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**SCOPE OF WORK**

**Inspection:** We inspected the property and its surrounding area on January 9, 2023. During this inspection, we identified and considered characteristics that may have a legal, economic, or physical impact on the property. The photographs appended were taken on January 9, 2023.

**Type of Analysis:** The following analysis was undertaken in the completion of this assignment:  
• Physically inspected the market environment with respect to physical and economic factors relevant to the valuation process;   
• Conducted regional and/or local research with respect to applicable property tax data and zoning requirements;  
• Verified and analyzed comparable listing and sale information through the MLS system, Geowarehouse/Teranet, and realtors involved in transactions;  
• Analyzed the data gathered through the use of appropriate and accepted appraisal methodology to arrive at a probable value indication via the Direct Comparison Approach to value;  
• Correlated and reconciled the result of the value approaches into a reasonable and defensible value conclusion, as defined herein; and  
• Estimated a reasonable exposure time associated with the value estimate presented

**Data Rese:**

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