

Small Residential Income Property Appraisal Report

1508061
File # SR26005

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 3021 Oklahoma Ave		City Norfolk		State VA Zip Code 23513	
Borrower Osamah Almakki		Owner of Public Record Norfolk Affordable Rental LLC		County Norfolk City	
Legal Description 22 BLK T E FAIRMOUNT					
Assessor's Parcel # 04656700			Tax Year 2026		R.E. Taxes \$ 2,394
Neighborhood Name Fairmount			Map Reference 47260		Census Tract 0061.00
Occupant <input type="checkbox"/> Owner <input checked="" 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 Visio Lending		Address 1905 Kramer Lane, Ste. B700, Austin, TX 78758			
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Report data source(s) used, offering price(s), and date(s). REIN MLS# 10570796. Subject entered the market on 2/19/25 at \$250,000, reduced to \$195,000 on 3/10, went pending 3/17 and closed 3/28/25 at \$140,000.					

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 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		2-4 Unit Housing Trends			2-4 Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit 65 %
Built-Up <input checked="" type="checkbox"/> Over 75%	<input 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 20 %
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	140	Low 38	Multi-Family 5 %
Neighborhood Boundaries	The subject neighborhood is defined by Norview Ave north, Military Hwy/I 64 east, Virginia Beach Blvd south and Lafayette River west.					684	High 125	Commercial 10 %
						285	Pred. 80	Other 0 %

Neighborhood Description The subject neighborhood consists of multi-family, 2-4 family, attached & detached single family dwellings of average to good quality and condition with easy access to support facilities. Support commercial land uses exists along main roads. Area has historically been well received by the market due to close proximity to employment, and competing price levels. The neighborhood enjoys good linkage with Greater Hampton Roads.

Market Conditions (including support for the above conclusions) See attached addenda.

Dimensions 60 x 101 x 60 x 100	Area 6,106 sf	Shape Rectangular	View N;Res
Specific Zoning Classification SF-6	Zoning Description Single Family		
Zoning Compliance <input type="checkbox"/> Legal <input checked="" 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 Current use is physically possible, legally permissible, economically viable and would deliver the highest return to the land.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/> none	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley Alley	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 5101040038H FEMA Map Date 2/17/2017

Are the utilities and/or 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

No adverse site conditions were noted. The site conforms with other sites in the market area. Current use is a legal, non conforming use and the improvements may be rebuilt if destroyed.

General Description		Foundation		Exterior Description		materials/condition	Interior	materials/condition
Units <input type="checkbox"/> Two <input checked="" type="checkbox"/> Three <input type="checkbox"/> Four	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	CMU/Avg	Floors	Vinyl/Cpt/Avg			
<input type="checkbox"/> Accessory Unit (describe below)	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl / Avg	Walls	Plaster/Avg			
# of Stories 2.0 # of bldgs. 1	Basement Area 0 sq.ft.	Roof Surface Comp/Avg		Trim/Finish	Wood/Avg			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish 0 %	Gutters & Downspouts Metal/Avg		Bath Floor	/Avg			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Insul/Avg		Bath Wainscot	/Avg			
Design (Style) Triplex	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Yes / Avg		Car Storage				
Year Built 1910	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Yes / Avg		<input type="checkbox"/> None				
Effective Age (Yrs) 58	Heating/Cooling		Amenities	<input checked="" type="checkbox"/> Driveway	# of Cars 1			
Attic <input type="checkbox"/> None	<input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	<input type="checkbox"/> Fireplace(s) # 0 <input type="checkbox"/> Woodstove(s) # 0		Driveway Surface	Concrete			
Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other BB Fuel Elec	<input type="checkbox"/> Patio/Deck none <input type="checkbox"/> Fence none		Garage	# of Cars			
Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool none <input checked="" type="checkbox"/> Porch Cvd Stoop		Carport	# of Cars			
Finished <input type="checkbox"/> Heated	<input checked="" type="checkbox"/> Individual Win <input type="checkbox"/> Other	<input type="checkbox"/> Other		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in				

# of Appliances	Refrigerator	Range/Oven 2	Dishwasher	Disposal	Microwave	Washer/Dryer	Other (describe)
Unit # 1 contains:	3	Rooms	1	Bedrooms	1.0	Bath(s)	Square Feet of Gross Living Area
Unit # 2 contains:	3	Rooms	1	Bedrooms	1.0	Bath(s)	Square Feet of Gross Living Area
Unit # 3 contains:	3	Rooms	1	Bedrooms	1.0	Bath(s)	Square Feet of Gross Living Area
Unit # 4 contains:		Rooms		Bedrooms		Bath(s)	Square Feet of Gross Living Area

Additional features (special energy efficient items, etc.). Subject has insulated windows.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). See attached addenda.

