

APPRAISAL OF REAL PROPERTY



LOCATED AT

1410A Hollands Chapel Rd
Apex, NC 27523
Lot 3, J B Morgan Estate Lands, PB 17/85 CCR

FOR

Home Pros Funding, LLC
9550 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

AS OF

03/13/2024

BY

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Uniform Residential Appraisal Report

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.

Property Address	1410A Hollands Chapel Rd	City	Apex	State	NC	Zip Code	27523		
Borrower	Carl & Heather Blanton	Owner of Public Record	Carl & Heather Blanton	County	Chatham				
Legal Description	Lot 3, J B Morgan Estate Lands, PB 17/85 CCR								
Assessor's Parcel #	17777	Tax Year	2023	R.E. Taxes \$	6,158				
Neighborhood Name	Jordan Lake Area		Map Reference	20500	Census Tract 0207.02				
Occupant	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$ 0	<input type="checkbox"/> per year	<input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple		<input type="checkbox"/> Leasehold	<input type="checkbox"/> Other (describe)					
Assignment Type	<input type="checkbox"/> Purchase Transaction		<input checked="" type="checkbox"/> Refinance Transaction	<input type="checkbox"/> Other (describe)					
Lender/Client	Home Pros Funding, LLC		Address	9550 Bay Harbor Terrace, Bay Harbor Islands, FL 33154					
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). TMLS, Tax Records and Owner.									

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Data Source(s)
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 checked="" 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		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	205	Low 0	Multi-Family %
Neighborhood Boundaries	Orange/Durham/Chatham Line to the north, Chatham/Wake Line to the east,					3,300	High 205	Commercial 5 %
US#1 to the south and Moncure Pittsboro Rd/Hwy #87 to the west.						718	Pred. 6	Other 20 %
Neighborhood Description	Subject is within reasonable commute to all amenities, including employment, education, shopping, etc. Other 20% is /parks, creeks & wetlands / utility easements / road corridors, vacant land.							

Market Conditions (including support for the above conclusions) Current market climate demonstrates high levels of demand with limited available supply. The peak of the market was on June of 2022 and the interest rate increases from then forward did not appear to reduce values due to the lack of homes for sale. We did start to see longer days on market and some seller concessions however demand appears to still be outpacing supply.

Dimensions	See attached Plat Map	Area	9.92 ac	Shape	Rectangular/Avg	View	N;Res;
Specific Zoning Classification	R-1 Zoning Description Single Family Residential						
Zoning Compliance	<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? Yes No If No, describe See attached addenda.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/> Well	Street	Gravel(60' Easement)	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> LP-Propane	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Septic	Alley	None	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 37037C0703K FEMA Map Date 11/17/2017

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

It should be noted that the owner used to run a wrecker and recovery business and the ten acres has numerous wrecked cars sited on the property.

General Description		Foundation		Exterior Description		materials/condition	Interior	materials/condition
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Block/Stucco/Avg	Floors	CT/Vnl/Cpt/Avg	
# of Stories	2	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Wd/Avg	Walls	DW/Avg	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area		Roof Surface	Shql/Fair	Trim/Finish	Wd/Avg	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish		1,564 sq.ft. 0 %	Gutters & Downspouts None	Bath Floor	HW/Cpt/Vnl/Avg	
Design (Style)	Transitional	<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	DblHung/Avg	Bath Wainscot	Fbrgls/Avg	
Year Built	1994	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/Yes/Avg	Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs)	20	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 8	
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Gravel	
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage	# of Cars 5	
<input checked="" type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	None <input checked="" type="checkbox"/> Porch Frnt/Cvrd	<input type="checkbox"/> Carport	# of Cars 0	
<input checked="" type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	None <input checked="" type="checkbox"/> Other Shop	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 11 Rooms 4 Bedrooms 3.1 Bath(s) 3,711 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Covered front/side porch, Oversized 3 car garage in basement and 2 car on main, small pond, fenced pasture, detached wired workshop.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject has been well maintained however there does not appear to have been any updates in the last 15 years. Some of the floor coverings are in need of replacement and the HVAC appears to be at the end of its useful life. Overall the subject is in C4 condition. The owner did mention that due to a hail storm they are getting a new roof from their insurance company.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

As noted the home is habitable but is in need of some updating.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

The subject is unique in it's Lake Jordan Game Lands proximity and has a larger lot than most of the similar sales.

Uniform Residential Appraisal Report

File # 1119365

File # 26814

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 795,000 to \$ 2,100,000													
There are 18 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 703,500 to \$ 1,390,000													
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	1410A Hollands Chapel Rd Apex, NC 27523	649 Olde Thompson Creek Rd Apex, NC 27523			80 Canopy Pittsboro, NC 27312			739 Highland Rd Apex, NC 27523					
Proximity to Subject		2.24 miles NE			6.14 miles W			0.64 miles SE					
Sale Price	\$			\$ 1,022,980		\$ 850,000			\$ 1,250,000				
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 245.97 sq.ft.		\$ 249.63 sq.ft.		\$ 357.35 sq.ft.							
Data Source(s)		TMLS#2501676;DOM 13			TMLS#2517937;DOM 4			TMLS#2528298;DOM 5					
Verification Source(s)		MLS & Tax Records			MLS & Tax Records			MLS & Tax Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment				
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;5000		-5,000		ArmLth Cash;0					
Date of Sale/Time		s05/23;c04/23		s07/23;c06/23				s10/23;c08/23					
Location	N;Res;	N;Res;		N;Res;				N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple				Fee Simple					
Site	9.92 ac	4.10 ac	+50,000	2.24 ac		+50,000	12.56 ac		-50,000				
View	N;Res;	N;Res;		N;Res;				N;Res;					
Design (Style)	DT2;Transit	DT2;Trad		0 DT1;Transit		0	DT2;Contemp		0				
Quality of Construction	Q3	Q3		Q3			Q3		-100,000				
Actual Age	30	21		0 16		0	32		0				
Condition	C4	C3	-25,000	C4			C3		-25,000				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths			
Room Count	11	4	3.1	10	4	3.1		0	8	3	3.0		
Gross Living Area	3,711 sq.ft.			4,159 sq.ft.			-44,800	3,405 sq.ft.			+30,600	3,498 sq.ft.	+21,300
Basement & Finished Rooms Below Grade	1564sf0sfwo	0sf			0	0sf			0	0sf			0
Functional Utility	Well/Septic	Well/Septic			Well/Septic			Well/Septic					
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC					
Energy Efficient Items	Average EE	Average EE			Average EE			Average EE					
Garage/Carport	5gbi8dw	3gd3dw			+10,000	2ga4dw			+25,000	3gd3dw			+10,000
Porch/Patio/Deck	Cov Porch	CPch/Patio			-2,500	C&SPch/Deck			-5,000	CPch/Patio			-2,500
Other	3000sf+- Shop	None			+25,000	None			+25,000	IngrndPl/Pond			+10,000
2023 Tax Value	\$757,469.	\$707,756			0	\$493,163			0	\$815,485			0
Original List Price	n/a	\$1,200,000			0	\$850,000			0	\$1,200,000			0
Net Adjustment (Total)		<input type="checkbox"/>	+ <input checked="" type="checkbox"/>	-	\$ -12,300	<input checked="" type="checkbox"/>	+ <input type="checkbox"/>	-	\$ 120,600	<input type="checkbox"/>	+ <input checked="" type="checkbox"/>	-	\$ -131,200
Adjusted Sale Price of Comparables		Net Adj.	1.2 %		Net Adj.	14.2 %		Net Adj.	10.5 %	Net Adj.	17.9 %	\$ 1,118,800	
		Gross Adj.	17.8 %	\$ 1,010,680	Gross Adj.	16.5 %	\$ 970,600	Gross Adj.	17.9 %	\$ 1,118,800			

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) MLS & Tax 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) MLS & Tax Records

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				
Price of Prior Sale/Transfer				
Data Source(s)	MLS & Tax Records	MLS & Tax Records	MLS & Tax Records	MLS & Tax Records
Effective Date of Data Source(s)	03/18/2024	03/18/2024	03/18/2024	03/18/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject was transferred within the last 3 years. The sales had not transferred in the last 12 months.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 1,025,000

Indicated Value by: Sales Comparison Approach \$ 1,025,000 Cost Approach (if developed) \$ 1,033,750 Income Approach (if developed) \$

The Sales Comparison Approach is considered the best reflection of buyer attitudes and adopted. The cost approach which is less reliable than the sales comparison approach was performed for the subject but was given little weight. The Income Approach was not deemed relevant due to the high number of owner occupied properties in the subject neighborhood.

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

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 \$ 1,025,000 , as of 03/13/2024 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 1119365
File # 26814

TYPE OF VALUE (PURPOSE OF THE APPRAISAL) AND DEFINITION OF VALUE

The purpose of this appraisal is to provide an opinion of the market value (fee simple) of the subject property, as defined in this report, as of the effective date of this report.

SCOPE OF THE APPRAISAL

This report is prepared according to USPAP standards. The scope of the work necessary to complete this assignment includes: -gathered data through market participants, local multiple listing service, county tax records, local builders and developers in the subject market area on residential construction cost and improved property sales; -verified data with market participants and those involved in the transactions; -physically made an observation (interior/exterior) of the existing improvements on the effective date of the appraisal (unless otherwise noted) including walking the site, taking photographs and measuring the improvements; -analyzed and considered the data and applied this data in the sales comparison approach and cost approach; no data was found for the income approach; -reconciled the approaches into a final opinion of value for the subject property.

