

Subject Property
The subject property is identified as having a street address of 2401 BAIRDSLEY PL EL DORADO HILLS, CA 95762, EL DORADO county.

General Market = 120 Sold Properties and 10 Listings
The subject's "General Market" is comprised of sales over the past 24 months from the effective date of the analysis, 02/22/2024. Properties were extracted from the CA MetroList (CA) MLS/Listing (CA) system(s) and available public county and tax records. The fundamental market factors for properties in the General Market includes but is not limited to the following attributes:

Attribute	Low	Subject	High
GLA	1,230	3,155	6,393
Built	1963	1990	2021
Land	9,147	16,552	534,916
Beds	1	5	6
Full Baths	2	3	6
Partial Baths	0	0	2

Submarket = 15 Sold Properties and 0 Listings
To derive a Sub-Market of competing properties, the following filters were applied to the "General Market":

Attribute	Low	Subject	High
GLA	2,800	3,155	3,400
Built	1980	1990	2000

Attribute	Low	Subject	High
Sold Date	2/23/2023	Unknown	2/22/2024

Attribute	Subject	Selections
Listing Type	Sold	Sold

Comparable Property Selection
5 properties from the Sub-Market were analyzed using interactive street maps, aerial views and interior/exterior photos when available. The user selected 5 comparable properties to represent the actions of buyers and sellers within the competing market. Where relevant characteristics between the subject and the selected comparables are different, adjustments for these differences were based on market accepted methods such as paired data analysis and/or regression analysis.

Address	Status	GLA	Built	Land	Beds	F Baths	P Baths	List \$	Sale \$	Adj. Value \$	Sale Date
2401 BAIRDSLEY PL		3,155	1990	16,552	5	3	0				
2661 CARNELIAN CR		2,953	1990	10,890	4	3	0	\$900,000	\$870,000	\$870,000	10/11/2023
2327 HARTFORD CT		3,070	1990	15,681	5	3	1	\$1,150,000	\$1,100,000	\$1,100,000	07/18/2023
1742 LANCASTER PL		2,993	1992	16,552	4	3	1	\$1,149,000	\$1,130,000	\$1,130,000	04/21/2023
2732 CARNELIAN CR		2,905	1990	13,048	4	2	1	\$935,000	\$900,000	\$900,000	06/09/2023
2197 CARDIFF CR		3,144	1990	15,245	4	3	0		\$1,150,000	\$1,150,000	07/06/2023

ESTIMATED PRICE	
Estimated Price: \$535,000	As of Date: 01/18/2025

Disclaimer: This estimate of market value is computer generated by the application of various mathematical formulas and techniques proprietary to Colateral Analytics, LLC to available public record, local market and proprietary data. This report has not been prepared by a licensed appraiser nor does it constitute an appraisal of the subject property and should not be relied upon as such. The data used to generate this report does not include information that could be derived from an inspection of the subject property and its surroundings. The condition of the property could greatly affect the accuracy of the estimate of value. The data and the information derived from the data in this report is provided as available and "AS IS" and is intended for internal asset valuation use only. All uses are at the user's sole risk. Colateral Analytics, LLC is not liable for the accuracy of the data or information provided in this report. The accuracy of the data and methodologies used are deemed reliable but are not warranted or guaranteed.