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IMPROVEMENTS	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.													
	Appraiser comments on readily observable items only. This is not a home inspection.													
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.													
	Is the property subject to rent control? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe													
	The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.													
	FEATURE		SUBJECT		COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
	Address		3021 Oklahoma Ave Norfolk, VA 23513		3511 Sewells Point Rd Norfolk, VA 23513			2403 Sewells Point Rd Norfolk, VA 23513			3800 E Princess Anne Rd Norfolk, VA 23502			
	Proximity to Subject				0.95 miles NE			0.83 miles E			0.79 miles SE			
	Current Monthly Rent		\$ 2,850		\$ 900			\$ 900			\$ 1,075			
	Rent/Gross Bldg. Area		\$ 1.76 sq.ft.		\$ 1.50 sq.ft.			\$ 1.50 sq.ft.			\$ 1.65 sq.ft.			
Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Data Source(s)				MLS, Tax Records			MLS, Tax Records			MLS, Tax Records				
Date of Lease(s)				9/25			8/25			10/25				
Location		Fairmount		Norview Heights			Norview			Coleman Place				
Actual Age		116		46			56			57				
Condition		C4		C4			C4			C3				
Gross Building Area		1,619		600			600			650				
Unit Breakdown		Rm Count		Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	
		Tot	Br	Ba		Tot	Br	Ba	600	900	Tot	Br	Ba	650
Unit # 1		3	1	1.0		3	1	1.0	600	\$ 900	3	1	1.0	650
Unit # 2		3	1	1.0					\$				\$	
Unit # 3		3	1	1.0					\$				\$	
Unit # 4									\$				\$	
Utilities Included		None		None			None			None				
Parking		Off Street		Off Street			Off Street			Off Street				
Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) See attached addenda.														
Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.														
Leases				Actual Rents					Opinion of Market Rent					
Unit #	Lease Date			Per Unit		Total Rents	Per Unit		Total Rents					
	Begin Date	End Date		Unfurnished	Furnished		Unfurnished	Furnished						
1	Unkn	Unkn	\$ 900	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950						
2	Unkn	Unkn		850		950		950		950				
3	Unkn	Unkn		875		950		950		950				
4														
Comment on lease data				Total Actual Monthly Rent		\$ 2,850	Total Gross Monthly Rent		\$ 2,850					
				Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$					
				Total Actual Monthly Income		\$ 2,850	Total Estimated Monthly Income		\$ 2,850					
Utilities included in estimated rents				<input type="checkbox"/> Electric	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Gas	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Trash collection	<input type="checkbox"/> Cable	<input type="checkbox"/> Other			
Comments on actual or estimated rents and other monthly income (including personal property)				Vacancies are low with few competing units actively listed for rent in the MLS as of preparation of this report. Based on above rental data, a market rent of \$950 is suggested for the subject. The subject appears to be leased at slightly below market rent.										
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain														
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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, Pinpoint, Norfolk Records														
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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, Pinpoint, Norfolk 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		4/1/25												
Price of Prior Sale/Transfer		140,000												
Data Source(s)		Norfolk Tax Records		Norfolk Tax Records			Norfolk Tax Records			Norfolk Tax Records				
Effective Date of Data Source(s)		1/13/25		1/13/25			1/13/25			1/13/25				
Analysis of prior sale or transfer history of the subject property and comparable sales							Subject sold prior on 4/1/25 in an arm's length transaction at \$140,000.							
Listing reports an AS-IS sale and was marketed toward investors. Opinion of value appears in line with prior sales price in consideration of an appreciating market and the work done to the subject since purchase.														