DEFINITION OF INSPECTION:

The term "inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property.

**I have not performed any prior appraisal or other assignments for the subject property within the last 3 years period immediately preceding acceptance of this appraisal assignment.

Reasonable Exposure Time

Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following: 1. Statistical information about days on the market, most commonly obtained from the local Multiple Listing Service. 2. Information gathered through sales verification. 3. Interviews with market participants. Under current market conditions, the reasonable exposure time for the subject property is approximately three to six months. This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

Typical Exposure Time for Detached SFR Properties in the Subject's Market Area is Roughly 12-30 DOM.

ANSI Z765-2021 is used as an assignment condition and was used for measuring, calculating, and reporting GLA and non-GLA areas was utilized in the report. The appraiser's measured / reported sf living area of the subject might differ from that of MLS, public records, or from other sources . The appraiser is not an architect or engineer and a minor variance in sf differential does not materially affect the valuation.

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) The subject's most recent valuation indication was the sale of a nearby 21 acre parcel on JB Morgan Rd for \$800,000 or \$37,000 per acre +/- . The subject's 9.9 acres is estimated to be \$350,000.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$ 350,000
Source of cost data HMFACTS & Local Builders	DWELLING 3,711 Sq.Ft. @ \$ 208.16			= \$ 772,482
Quality rating from cost service Q3 Effective date of cost data 03/18/2024	1,564 Sq.Ft. @ \$ 68.63			= \$ 107,337
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			= \$
See attached sketch for square footage calculations. HMFACTS(Blue Book) and area residential builders were utilized as guides in establishing the unit cost estimates. Site improvements include drive and landscaping. The replacement cost is for valuation purposes only. No one should rely on it for insurance reliance or value decisions.	Garage/Carport 706 Sq.Ft. @ \$ 58.23			= \$ 41,110
	Total Estimate of Cost-New			= \$ 920,929
	Less Physical	Functional	External	
	Depreciation 283,370			= \$(283,370)
	Depreciated Cost of Improvements			= \$ 637,559
	"As-is" Value of Site Improvements			= \$ 46,191
Estimated Remaining Economic Life (HUD and VA only)	45 Years	INDICATED VALUE BY COST APPROACH		
		= \$ 1,033,750		

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

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
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Total number of units rented	Total number of units for sale	Data source(s)
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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.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

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

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File # 1119365
File # 26814

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 1119365
File # 26814

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature _____

Name John A. McPhaul III

Company Name McPhaul Appraisal Inc

Company Address 2 Bolin Hts Ste A
Chapel Hill, NC 27504-5733

Telephone Number (919) 968-6866

Email Address john@mcpaulappraisal.com

Date of Signature and Report 03/19/2024

Effective Date of Appraisal 03/13/2024

State Certification # A137

or State License # _____

or Other (describe) _____ State # _____

State NC

Expiration Date of Certification or License 06/30/2024

ADDRESS OF PROPERTY APPRAISED

1410A Hollands Chapel Rd

Apex, NC 27523

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,025,000

LENDER/CLIENT

Name Nationwide Property & Appraisal Services

Company Name Home Pros Funding, LLC

Company Address 9550 Bay Harbor Terrace, Bay Harbor Islands,
FL 33154

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street
Date of Inspection _____

Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Residential Appraisal Report

File # 1119365
File # 26814

SALES COMPARISON APPROACH	FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
		Address	1410A Hollands Chapel Rd Apex, NC 27523	489 Olde Oaks Ln Pittsboro, NC 27312			180 Chapel View Dr Apex, NC 27523					
	Proximity to Subject		6.91 miles SW			1.57 miles NE						
	Sale Price	\$		\$	839,360	\$		\$	930,000		\$	
	Sale Price/Gross Liv. Area	\$	sq.ft.	\$	253.51 sq.ft.	\$		\$	307.54 sq.ft.		\$	
	Data Source(s)			TMLS#2523663;DOM 20			TMLS#2532198;DOM 49					
	Verification Source(s)			MLS & Tax Records			MLS & Tax Records					
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
	Sales or Financing Concessions		ArmLth Conv;0			ArmLth Cash;0						
	Date of Sale/Time		s10/23;c09/23			s12/23;c11/23						
	Location	N;Res;	N;Res;			N;Res;						
	Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple						
	Site	9.92 ac	4.09 ac		+50,000	3.6 ac			+50,000			
	View	N;Res;	N;Res;			N;Res;						
	Design (Style)	DT2;Transit	DT1.5;Trad		0	DT1.5;Transit			0			
	Quality of Construction	Q3	Q3			Q3						
	Actual Age	30	21		0	28			0			
	Condition	C4	C3		-25,000	C4						
	Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths
	Room Count	11	4	3.1	12	4	3.1		0	9	3	3.1
	Gross Living Area	3,711 sq.ft.		3,311 sq.ft.		+40,000	3,024 sq.ft.		+68,700			sq.ft.
	Basement & Finished Rooms Below Grade	1564sf0sfwo		0sf		0	386sf386sfwo 1rr0br0.0ba0o		-25,000			
	Functional Utility	Well/Septic	Well/Septic			Well/Septic						
	Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC						
	Energy Efficient Items	Average EE	Average EE			Average EE						
	Garage/Carport	5gbi8dw	2gd2gbi8dw		+5,000	2gbi2dw			+25,000			
	Porch/Patio/Deck	Cov Porch	ScPor/Dk		-2,500	C&SPch/Deck			-5,000			
	Other	3000sf+/- Shop	None		+25,000	None			+25,000			
	2023 Tax Value	\$757,469.	\$527,170		0	\$581,824			0			
	Original List Price	n/a	\$879,500		0	\$1,000,000			0			
	Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 92,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 138,700	<input type="checkbox"/> + <input type="checkbox"/> -	\$				
	Adjusted Sale Price of Comparables		Net Adj. 11.0 % Gross Adj. 17.6 %	\$ 931,860	Net Adj. 14.9 % Gross Adj. 21.4 %	\$ 1,068,700	Net Adj. % Gross Adj. %	\$				
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).												
SALE HISTORY		ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
		Date of Prior Sale/Transfer										
		Price of Prior Sale/Transfer										
		Data Source(s)	MLS & Tax Records	MLS & Tax Records			MLS & Tax Records					
		Effective Date of Data Source(s)	03/18/2024	03/18/2024			03/18/2024					
		Analysis of prior sale or transfer history of the subject property and comparable sales No sales last 12 months.										
ANALYSIS / COMMENTS		Analysis/Comments See comments under sales 1-3.										

Supplemental Addendum

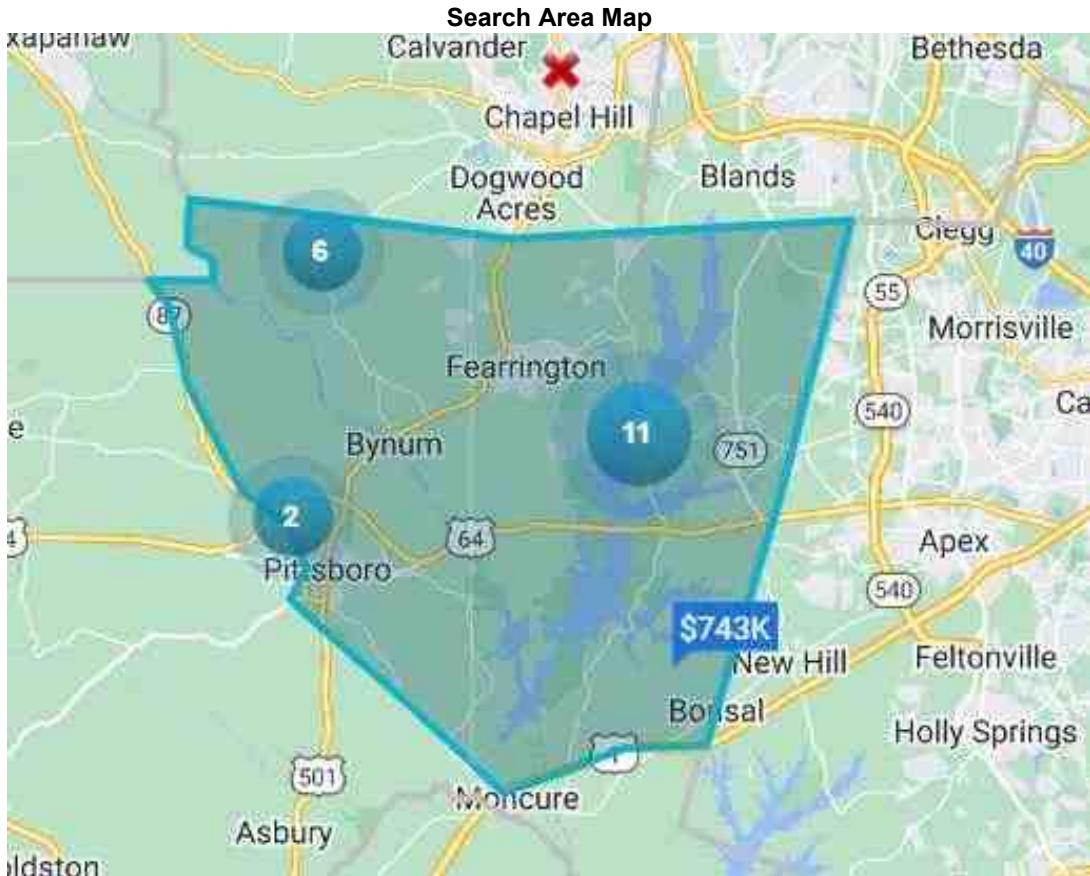
File No. 26814

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	
Lender/Client	Home Pros Funding, LLC			
	State	NC	Zip Code	27523

- URAR: Site - Highest and Best Use

The Fifth Edition of The Dictionary of Real Estate Appraisal by the Appraisal Institute defines highest and best use as: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. Most textbooks don't mention "appropriately supported" as part of the highest and best use definition. The Uniform Standards of Professional Appraisal Practice (USPAP) does not have a definition for highest and best use. However, if an appraisal report is prepared, it requires the appraiser to summarize the support and rationale for that opinion.