SATELLITE VIEW - SUBJECT




SUB MARKET BOUNDARIES AND USER SELECTED COMPARABLES





Class Evaluation



Estimated Price
\$535,000

As of
01/18/2025

High Range Price
\$551,000

Low Range Price
\$519,000

Above Grade Living
1,152 SF

Bedrooms
2

Baths
2.1

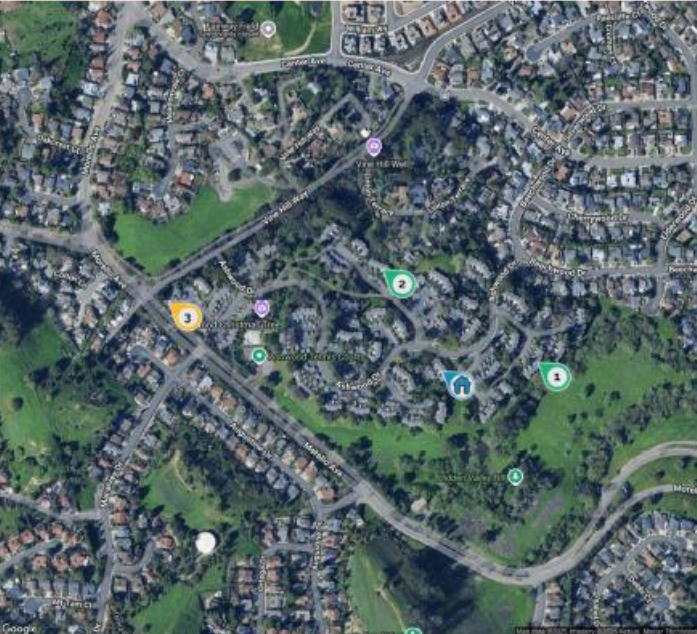
CONFIDENCE SCORE

97

Scale: 0-100

VERY HIGH

Property Location Map



CLASS VALUATION

Valuation Summary & Comments

CLASS VALUATION

Subject & Market Data


WORK FILE INFORMATION				
Client:	Loan Number:		File ID:	
SUBJECT PROPERTY				
Address:	City:	State:	CA	County:
Owner (as recorded):	Borrower:	Legal Description:		
Tax Parcel ID:	Tax Assessor:	Tax Year:		
Lot/Size Size:	Property Type:	Overall Condition:	Quality:	
List Description:		Conforms to Zoning:		
Conforms to Neighborhood: Yes		Property Rights: Free Simple		
SUBJECT LISTING & SALES HISTORY				
Is the subject currently listed or has it been previously offered for sale in MLS for the twelve (12) months prior to the effective date of this report? No				
MLS Name:	Number of Times Listed: 0	Total Days on Market:	Current Status:	
Original List Price:	Last List Price:	MLS Listing Number(s):	Listing Type:	
Has the subject property sold in the three (3) years prior to the effective date of this report? No If yes, how many times?				
Prior Sale 1 - Sold Date:	Sold Price:	Date Source:	Sale Type:	
Prior Sale 2 - Sold Date:	Sold Price:	Date Source:	Sale Type:	
COMPARABLE DATA				
FEATURE	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Address:				
Miles from Subject:	0.28	0.11	0.28	0.28
Price:	\$548,000	\$545,000	\$630,000	\$610,000
	Description:	Description:	Description:	
Sale Type:	Not for Sale	Arms Length	Arms Length	
Sale Date:	02/09/24	02/09/24	02/09/24	
Location:	N/Rac	N/Rac	N/Rac	
Size Size:	1012 SF	968 SF	1176 SF	
View:	N/Rac	N/Rac	N/Rac	
Actual Age:	55	48	48	
Condition:	Well Maintained	Well Maintained	Well Maintained	
Bedroom(s) Bath:	2 1/2 B	2 2 B	3 1 B	3 2 B
Above Grade Living:	1,152 SF	1,122 SF	1,828 SF	
Basement & Finished:	Basement: 0 SF Finished: 0 SF Cell Type:	Basement: 0 SF Finished: 0 SF Cell Type:	Basement: 0 SF Finished: 0 SF Cell Type:	
Rooms Below Grade:	Rec: 0 Bed: 0 Bath: 0 Other: 0	Rec: 0 Bed: 0 Bath: 0 Other: 0	Rec: 0 Bed: 0 Bath: 0 Other: 0	
Other 1:				
Other 2:				
Other 3:				
Final Price:	\$535,000	\$645,000	\$630,000	\$610,000
COMMENTS				
Having completed, proximity to employment, shopping, schools, public transportation and other characteristics have been analyzed and are noted above compared to competing markets. No adverse neighborhood conditions impacting the subject are known based on the scope of work. The comparable sales used in this report are believed to be similar in overall market appeal, GLA, bed/bathroom count and sold within the past 12 months. Greatest consideration for the value conclusion was provided by Comparable sales 1-3.				
ESTIMATED PRICE				
Estimated Price: \$535,000		As of Date: 01/18/2025		
Disclaimer: This estimate of market value is computer generated by the application of various mathematical formulas and techniques proprietary to Colliers Analytics, LLC to available public records, local market and proprietary data. This report has not been prepared by a licensed appraiser nor does it constitute an appraisal of the subject property and should not be relied upon as such. The data used to generate this report does not include information that could be deemed from an inspection of the subject property and its surroundings. The condition of the property could greatly affect the accuracy of the estimate of value. The data and the information derived from the data in this report is provided as available and "AS IS" and is intended for internal use only. All uses are at the user's sole risk. Colliers Analytics, LLC is not liable for the accuracy of the data or information provided in this report. The accuracy of the data and methodologies used are deemed reliable but are not warranted or guaranteed.				