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There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 250,000 to \$ 470,000 .												
There are 32 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 140,000 to \$ 417,000 .												
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address		3021 Oklahoma Ave Norfolk, VA 23513		6262 Alexander St Norfolk, VA 23513			2401 Ruffin St Norfolk, VA 23504			4745 Lind St Norfolk, VA 23513		
Proximity to Subject				1.42 miles NE			1.47 miles SW			0.75 miles E		
Sale Price		\$				\$ 190,000	\$ 226,500				\$ 250,000	
Sale Price/Gross Bldg. Area		\$ sq.ft.		\$ 110.79 sq.ft.			\$ 109.31 sq.ft.				\$ 142.69 sq.ft.	
Gross Monthly Rent		\$ 2,850		\$ 0			\$ 0				\$ 0	
Gross Rent Multiplier												
Price per Unit		\$		\$ 95,000			\$ 113,250				\$ 125,000	
Price per Room		\$		\$ 23,750			\$ 28,313				\$ 31,250	
Price per Bedroom		\$		\$ 47,500			\$ 56,625				\$ 62,500	
Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Data Source(s)				REIN MLS 10600098			REIN MLS 10604914			REIN MLS 10568715		
Verification Source(s)				Tax Records			Tax Records			Tax Records		
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) Adjustment	DESCRIPTION		+(-) Adjustment	DESCRIPTION		+(-) Adjustment
Sale or Financing Concessions				CASH DOM 2 None Noted			CONV DOM 21 None Noted			VA DOM 5 None Noted		
Date of Sale/Time				11/27/25		+2,000	11/7/25		+1,000	3/5/25		+8,000
Location		Fairmount		Norview East			Lindenwood			Pennnsytown		
Leasehold/Fee Simple		Fee Simple		Fee Simple			Fee Simple			Fee Simple		
Site		6,106 sf		6000 sf			0 3278 sf			0 6316 sf		0
View		N;Res		N;Res			N;Res			N;Res		
Design (Style)		Triplex		Duplex			Duplex			Duplex		
Quality of Construction		C4		C4			C4			C4		
Actual Age		53		85			106			85		
Condition		C4		C4			C4			C4		
Gross Building Area		1,619		1,715			2,072		-9,000	1,752		-2,500
Unit Breakdown		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths		
Unit # 1		3	1	1.0	5	3	1.0	-10,000	4	2	1.0	-5,000
Unit # 2		3	1	1.0	3	1	1.0		4	2	1.0	-5,000
Unit # 3		3	1	1.0				+7,000			+7,000	
Unit # 4												+7,000
Basement Description		0		0sf			0sf			0sf		
Basement Finished Rooms		0										
Functional Utility		Average		Average			Average			Average		
Heating/Cooling		BB/Win		Wall/BB/Win			Wall/BB/Win			Floor/BB/Win		
Energy Efficient Items		Average		Average			Average			Average		
Parking On/Off Site		Off Street		Off Street			Off Street			Off Street		
Porch/Patio/Deck		Cvd Stoop		Cvd Stoop			Cvd Stoop			Stoop		+1,000
Amenities		None		None			Balcony		-1,000	None		
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -1,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -12,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 3,500
Adjusted Sale Price of Comparables				Net Adj. 0.5 %			Net Adj. 5.3 %			Net Adj. 1.4 %		
				Gross Adj. 10.0 %		\$ 189,000	Gross Adj. 12.4 %		\$ 214,500	Gross Adj. 11.4 %		\$ 253,500
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)				\$ 94,500			\$ 107,250			\$ 126,750		
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)				\$ 23,625			\$ 26,813			\$ 31,688		
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)				\$ 47,250			\$ 53,625			\$ 63,375		
Value per Unit		\$ 80,000	X	3	Units = \$ 240,000		Value per GBA \$ 139		X 1,619	GBA = \$ 225,041		
Value per Rm.		\$ 25,000	X	9	Rooms = \$ 225,000		Value per Bdrms. \$ 73,000		X 3	Bdrms. = \$ 219,000		
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. See attached addenda.												
Indicated Value by Sales Comparison Approach \$ 225,000												
Total gross monthly rent \$ 2,850 X gross rent multiplier (GRM) 79 = \$ 225,150 Indicated value by the Income Approach												
Comments on income approach including reconciliation of the GRM GRM derived through sales and rental data from the broader market area. Market data beyond the comparables used herein were considered in arriving at GRM. Not all comp rental data was available at time of preparation of this report.												
Indicated Value by: Sales Comparison Approach \$ 225,000 Income Approach \$ 225,150 Cost Approach (if developed) \$												
The sales comparison is considered to be the best indicator of market value. The income approach was deemed less reliable due to the quality and quantity of the data available for consideration at the time of preparation of this report. The cost approach was not deemed relevant to the scope of work for this assignment due to the age of improvements.												
RECONCILIATION This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:												
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 \$ 225,000 , as of 1/19/26 , which is the date of inspection and the effective date of this appraisal.												