The appraiser's highest and best use analysis considered the property as it is improved. The use of the comparable sales demonstrates that the improvements are compatible with market demand for the neighborhood, and the present improvements contribute to the value of the subject property so that its value is greater than the estimated vacant site value, the appraiser has considered the existing use as reasonable and reported it as the highest and best use.



• URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach

All comparables are considered to be very similar in location, design, functional utility and market appeal. They are all from the subject market area and are considered to be the best indicators of value for the subject available. Sales 1-3 were the most recent similar sales and were given the most weight. Sales 4-5 were also considered however were older sales. These sales along with the listings indicate a value range of \$931,860 to \$1,113,800 with the subject indicated value of \$1,025,000 falling in the middle. The subject's condition and the numerous non-running cars detract from it's overall appeal however it is still in a very high demand location. The appraised value is well above the predominate value for the neighborhood primarily due to its size as the predominate size was only 2,900sf. The subject lot size also influenced its higher value. All utilities were on and functioning as intended. The basement sqft in the subject is the 3 car builtin garage and was adjusted as the garage rather than basement. Also while the subject site value exceeds 30% of the total it is not unusual and reflects the most recent nearby sale. Well and septic are common for the subject market area and does not have an impact on marketability.

This is a Revised Appraisal Report: The original appraisal signature date was 03/19/2024. The appraiser was subsequently asked to revise/correct the original report to include the following, and these revisions have been incorporated into this report:

1. Please correct typo ' Other 25% is /parks, creeks & wetlands / utility easements / road corridors, vacant land ' however only 20% is reflected in the other category

under present land use.

2. Within the improvement section on page one under, please add 'shop' to the other line, currently states none and does not reflect subjects shop.

reflect subjects shop.
This has been revised

Additional Listings

File # 1119365
File # 26814

FEATURE	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3		
Address	1410A Hollands Chapel Rd Apex, NC 27523	1716 NC 87 S Moncure, NC 27559			301 Sky Ln Pittsboro, NC 27312			130 Mint Springs Rd Pittsboro, NC 27312		
Proximity to Subject		12.57 miles SW			6.64 miles SW			10.49 miles W		
List Price	\$		\$ 940,000		\$	\$ 850,000		\$	\$ 949,000	
List Price/Gross Liv. Area	\$ sq.ft.	\$ 250.40 sq.ft.		\$ 286.87 sq.ft.		\$ 259.79 sq.ft.		\$		
Last Price Revision Date		None - Original List Price			None - Original List Price			None - Original List Price		
Data Source(s)		TMLS#10007981			TMLS#10014354			TMLS#10014600		
Verification Source(s)		MLS & Tax Records			MLS & Tax Records			MLS & Tax Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.		DESCRIPTION	+(-) \$ Adjust.		DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		+PENDING+			+PENDING+			+PENDING+		
Days on Market		36			4			11		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	9.92 ac	15.79 ac			10.15 ac			05.01 ac		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT2;Transit	DT1.1;Ranch			DT2;Dome			DT2;Transit		
Quality of Construction	Q3	Q4	+50,000	Q4		+50,000	Q3			
Actual Age	30	40		020			22			
Condition	C4	C4			C4			C3		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths
Room Count	11	4	3.1	8	3	4.0	-5,000	12	4	3.1
Gross Living Area		3,711 sq.ft.		3,754 sq.ft.		0	2,963 sq.ft.	+74,800	3,653 sq.ft.	0
Basement & Finished	1564sf0sfwo	0sf			0	1334sf1334sf	-50,000	628sf628sfwo		0
Rooms Below Grade					0	1rr1br1.0ba1o	-10,000	1rr0br1.0ba0o		-10,000
Functional Utility	Well/Septic	Well/Septic			Well/Septic			Well/Septic		
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	Average EE	Average EE			Average EE			Average EE		
Garage/Carport	5gbi8dw	2ga4gd6dw		-10,000	2gbi4dw		+25,000	2gbi4dw		+25,000
Porch/Patio/Deck	Cov Porch	CPch/Patio						C&SPch/Deck		-5,000
Other	3000sf+- Shop	None		+25,000	Tennis Court		+15,000	None		+25,000
2023 Tax Value	\$757,469.	\$663,185		0	\$537,267		0	\$657,076		0
Original List Price	n/a	\$975,000		0	\$850,000		0	\$949,000		0
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 60,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 104,800		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 25,000	
Adjusted List Price of Comparables		Net 6.4 %		Net 12.3 %		Net 2.6 %		Gross 9.6 %	Gross 26.4 %	Gross 7.9 %
		Gross	\$ 1,000,000	Gross	\$ 954,800	Gross	\$ 974,000			

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	LISTING # 1	LISTING # 2	LISTING # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS & Tax Records			
Effective Date of Data Source(s)	03/18/2024	03/18/2024	03/18/2024	03/18/2024

Comments: These 3 listings are considered to be the most similar / comparable to the subject, however the general lack of available listings resulted in a very limited supply from which to choose from within the subject search area (and all three are pending). Please note that little to no weight was placed on these listings and they were included primarily to show the direction of the current market. They were adjusted similarly to the closed sales. While the 1004MC indicates a declining market demand is still outpacing supply and the fact that they all sold in less than 50 days and most in less than 30 that the market is not so much in decline as undersupply.

Market Conditions Addendum to the Appraisal Report

File # 1119365

File No. 26814

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address	1410A Hollands Chapel Rd		City	Apex	State	NC	ZIP Code	27523
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Borrower Carl & Heather Blanton

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	13	4	1	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.17	1.33	0.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	1	0	2	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.5	0.0	6.1	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$880,000	\$977,500	\$855,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	12	33	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$895,000	\$999,150	\$850,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	12	48	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.00%	97.84%	100.59%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions, when given, appear to range between \$1,000-\$10,000.

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

Cite data sources for above information. TMLS & Tax Records - This data comes from the search area we used for the report, and was also bracketed by square footage/lot size/age to produce the most relevant results. See attached map of search area on text addendum.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Information provided is considered reliable, however it only represents limited properties that have been exposed to the open market and may not be reflective of the market as a whole. With the rise in interest rates the market appears to be stabilizing.

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

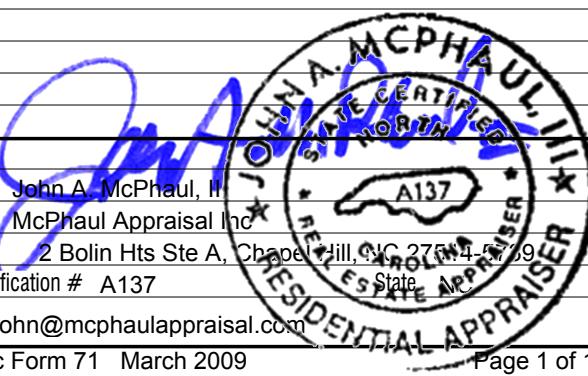
Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

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

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

Signature		Signature	
Appraiser Name	John A. McPhaul, II	Supervisory Appraiser Name	
Company Name	McPhaul Appraisal Inc	Company Name	
Company Address	12 Bolin Hts Ste A, Chapel Hill, NC 27514-5719	Company Address	
State License/Certification #	A137	State License/Certification #	State
Email Address	john@mcpaulappraisal.com	Email Address	



Deed - Page 1



OK
TAX
OFFICE

BOOK 538 PAGE 621

I0900

Excise Tax \$55.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of 19.....
by

Mail after recording to Carl Lewis Blanton and Heather Lynette Frey
5701 Oak Meadow Lane, Apt. 2104, Raleigh, North Carolina 27612

This instrument was prepared by R. Edward McLaurin, Jr., Holmes & McLaurin, Attorneys at Law, P. O. Box 595, Pittsboro, North Carolina 27312

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of February, 1989, by and between

GRANTOR

GRANTEE

BEN A. FISH, Single

CARL LEWIS BLANTON
and wife
HEATHER LYNETTE FREY
5701 Oak Meadow Lane
Apartment #2104
Raleigh, North Carolina 27612

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of N/A, New Hope Township, Chatham County, North Carolina and more particularly described as follows:

BEING all of Lot No. 3 on the eastern side of an unnumbered public road depicted upon the plat entitled "Division of the J. B. Morgan Estate Lands" recorded in Plat Book 17, page 85, of the Chatham County Registry, reference to which is hereby made for a more particular description, and containing 9.92 acres, more or less.