CLASS VALUATION


Maps

Subject and Comparables


Subject Front




Aerial View




Comparable 1




Aerial View



Comparable 2





Aerial View
















Class Evaluation Process



28344 CABRINI DR







General

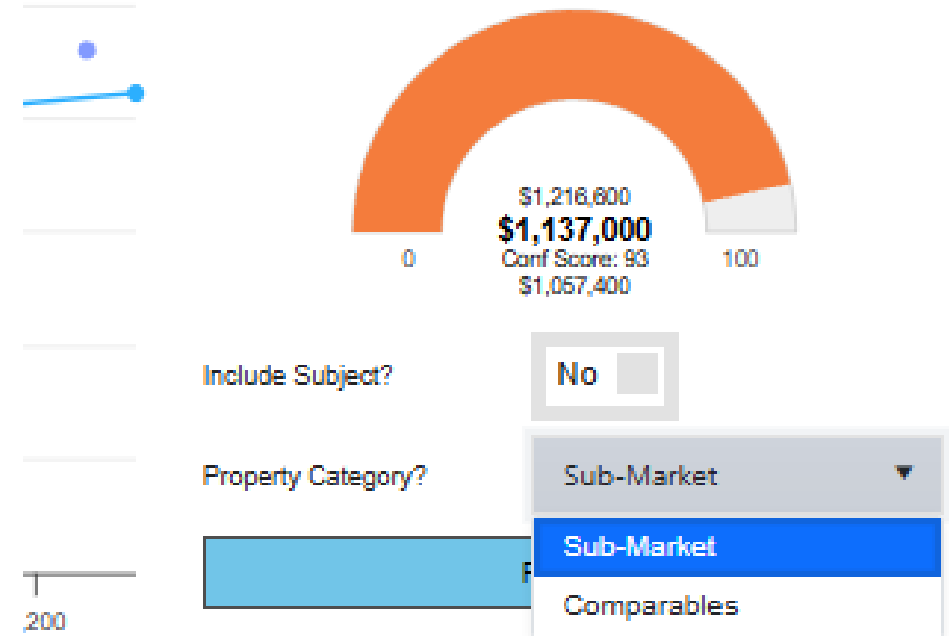
Property	GLA	Built	Lot	Bed	F Bth	H Bth	Gar
 Subject	1,672	1965	6,800	4	2	0	
 Property	1,404	1976	5,555	4	2		0

- Combination review of AVM + Appraiser assisted review of data to increase confidence score of AVM
- Value should ALWAYS be within the range of the sales chosen
- Value conclusion is based on similarities/differences of all comps selected
 - Algorithm compares subject property to the comparable property's characteristics
 - Takes into consideration when sales are viewed but not added to the grid
- Appraiser is expected to review comps and provide a “thumbs up or thumbs down” within the evaluation tool as well as a reason for why a comp is inferior/superior



Class Evaluation Process

- If an opinion of value is ever derived and it is not within the range of sales, it could be because all sales are inferior or superior to the subject property
 - This should only really occur when a property is on large acreage, when the analyst reveals these results, they should stop work and contact Class Valuation and not proceed with the report, it will not increase the confidence score and therefore makes the product obsolete.
 - The analyst also may not have changed the regression analysis tool from “Sub-Market” to “Comparables”


















Class Evaluation Process

- The system defaults to “Sub-Market,” if this is not updated to “Comparables” the and sales in the “data” tab of the tool, and it could produce an invalid opinion of value.
- Comp filters also much be reviewed to avoid using comps older than 12 months, the analyst must adjust this manually on all reports prior to determining their comp selection
- Filters for the graph analysis are also controlled by the analyst to close the gap on the data shown within the report, our main analyst starts with +/-25% GLA within 25% of the subject’s lot size and brackets the bedroom and bathroom count.