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Reasonable Exposure Time

Per the Appraisal Institute:

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.

Subject was measured to ANSI standards.

Market Commentary:

ADDITIONAL COMMENTS
The market is deemed to have appreciated 4.6% annually based on mean year to year sales price comparison and to have appreciated 2.2% based on median year to year sales price comparison. The market is deemed to have appreciated 9.7% based on 0-6 month to 6-12 month mean sales price comparison and to have appreciated 9.2% based on 0-6 month to 6-12 month median sales price comparison. The variance in median and mean sales prices is partly due to seasonal selling cycles and variation of product size and condition. Appreciation of 4% per year is derived from the market. See attached market data.

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) Cost approach was not considered relevant to the scope of work for this assignment due to age of improvements. Site value was derived from extraction techniques due to the lack of recent sales of duplex lots from subject's older, established neighborhood.

COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$ 62,000
	Source of cost data	DWELLING	Sq.Ft. @ \$	-----	= \$
Quality rating from cost service		Effective date of cost data	Sq.Ft. @ \$	-----	= \$
Comments on Cost Approach (gross building area calculations, depreciation, etc.)				-----	= \$
See attached square foot calculations. Perimeter sketch is attached.		Garage/Carpot	Sq.Ft. @ \$	-----	= \$
		Total Estimate of Cost-New		-----	= \$
		Less Physical	Functional	External	
REL = 40+- years.		Depreciation			= \$()
		Depreciated Cost of Improvements		-----	= \$
		"As-is" Value of Site Improvements		-----	= \$
Estimated Remaining Economic Life (HUD and VA only)		40 Years	INDICATED VALUE BY COST APPROACH	-----	= \$

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)
Was the project created by the conversion of existing building(s) into a PUD?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, date of conversion.
Does the project contain any multi-dwelling units?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source
Are the units, common elements, and recreation facilities complete?	<input type="checkbox"/> Yes <input type="checkbox"/> 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 two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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

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

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

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

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

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

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

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

Small Residential Income Property Appraisal Report

1508061
File # SR26005

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

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

Small Residential Income Property Appraisal Report

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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 Appraisals 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 Greg Campbell
Company Name Southeastern Valuation Advisory
Company Address 917 Larchmont Cres, Norfolk, VA 23508-2511

Telephone Number (757) 749-5279
Email Address gcampbell@sevanorfolk.com
Date of Signature and Report 01/22/2026
Effective Date of Appraisal 1/19/26
State Certification # 4001010599
or State License # _____
or Other (describe) _____ State # _____
State VA
Expiration Date of Certification or License 12/31/2027

ADDRESS OF PROPERTY APPRAISED
3021 Oklahoma Ave
Norfolk, VA 23513

APPRaised VALUE OF SUBJECT PROPERTY \$ 225,000

LENDER/CLIENT

Name FastApp
Company Name Visio Lending
Company Address 1905 Kramer Lane, Ste. B700, Austin, TX 78758
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 _____