There is also conveyed herewith a perpetual right of way and easement for purposes of ingress and egress to and from SR 1750 to the property described hereinabove over and across the lands described in the Deed of Easement dated May 2, 1975, recorded in Book 389, page 64 of the Chatham County Registry, reference to which is hereby made for a more particular description.

BOOK 538 PAGE 622

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

(SEAL)

By:

(SEAL)

President

(SEAL)

ATTEST:

(SEAL)

Secretary (Corporate Seal)

(SEAL)

USE BLACK INK ONLY

Chatham

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that Ben A. Fish, Single

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of February, 1989.

My commission expires: 7-27-93

Donna S. Poe

Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19.

My commission expires: Notary Public

NORTH CAROLINA, CHATHAM COUNTY

The foregoing certificate(s) of Donna S. Poe

Notary (Notaries) Public is (are) certified

to be correct. This instrument was presented for registration at 3:35 o'clock P.M. on February 14,

1989, and recorded in Book 538, Page 621.

Reba G. Thomas
Register of Deeds

By: Shelly J. Joyce
Assistant

County Tax Info - Page 1

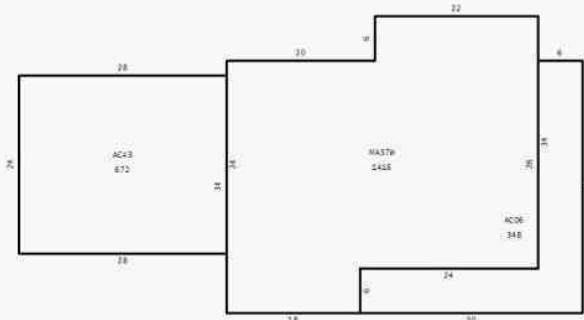
● Overview

Parcel Number	0017777	FMV	757,469
Tax Year	2024 ▾	Exemption/Exclusion	0
Class	C - COMMERCIAL	Deferred	0
Physical Address	430 J B MORGAN RD NC	ASV	757,469
Acreage	9.9200	Tax Rate	Unavailable
		Total Tax	Unavailable

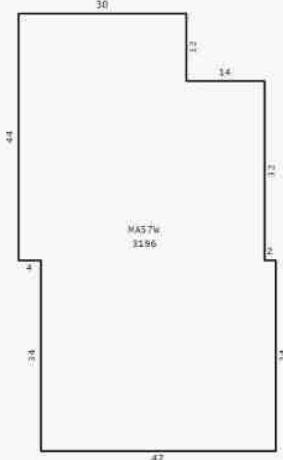
No Tax Disbursements

● Photos & Sketches

Converted Sketch



Converted Sketch



No Billing Details

● Tax Due Amounts

If paid in...	Amount due is...
March 2024	\$0.00
April 2024	\$0.00
May 2024	\$0.00
June 2024	\$0.00
July 2024	\$0.00
August 2024	\$0.00
September 2024	\$0.00
October 2024	\$0.00
November 2024	\$0.00
December 2024	\$0.00

County Tax Info - Page 2

● Payment History

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2023	\$6,295.22	\$6,295.22	\$0.00	11/13/2023
2022	\$6,055.98	\$6,055.98	\$0.00	8/16/2022
2021	\$5,980.24	\$5,980.24	\$0.00	8/11/2021
2020	\$3,971.01	\$3,971.01	\$0.00	11/13/2020
2019	\$3,971.01	\$3,971.01	\$0.00	11/13/2019

[Show 5 More \(22\)](#)

● Legal

Legal Description	Subdivision Name	Block	Lot	Plat Book	Plat Page
			Q4-19B		

No Exclusions

● Owner Information

OWNER Mailing Address	BLANTON CARL LEWIS, 1410 A HOLLANDS CHAPEL RD APEX, NC 27502	OWNER Mailing Address	BLANTON HEATHER L, 1410 A HOLLANDS CHAPEL RD APEX, NC 27502
---------------------------------	--	---------------------------------	---

● Transfer History

Book & Page	Sale Type	Sale Date	Sold By	Sold To	Price
538 0621		12/31/1996		BLANTON CARL LEWIS BLANTON HEATHER L	\$0

No Genealogy

● Land Value

Property Class	Valued Acres	Appraised Value
Acre - Primary	1.0000	70,875
Acre - Residual	7.9200	200,475
Acre - Commercial Secondary	1.0000	63,787

County Tax Info - Page 3

● CAMA - Structure (1 of 3) - Real Estate

Property Class	Description	Total Finished Area	Year Built
RES - Residential	CUSTOM HOME	2,701	1994
Porches/Decks			
AC06R - Covered Porch	348 Square Ft.		
House Type			
CUSTOM HOME	0		
Basement			
BG - Basement Garage Door	2.00		
BU - Basement Unfinished	1,416 Square Ft.		
Plumbing			
PL02 - Number of Fixtures	3.00		
Exterior Wall			
Wood Siding	100 Percent		
Base Cost			
37W - Wood Frame - Main Floor	1,416 Square Ft.		
37WU - Wood Frame - Upper Floor	949 Square Ft.		
Framing			
88W - Frame - Finished Upper Area	336 Square Ft.		
Accommodations			
Number of Bathrooms	3.00		
Number of Stories	1.67		
Number of Rooms	8.00		
Number of Bedrooms	3.00		
Number of Half Bathrooms	0.00		
Fireplace			
FP04R - One Story Single	1.00		
Heating & Cooling			
HC07 - Packaged Heat/Cool	2,365 Square Ft.		
HC07 - Packaged Heat/Cool	336 Square Ft.		
Garages/Carports			
AC43R - Garage - Frame - Unfinished Attic	672 Square Ft.		

● CAMA - Structure (2 of 3) - Real Estate

Property Class	Description	Total Finished Area	Year Built
RES - Residential	Outbuildings Only - RES	0	2023
Storage			
MS28R - Storage Bldg. Unfinished	1,250 Square Ft. Year Built: 1993		

● CAMA - Structure (3 of 3) - Real Estate

Property Class	Description	Total Finished Area	Year Built
COM - Commercial	OTHER - 4	4,634	1990
Exterior Wall			
Wood Siding	100 Percent		
Heating & Cooling			
HC51 - NONE	4,634 Square Ft.		
Service Shop			
MA57W - Wood - Main Area	3,196 Square Ft.		
MA57WU - Wood - Upper Floor	1,438 Square Ft.		

● Market Value

Year	Market Land	Market Building	Market Total
2024	335,137	422,332	757,469
2023	335,137	422,332	757,469

County Tax Info - Page 4

 Map

[View Full Screen](#)

Contact Information

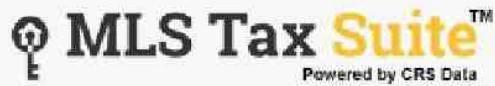
Chatham County Tax Assessor

12 East Street
PO Box 908
Pittsboro, NC 27312
Phone: 919-542-8211

Chatham County Tax Collector

192 West Street
PO Box 697
Pittsboro, NC 27312
Phone: 919-542-8260

TMLS Tax Data - Page 1



Monday, March 18, 2024



LOCATION

Property Address 430 J B Morgan Rd
Apex, NC 27523

Subdivision

County Chatham County, NC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 0017777

Alternate Parcel ID 0703-00-56-8169

Account Number

District/Ward Bells Annex Fire District

2020 Census Trct/Blk 207.02/1

Assessor Roll Year 2022

PROPERTY SUMMARY

Property Type Commercial

Land Use Commercial

Improvement Type Single Family Unit Wood F

Improvement Style Custom Home

Square Feet 7339

CURRENT OWNER

Name Blanton Carl Lewis Blanton Heather L

Mailing Address 1410 Hollands Chapel Rd
Apex, NC 27523-5684

SCHOOL ZONE INFORMATION

North Chatham Elementary School 4.7 mi

Elementary: Pre K to 5 Distance

Margaret B. Pollard Middle School 8.1 mi

Middle: 6 to 8 Distance

Seaforth High School 5.3 mi

High: 9 to 12 Distance

SALES HISTORY THROUGH 02/23/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/31/1996		Blanton Carl Lewis Blanton Heather L				538/621

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
----------------	------	------------	------	------------	------

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Information Deemed Reliable But Not Guaranteed.

TMLS Tax Data - Page 2

Property Report for 430 J B MORGAN RD, cont.

Appraised Land	\$335,137.00	\$335,137.00	\$335,137.00
Appraised Improvements	\$422,332.00	\$422,332.00	\$422,332.00
Total Tax Appraisal	\$757,469.00	\$757,469.00	\$757,469.00
Assessed Land	\$335,137.00	\$335,137.00	\$335,137.00
Assessed Improvements	\$422,332.00	\$422,332.00	\$422,332.00
Total Assessment	\$757,469.00	\$757,469.00	\$757,469.00
Jurisdiction Rates			
Chatham County	0.685		
Bells Annex Fire District	0.128		
% Improved	56%		

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023		\$5,188.66	\$6,158.22
2022		\$5,037.17	\$5,930.98
2021		\$5,037.17	\$5,855.24
2020		\$3,312.12	\$3,846.01
2019		\$3,312.12	\$3,846.01
2018		\$3,104.99	\$3,614.17
2017		\$3,104.99	\$3,614.17
2015		\$2,935.88	\$3,422.13
2013		\$2,935.88	\$3,351.32

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Unit Wood F	Condition	Units	
Year Built	1994	Effective Year	1994	
BRs		Baths	Rooms	
Total Sq. Ft.	2,705	Building Square Feet (Other)		

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Construction Style	Custom Home
Foundation	Floor Finish
Floor System	Interior Finish
Exterior Wall	Air Conditioning
Structural Framing	Heat Type
Fireplace	Bathroom Tile
	Plumbing Fixtures

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Information Deemed Reliable But Not Guaranteed.