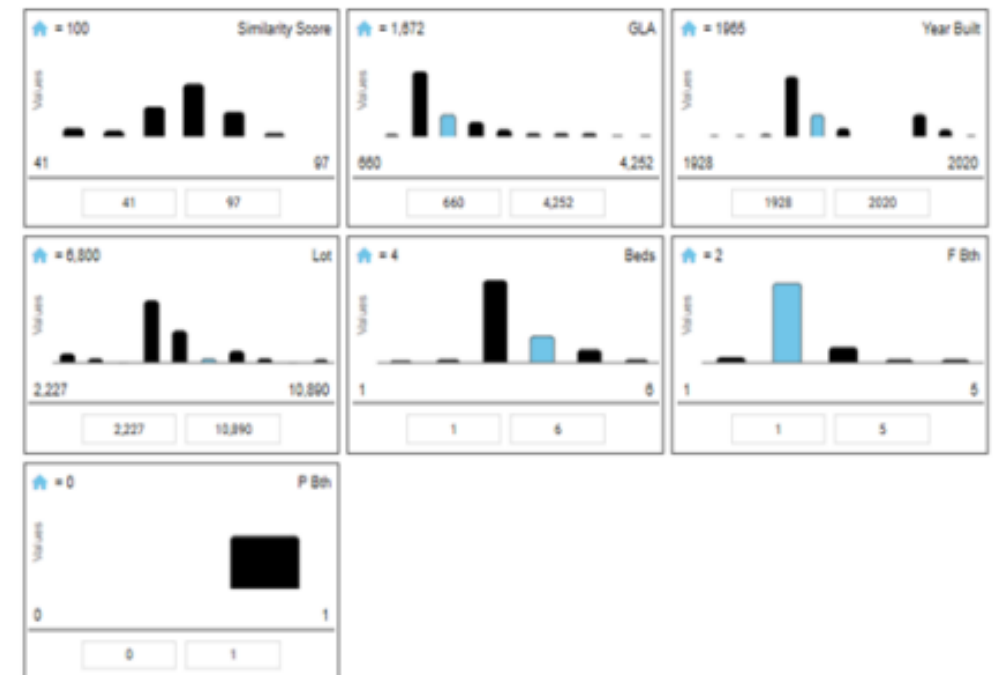
▼ Report Filters — Create Sub-Market

	Sold Date: 10/21/2022	3/13/2023 	3/11/2025 
	Basement: Unknown	Add filter	
	Floors: 1	Add filter	
	Subdivision: Unknown	Add filter	
	Waterfront: N	Add filter	
	Pool: Unknown	Add filter	
	Condition: Average	Add filter	
	Listing Type: Sold	Add filter	
	REO: Not REO	Add filter	
	Short Sale: Not Short Sale	Add filter	
	Foreclosure: Non-REO Foreclosure	Add filter	



Class Evaluation Process

- Lastly, the analyst will review all sales within the ranges based on how they've filtered the report tool and view comparable photos to see if comps have been renovated, have similar features (pools, spas, garages, style, etc.) based on this review, the best 3-5 sales within the 12-month period are chosen.
- The analyst do their best to produce a >90 confidence score, they'll start with 3 comps, and if the confidence score is not 90 or above, they will add 2 additional sales to increase the confidence score within the report.



Limited Desktop Example



CLASS VALUATION Limited Desktop Order # 1130576.2 Loan # 04051745 Form Type (Estimate)

SUBJECT PROPERTY FRONT VIEW

SUBJECT OVERHEAD VIEW

Client

Address 4493 Mt Harvard St

City Brighton State CO Zip 80001

County ADAMS APN R0140875

Borrower Test Borrower

Owner KUNZ, MICHAM C

Property Type Single Family Residence Year Built 2007 Age 18

Occupancy Occupied

PUD ☐ Yes ☒ No HOA \$500 Frequency month

Inspection Date 5/6/2025

Appraised "As - Is" Value \$565,000

NEIGHBORHOOD CHARACTERISTICS

Market Value Trend ☐ Increasing ☒ Stable ☐ Declining

Market Predominant Occupancy ☐ Stable ☐ Owner

Location ☐ Urban ☒ Suburban ☐ Rural

Estimated Marketing Time for the Subject Property 30 days - 60 days

Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use? ☒ Yes ☐ No If No, describe:

Subject is current highest and best use as residential

Discuss neighborhood market trends and conditions including supply and demand, the prevalence of REO properties and seller concessions.

Neighborhood market conditions are stable. Supply and demand is stable in the area. No REO properties.

PRIOR SALES HISTORY

The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.

Subject Property is Currently Listed for Sale? ☐ Yes ☒ No Data Source:

Prior Sales History Comments

Prior sale in 2021 per public records. Sold for \$500,000

Date	Price	Sale Type	Data Source
1/25/2022	\$530,000		Public Record
1/14/2022	\$530,000		MLS
10/9/2018	\$590,000		Public Record
10/9/2018	\$590,000		MLS
1/23/2014	\$240,000		Public Record

GENERAL COMMENTS AND RECONCILIATION

Comparable selected are most similar to subject in GLA and location. Comparable 2 is most similar to subject and utilized for most similar in weight for value.

CLASS VALUATION Limited Desktop Order # 1130576.2 Loan # 04051745 Form Type (Estimate)

Subject

Address, (Unit) & City, State Zip 4493 Mt Harvard St Brighton, CO 80001

Proximity to Subject 0.21

Sale Price (Date) \$495,000 (12/23/2024)

Final List Price \$530,000

Days-On-Market 382

Sale Price/GLA \$254.00

Data Source(s) MLS, Public Records

Property Type Single Family Residence

Location Suburban

Site Size 7,853 sqft / 0.18 Ac

Site View NONE

Style 2 Story Conventional

Quality Average

Year Built / Age 2007 / 18

Condition C3

Above Grade Rooms 7 4 3 1

Gross Living Area 2,508

Basement Finished, Great Spc, Sump Pump

Burnt (Area) 676

Burnt (% Finished) 300

Heating/Cooling CENTRAL A/C

Garage (#) (Desc) 2 Attached Garage

Porch/Patio/Deck Covered, Front Porch, Porch, Patio

Fee Simple/Leasehold Fee Simple

Other

Net Adjustment \$20,000

Adjusted Sale Price \$515,000

Compares to Subject Equal

COMPARABLE SALE #1

Address, (Unit) & City, State Zip 355 MT SHERMAN ST BRIGHTON, CO 80001

Proximity to Subject 0.21

Sale Price (Date) \$495,000 (12/23/2024)

Final List Price \$530,000

Days-On-Market 382

Sale Price/GLA \$254.00

Data Source(s) MLS, Public Records

Property Type Single Family Residence

Location Suburban

Site Size 7,853 sqft / 0.17 Ac

Site View NONE

Style 2 Story Conventional

Quality Average

Year Built / Age 2005 / 20

Condition C4

Above Grade Rooms 7 4 2 0

Gross Living Area 2,112

Basement Unfinished Basement

Burnt (Area) 744

Burnt (% Finished) 0

Heating/Cooling CENTRAL A/C

Garage (#) (Desc) 2 Attached Garage

Porch/Patio/Deck Covered, Front Porch, Porch, Patio

Fee Simple/Leasehold Fee Simple

Other

Net Adjustment \$20,000

Adjusted Sale Price \$515,000

Compares to Subject Equal

COMPARABLE SALE #2

Address, (Unit) & City, State Zip 432 MT BELFORD ST BRIGHTON, CO 80001

Proximity to Subject 0.45

Sale Price (Date) \$555,000 (12/23/2024)