TMLS Tax Data - Page 3

Property Report for 430 J B MORGAN RD, cont.

- OTHER

Occupancy	Building Data Source
------------------	-----------------------------

PROPERTY CHARACTERISTICS: BUILDING

Building # 2

Type	Service Shop Wood Frame	Condition		Units
Year Built	1990	Effective Year	1990	Stories
BRs		Baths		Rooms
Total Sq. Ft.	4,634			

Building Square Feet (Living Space)

Building Square Feet (Other)

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Construction Style	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
------------------	-----------------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Covered Porch			
Storage Bldg Finished		1993	QUALITY GRADE C

PROPERTY CHARACTERISTICS: LOT

Land Use	Commercial	Lot Dimensions	
Block/Lot		Lot Square Feet	432,113
Latitude/Longitude	35.773279°/-78.979682°	Acreage	9.92

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	17/85
Block/Lot	District/Ward	Bells Annex Fire District
Description	Q4-19B 000009920	

GREEN VERIFICATIONS

courtesy of Green Building Registry

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Information Deemed Reliable But Not Guaranteed.

TMLS Tax Data - Page 4

Property Report for 430 J B MORGAN RD, cont.

INTERNET ACCESS

courtesy of Fiberhomes.com

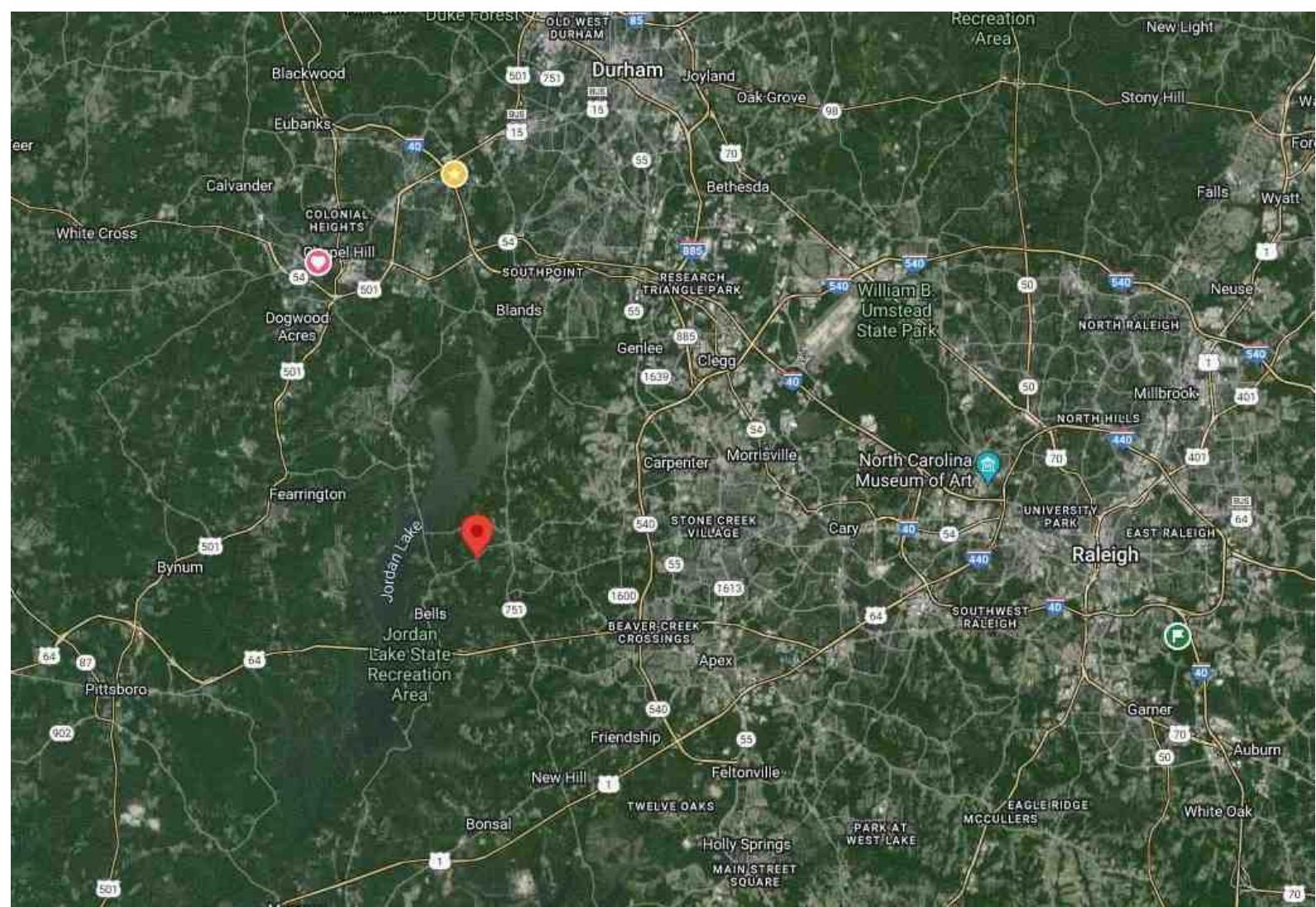
FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as 3720070300K above the 500-year flood level.		11/17/2017

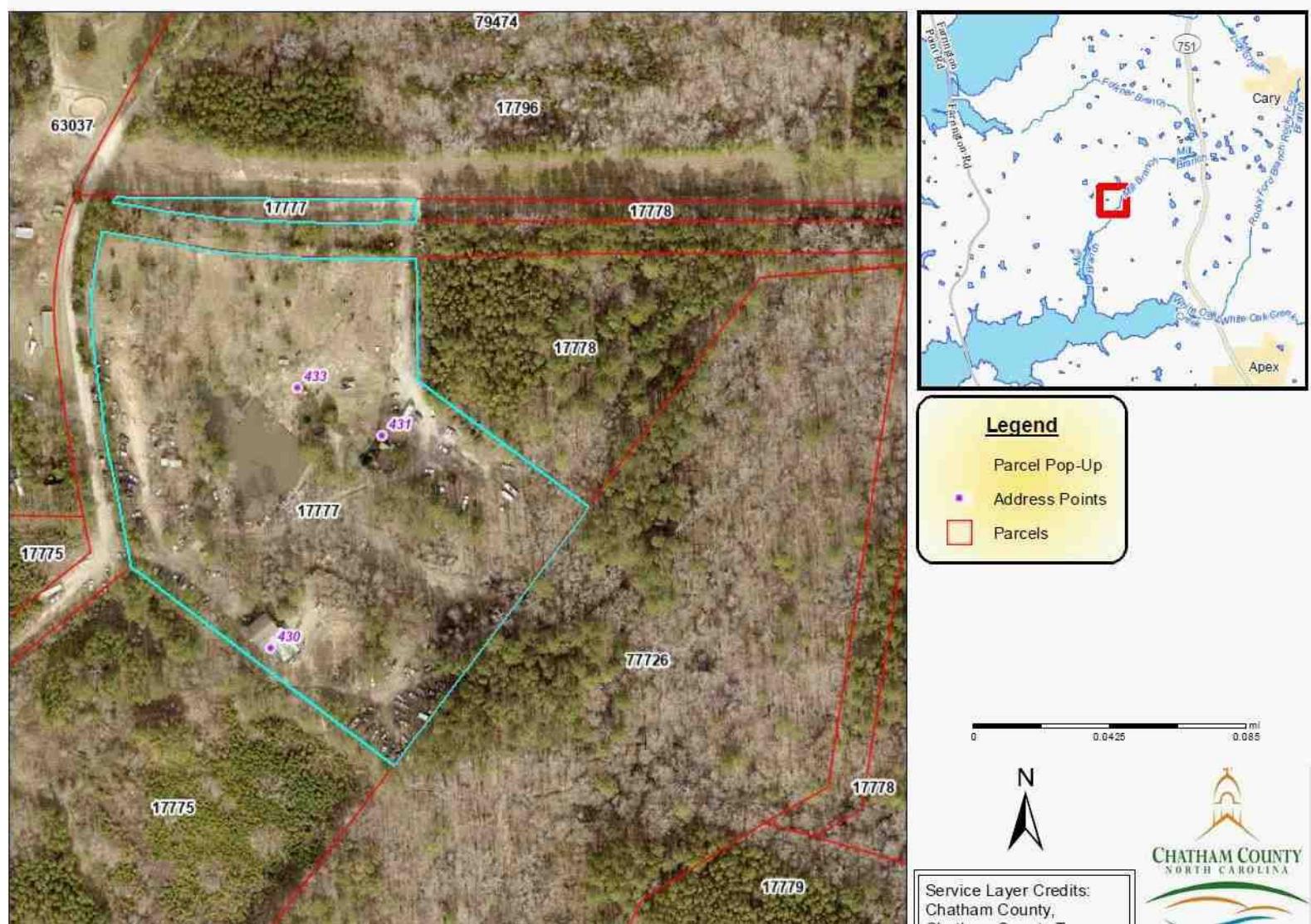
LISTING ARCHIVE

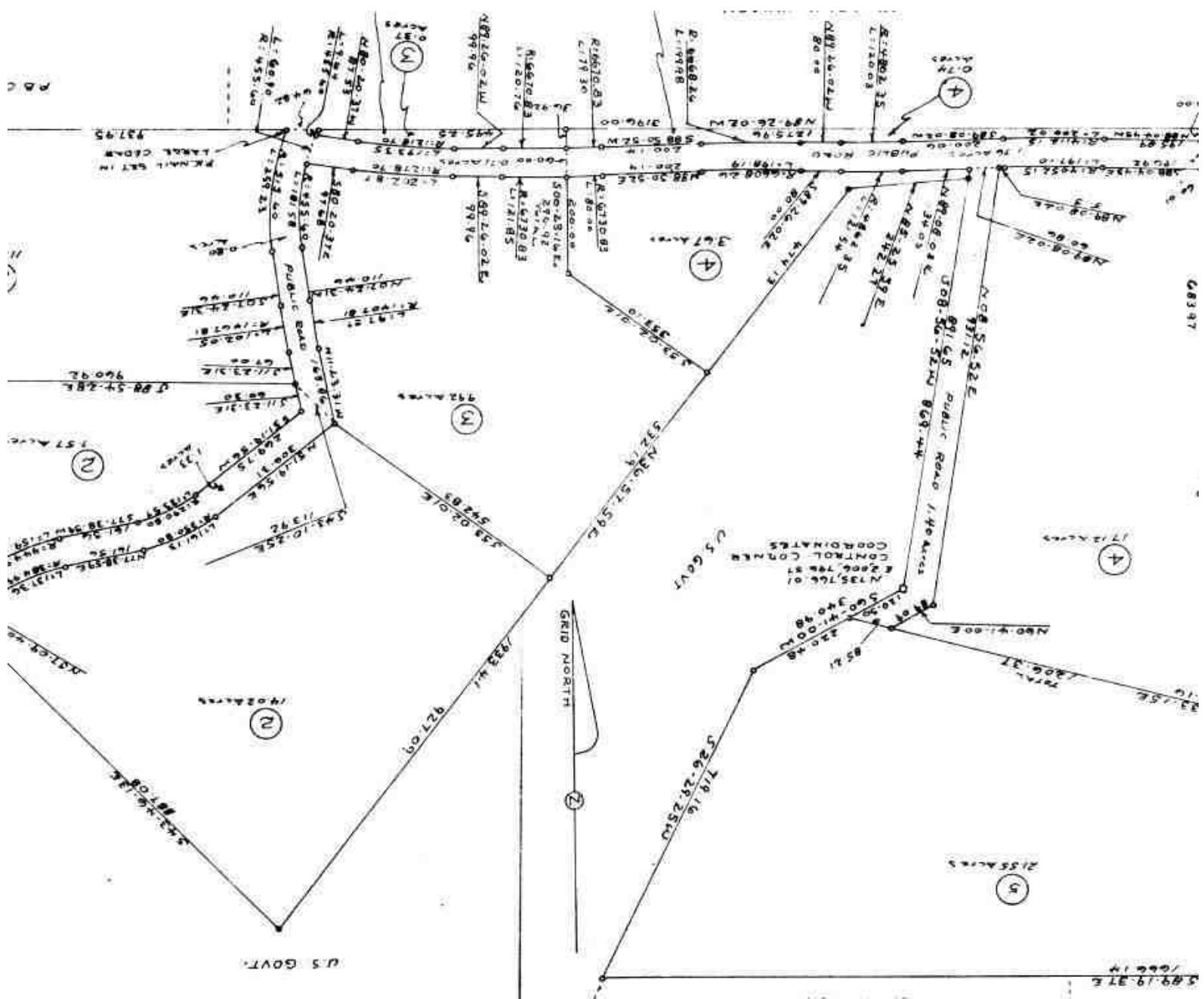
No Listings found for this parcel.

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Information Deemed Reliable But Not Guaranteed.