Final List Price \$540,000

Days-On-Market 99

Sale Price/GLA \$254.00

Data Source(s) MLS, Public Records

Property Type Single Family Residence

Location Suburban

Site Size 6,970 sqft / 0.16 Ac

Site View NONE

Style 2 Story Conventional

Quality Average

Year Built / Age 2002 / 23

Condition C3

Above Grade Rooms 7 5 2 0

Gross Living Area 2,168

Basement Finished, Full, Sump Pump

Burnt (Area) 1,364

Burnt (% Finished) 0

Heating/Cooling CENTRAL A/C

Garage (#) (Desc) 2 Attached Garage

Porch/Patio/Deck Covered, Front Porch, Porch, Patio

Fee Simple/Leasehold Fee Simple

Other

Net Adjustment \$6,000

Adjusted Sale Price \$561,000

Compares to Subject Equal

COMPARABLE SALE #3

Address, (Unit) & City, State Zip 4899 MT CAMERON DR BRIGHTON, CO 80001

Proximity to Subject 0.42

Sale Price (Date) \$570,000 (2/28/2025)

Final List Price \$590,000

Days-On-Market 60

Sale Price/GLA \$258.00

Data Source(s) MLS, Public Records

Property Type Single Family Residence

Location Suburban

Site Size 7,405 sqft / 0.17 Ac

Site View NONE

Style 2 Story Conventional

Quality Average

Year Built / Age 2003 / 22

Condition C3

Above Grade Rooms 7 5 3 0

Gross Living Area 2,112

Basement Finished, Partial

Burnt (Area) 1,064

Burnt (% Finished) 0

Heating/Cooling CENTRAL A/C

Garage (#) (Desc) 2 Attached Garage

Porch/Patio/Deck Covered, Front Porch, Porch, Patio

Fee Simple/Leasehold Fee Simple

Other

Net Adjustment \$4,000

Adjusted Sale Price \$574,000

Compares to Subject Liquid

SALES ANALYSIS COMMENTS

CLASS VALUATION Limited Desktop Order # 1130576.2 Loan # 04051745 Form Type (Estimate)

SUBJECT NEIGHBORHOOD VIEW

SCOPE AND CONDITIONS

As of the date of value, the subject property's current use is as a single family (1-4 unit) residential property. The existing use supports the four functions of Highest and Best Use, both as vacant and as improved. The current use is physically possible, legally permissible, financially feasible, and is the most productive use of the building site.

CERTIFICATION: The appraiser certifies and agrees that:

- 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.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have performed no (or the specified) 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 agreement to perform this assignment, unless specifically stated within the comments of this report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- My analyses, opinions, and conclusions, were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Unless otherwise noted I have NOT made a personal inspection (viewing) of the property that is the subject of this report.
- I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the appraisal report. If an inspection form has been included as a part of this report, a qualified professional property field analyst (not a real property appraiser) provided the appraiser with a "complete" description of the subject (including its improvement(s), site, and surrounding area) to assist in providing relevant geographic market data, conditions and insight. Other than this observational property inspection, no assistance was provided to the person signing this certification.
- ☒ Yes, I have verified that the subject property is zoned single family residential or a zoning that would be similar within reason.
- ☐ No, the subject property is not zoned single family residential or a zoning that would be similar within reason.

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is 30 days - 60 days Days.

☒ I have performed NO services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three - year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three - year period immediately preceding acceptance of this assignment.

If you [HAVE] performed services, please describe:

ADDRESS OF PROPERTY APPRAISED

4493 Mt Harvard St Brighton, CO 80601

APPRaiser

Name Tester 11 SA

Company Name Test Borrower

INSPECTION DATE 5/6/2025

APPRAISED "AS - IS" VALUE \$565,000

DATE OF SIGNATURE AND REPORT 5/6/2025

EFFECTIVE DATE OF APPRAISAL 5/6/2025

LICENSE # 23456

LICENSE STATE CO

LICENSE EXPIRATION DATE 6/28/2029

LENDER/CLIENT

Name Class Valuation

Company Name SPRING EQ LLC

Address 100 W. Main Street

City, State Zip Redford, MI 48067

Class Valuation | 2600 Bellingham Dr #100 Troy, MI 48063 | 248.955.9422 | www.ClassValuation.com ACR (2025)

classvaluation.com

Class Valuation | Proprietary & Confidential

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