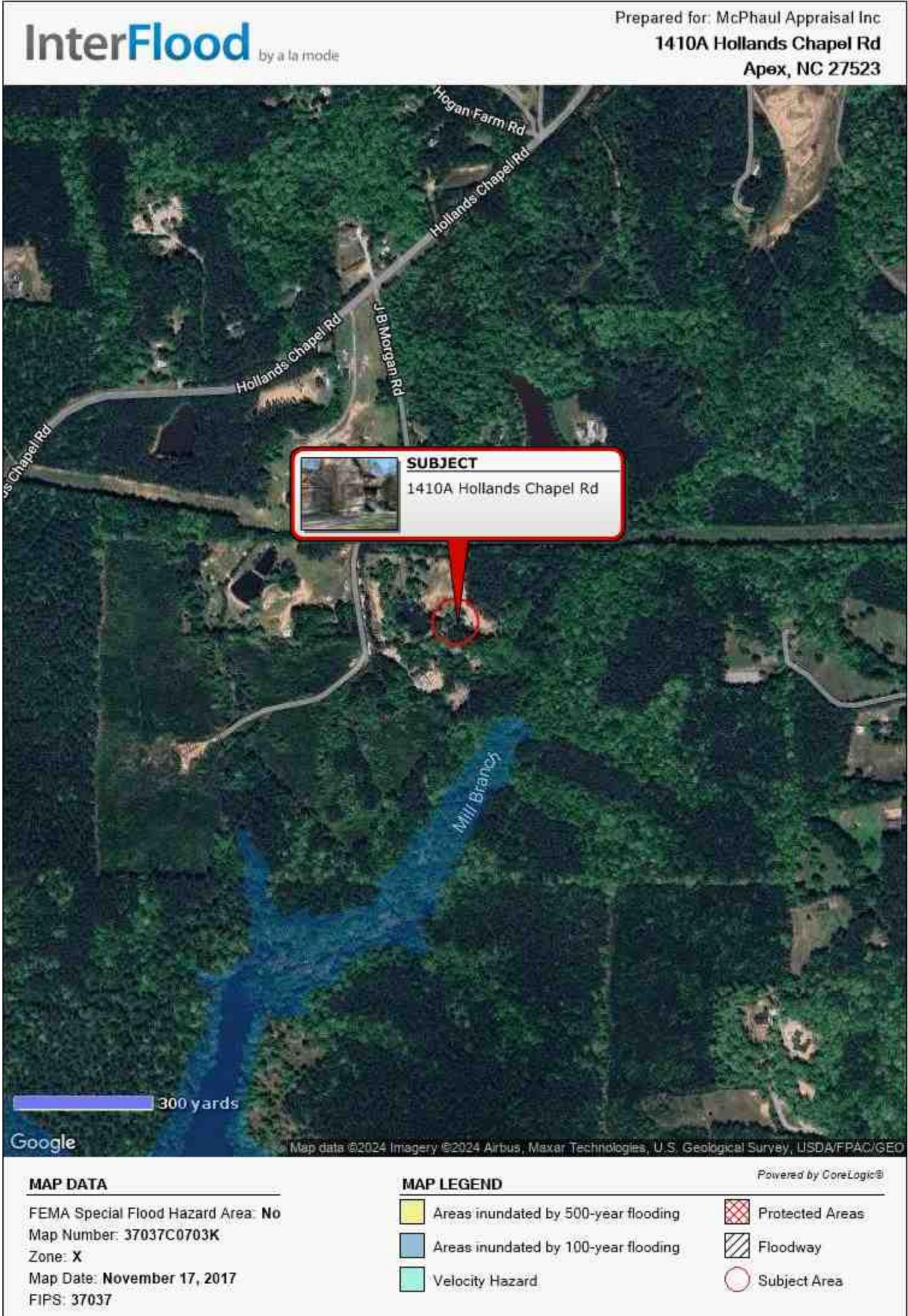
Chatham County Tax Map





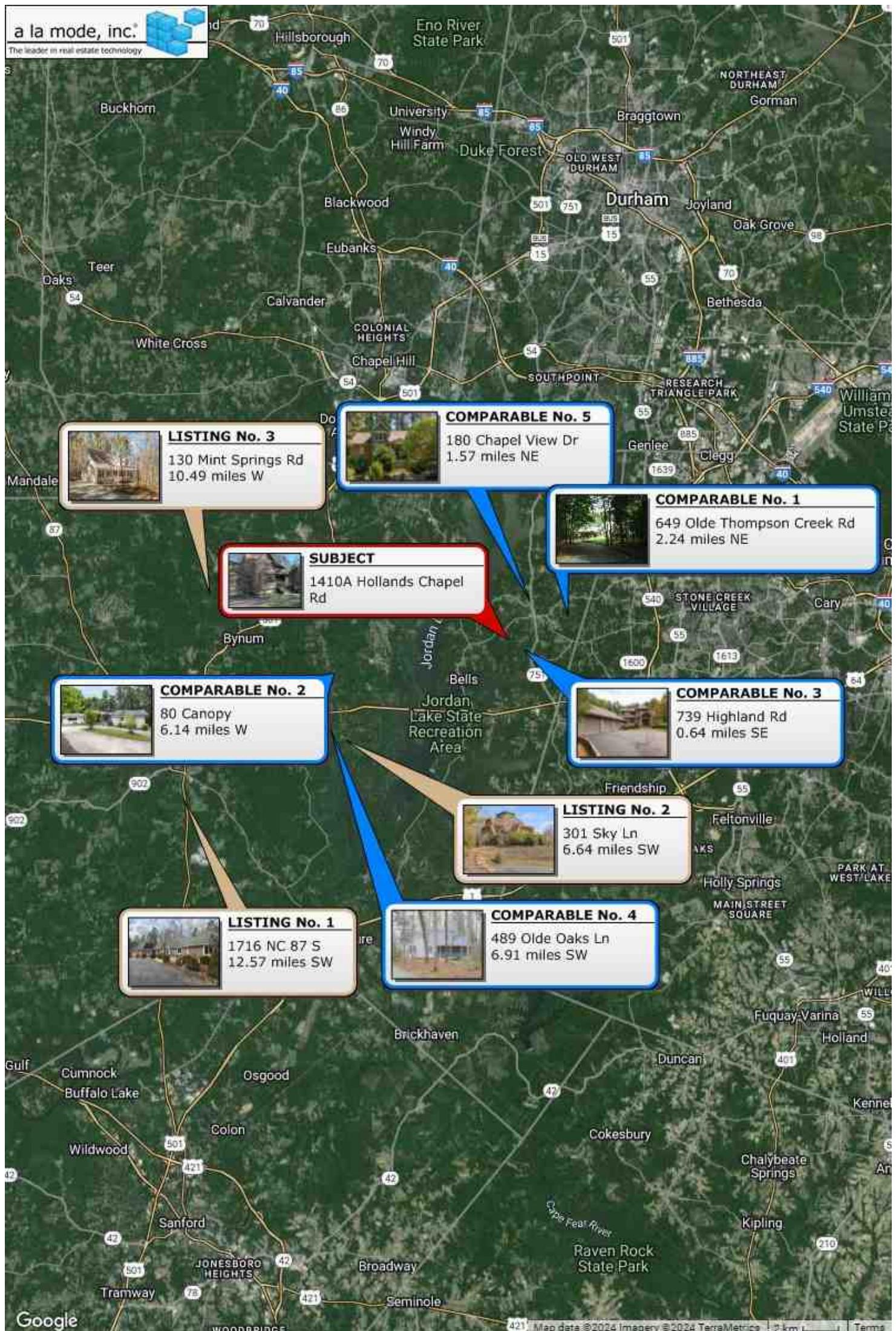
Flood Map

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC	State	NC
		Zip Code	27523



Location Map

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC	State	NC
		Zip Code	27523



Building Sketch (Page - 1)

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC	State	NC



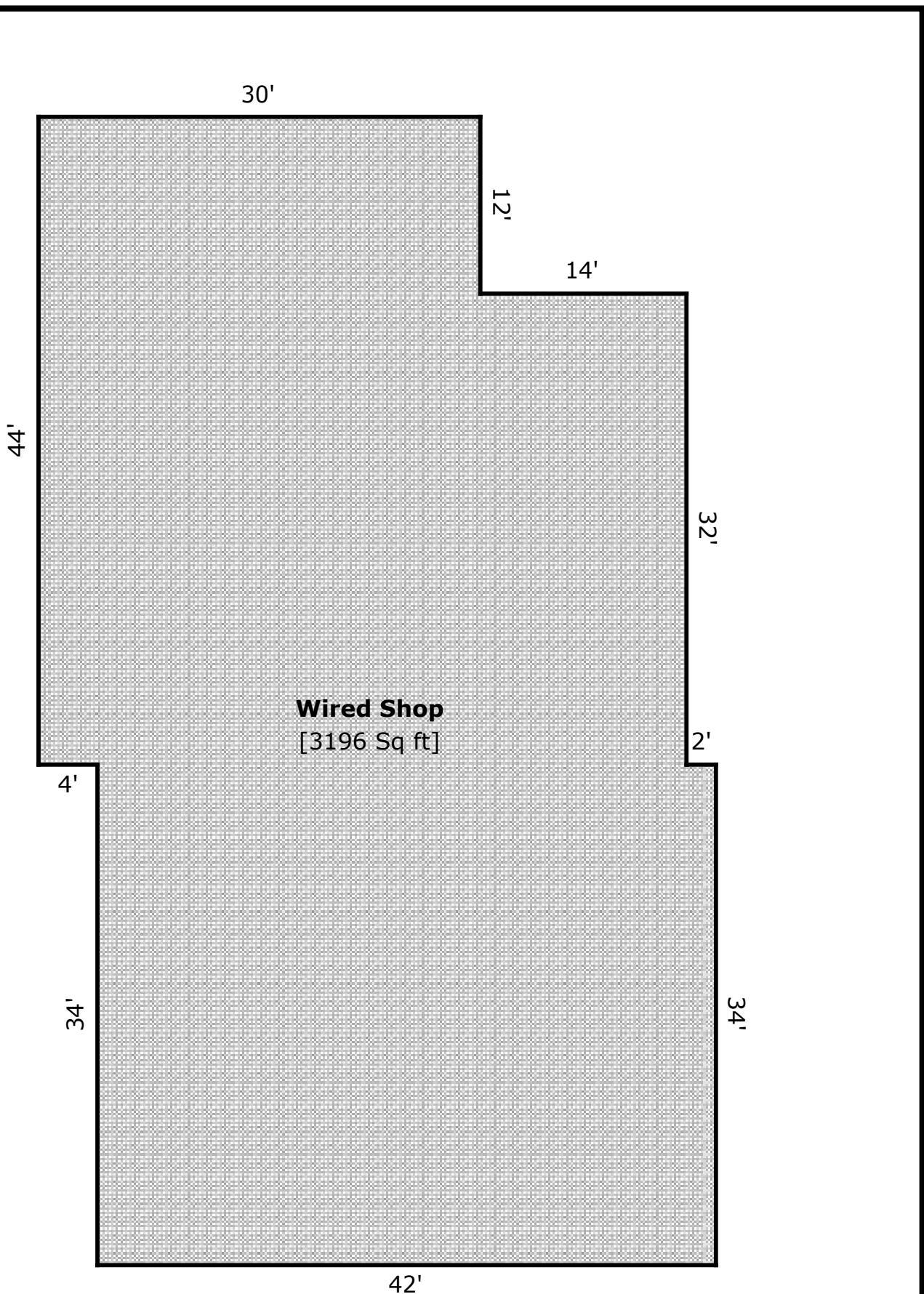
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1500.3 Sq ft	$12.9 \times 1.6 =$	20.4
		$36.5 \times 21.4 =$	781.8
		$20 \times 29.5 =$	590.7
		$6 \times 17.9 =$	107.4
Second Floor	1834.1 Sq ft	$18 \times 28 =$	504
		$29.5 \times 23.5 =$	694
		$17.9 \times 35.5 =$	636
Third Floor	377 Sq ft	$26 \times 14.5 =$	377
Total Living Area (Rounded):		3711 Sq ft	
Non-living Area			
CovPorch	357.2 Sq ft	$6 \times 23.5 =$	141
		$36 \times 6 =$	216.2
2 Car B/I	705.6 Sq ft	$25.2 \times 28 =$	705.6
Bsmnt	1564.1 Sq ft	$15.8 \times 5.5 =$	86.6
		$21.4 \times 7 =$	149.8
		$29.5 \times 41.4 =$	1222.7
		$17.9 \times 6 =$	107.4
Attic	223.3 Sq ft	Negative Arc =	2.4
		$14.5 \times 15.4 =$	223.3

Building Sketch (Page - 2)

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC		



TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area

Wired Shop

3196 Sq ft

$42 \times 34 = 1428$

$44 \times 32 = 1408$

$12 \times 30 = 360$

Subject Photo Page

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC	State	NC Zip Code 27523



Subject Front

1410A Hollands Chapel Rd



Subject Rear



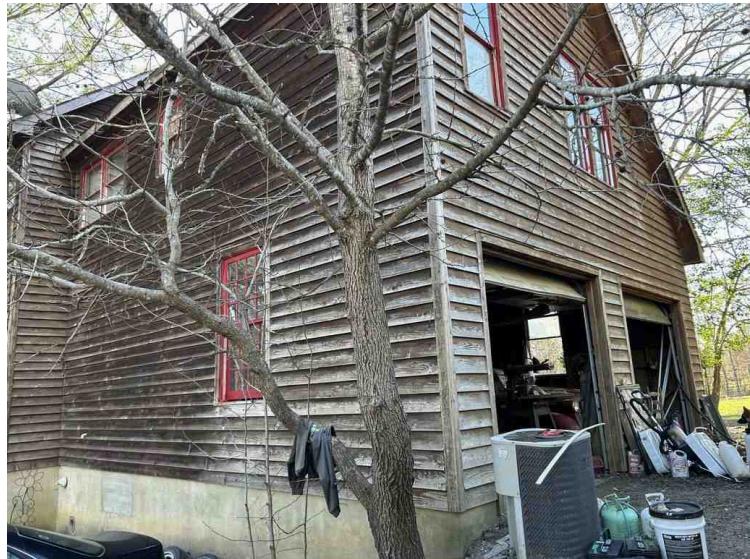
Subject Street

Photograph Addendum

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	State NC Zip Code 27523
Lender/Client	Home Pros Funding, LLC			



Additional Front



Additional Rear



Additional Street



Additional Side



Additional Side



Driveway

Photograph Addendum

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	State NC Zip Code 27523
Lender/Client	Home Pros Funding, LLC			



Foyer



Living



Dining



Sun Room



Kitchen



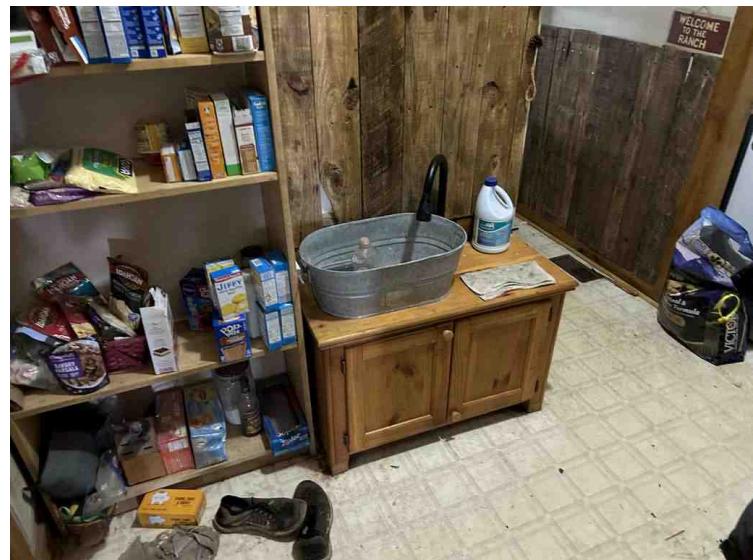
Kitchen

Photograph Addendum

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	
Lender/Client	Home Pros Funding, LLC	State	NC	Zip Code 27523



Breakfast



Pantry/Mud Rm



Utility W/D



Back/Basement Doors



Family



1/2 Bath

Photograph Addendum

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	State NC Zip Code 27523
Lender/Client	Home Pros Funding, LLC			



Stairs to Second



Office



Owner Bedroom



WIC



Owner Bath



Owner Bath

Photograph Addendum

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	
Lender/Client	Home Pros Funding, LLC	State	NC	Zip Code 27523



Owner Bath



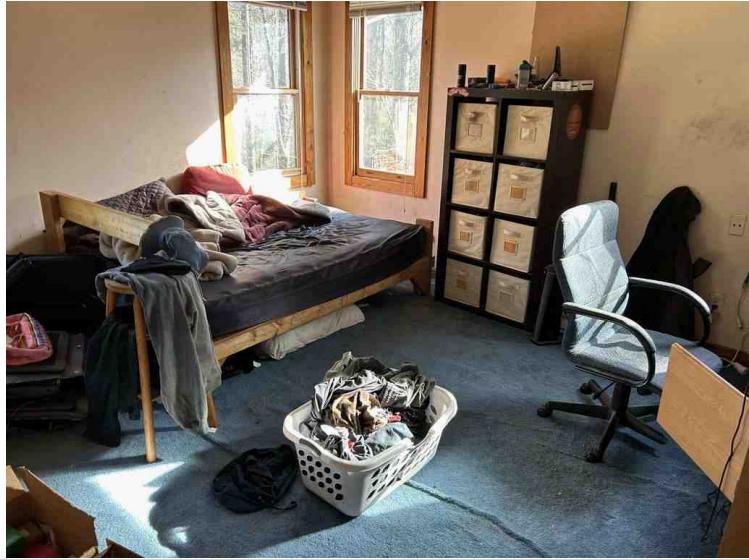
Owner Bath



WIC



Sitting Room



Bedroom



Bath 2

Photograph Addendum

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	State NC Zip Code 27523
Lender/Client	Home Pros Funding, LLC			



Bath 2



Stairs to Third



Bedroom



Bath 3



Attic



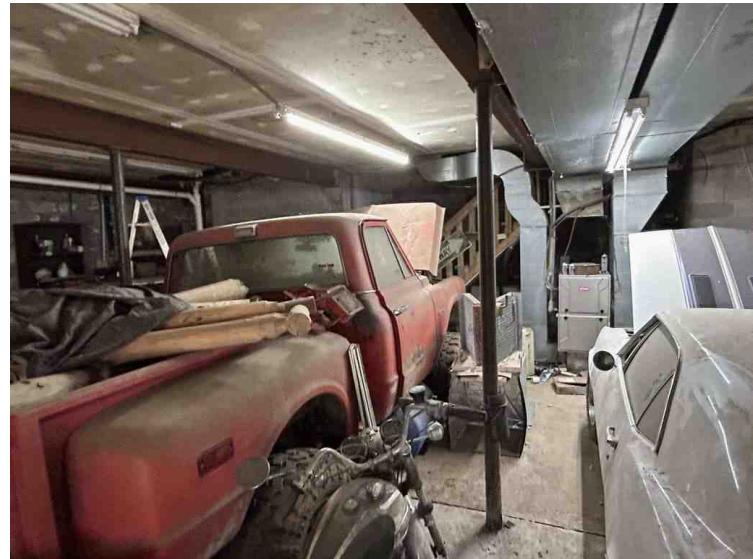
Attic

Photograph Addendum

Borrower	Carl & Heather Blanton			
Property Address	1410A Hollands Chapel Rd			
City	Apex	County	Chatham	
Lender/Client	Home Pros Funding, LLC	State	NC	Zip Code 27523



Basement



Basement



Workshop



Workshop



Workshop

Comparable Photo Page

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC		



Comparable 1

649 Olde Thompson Creek Rd
Prox. to Subject 2.24 miles NE
Sale Price 1,022,980
Gross Living Area 4,159
Total Rooms 10
Total Bedrooms 4
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 4.10 ac
Quality Q3
Age 21



Comparable 2

80 Canopy
Prox. to Subject 6.14 miles W
Sale Price 850,000
Gross Living Area 3,405
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 2.24 ac
Quality Q3
Age 16



Comparable 3

739 Highland Rd
Prox. to Subject 0.64 miles SE
Sale Price 1,250,000
Gross Living Area 3,498
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 12.56 ac
Quality Q3
Age 32

Comparable Photo Page

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC		



Comparable 4

489 Olde Oaks Ln
Prox. to Subject 6.91 miles SW
Sale Price 839,360
Gross Living Area 3,311
Total Rooms 12
Total Bedrooms 4
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 4.09 ac
Quality Q3
Age 21



Comparable 5

180 Chapel View Dr
Prox. to Subject 1.57 miles NE
Sale Price 930,000
Gross Living Area 3,024
Total Rooms 9
Total Bedrooms 3
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 3.6 ac
Quality Q3
Age 28

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Listing Photo Page

Borrower	Carl & Heather Blanton		
Property Address	1410A Hollands Chapel Rd		
City	Apex	County	Chatham
Lender/Client	Home Pros Funding, LLC		



Listing 1

1716 NC 87 S
Proximity to Subject 12.57 miles SW
List Price 940,000
Days on Market 36
Gross Living Area 3,754
Total Rooms 8
Total Bedrooms 3
Total Bathrooms 4.0
Age/Year Built 40



Listing 2

301 Sky Ln
Proximity to Subject 6.64 miles SW
List Price 850,000
Days on Market 4
Gross Living Area 2,963
Total Rooms 12
Total Bedrooms 4
Total Bathrooms 3.1
Age/Year Built 20



Listing 3

130 Mint Springs Rd
Proximity to Subject 10.49 miles W
List Price 949,000
Days on Market 11
Gross Living Area 3,653
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 4.1
Age/Year Built 22

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

Appraisal License





GREAT AMERICAN
INSURANCE GROUP
301 E. Fourth Street, Cincinnati, OH 45202

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

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

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB3874714-23**

Renewal of: RAB3874714-22

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

Item 1. named insured: John Archibald McPhaul III dba McPhaul Appraisal

Item 2 Address: 1 Bolin Heights Suite A

City, State, Zip Code: Chapel Hill, NC 27514

Annex

Item 3. Policy Period: From 11/19/2023 To 11/19/2024
(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: (inclusive of claim expenses):

- A. \$ 1,000,000 Limit of Liability - Each Claim
 - B. \$ 1,000,000 Limit of Liability - Policy Aggregate
 - C. \$ 500,000 Limit of Liability - Fair Housing Claims
 - D. \$ 500,000 Limit of Liability - Fungi Claims

Item 5 Deductible: (inclusive of Claim Expense): \$ 2,500 Each Claim

Item 6. Premium: \$ 1,035.00

item 7. Retroactive Date (if applicable): 11/19/2007

Item 8. Forms, Notices and Endorsements attached:

D43100 (08/19) D43300 NC (05/13) D43400

D43411 (05/13) D43442 (05/13) D43447 (06/17) D43448 (06/17)
D43425 (05/13) D43432 (05/13) D43427 (05/13) IL7324 (07/21)

Betty A. Magmon
Authorized Representative

D43101 (03/15)

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