Small Residential Income Property Appraisal Report

1508061
File # SR26005

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	3021 Oklahoma Ave Norfolk, VA 23513	3611 Radford St Norfolk, VA 23513			3860 Nansemond Cir Norfolk, VA 23513					
Proximity to Subject		0.48 miles N			0.99 miles N					
Sale Price	\$		\$ 240,000		\$ 267,600		\$			
Sale Price/Gross Bldg. Area	\$ sq.ft.	\$ 151.23 sq.ft.		\$ 110.35 sq.ft.		\$	sq.ft.			
Gross Monthly Rent	\$ 2,850	\$ 0		\$ 0		\$				
Gross Rent Multiplier										
Price per Unit	\$	\$ 120,000		\$ 89,200		\$				
Price per Room	\$	\$ 34,286		\$ 24,327		\$				
Price per Bedroom	\$	\$ 80,000		\$ 53,520		\$				
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No				
Data Source(s)	REIN MLS 10565590			REIN MLS 10565590						
Verification Source(s)	Tax Records			Tax Records						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment			
Sale or Financing Concessions		VA DOM 14 None Noted		CASH DOM 14 None Noted						
Date of Sale/Time		2/13/25	+8,000	6/18/25		+5,000				
Location	Fairmount	Estabrook		Norview						
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple						
Site	6,106 sf	5009 sf		0 7726 sf		0				
View	N;Res	N;Res		N;Res						
Design (Style)	Triplex	Duplex		Triplex						
Quality of Construction	C4	C4		C4						
Actual Age	53	96		86						
Condition	C4	C4		C4						
Gross Building Area	1,619	1,587		2,425		-16,000				
Unit Breakdown	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Unit # 1	3 1 1.0	4 2 1.0	-5,000	5 3 2.0		-14,000				
Unit # 2	3 1 1.0	3 1 1.0		3 1 1.0						
Unit # 3	3 1 1.0		+7,000	3 1 1.0						
Unit # 4										
Basement Description	0	0sf		0sf						
Basement Finished Rooms	0									
Functional Utility	Average	Average		Average						
Heating/Cooling	BB/Win	FHA/BB/Win/CAC	-5,000	FHA/BB/Win/CAC		-5,000				
Energy Efficient Items	Average	Average		Average						
Parking On/Off Site	Off Street	Off Street		Off Street						
Porch/Patio/Deck	Cvd Stoop	Cvd Stoop		Stoop		+1,000				
Amenities	None	None		None						
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -29,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables		Net Adj. 2.1 %		Net Adj. 10.8 %		Net Adj. %				
		Gross Adj. 10.4 %	\$ 245,000	Gross Adj. 15.3 %	\$ 238,600	Gross Adj. %	\$			
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)	\$ 122,500		\$ 79,533		\$					
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)	\$ 35,000		\$ 21,691		\$					
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)	\$ 81,667		\$ 47,720		\$					
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 # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	4/1/25									
Price of Prior Sale/Transfer	140,000									
Data Source(s)	Norfolk Tax Records		Norfolk Tax Records		Norfolk Tax Records					
Effective Date of Data Source(s)	1/13/25		1/13/25		1/13/25					
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										
SALES COMPARISON APPROACH										
SALE HISTORY										
ANALYSIS / COMMENTS										

pplemental Addendum

File No. SR26005

Borrower	Osamah Almakki				
Property Address	3021 Oklahoma Ave				
City	Norfolk	County	Norfolk City	State	VA
Lender/Client	Visio Lending				

ADDENDUM

Appraiser Trainees: When a report is transmitted via EDI (Email) with an electronic signature, change the wording in the form from "Appraiser" to "Appraiser Trainee".

Intended Users: The intended user of this report is the client. If the loan is VA backed, the VA is also an intended user. If the loan is FHA backed, HUD is also an intended user.

Intended Use: This appraisal has been developed to support a market value estimate. The estimate of value will be used for financial considerations, which may include obtaining a mortgage, reducing PMI insurance, setting an asking price for potential sale, or other financial considerations.

Use Restriction: This report is intended for use by the client and named intended users. No other persons may rely on this report for any reason, without the express written consent of the appraiser. The appraiser is not liable to any unintended third party.

Hypothetical Conditions: If this appraisal is based on plans & specs or is subject to repairs, these repairs are assumed to be in place as of the date of appraisal. These would be hypothetical conditions.

Additional Certifications: 1) We certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the code of professional ethics and standards of professional appraisal practice of the appraisal institute. 2) We certify that the use of this report is subject to the requirements of the appraisal institute relating to review by its duly authorized representative.

Digital Photo Certifications (if applicable): 1) The photos used in this appraisal are digital photos utilizing photo imaging technology. 2) The appraiser personally inspected the subject and all comparables utilized in this appraisal. 3) The photographs used in this appraisal are true and correct representations of the subject property and the comparable sales utilized in this report. 4) Although the photographs may have been enhanced during the finishing process, no alterations were made to the images which would misrepresent the appearance of the subject property or comparables. 5) Any exterior repairs and/or defects of the subject property and/or comparables sales is noted and addressed in the appraisal report, if necessary. 6) Photos in most instances have been down loaded from MLS database and may contain a "for sale" sign in front yard. None of the comparables are currently re listed for sale unless specifically addressed in the body of the appraisal.

Digital Signature Certifications (if applicable): This appraisal report may contain digital signatures that meet the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) and of FNMA/FHLMC. The software program used to generate this appraisal report contains a digital signature security feature which utilizes personal passwords to protect digital signatures. Each appraiser has sole personalized control of affixing his/her digital signature to a report. The appraisal report cannot be modified without the permission of every appraiser who has signed the report. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report. Lastly, disregard the word "appraiser" beside any associate/appraiser trainee's signature box if this report was transmitted by EDI.

Compliance: This appraisal report conforms with the minimum standards set forth on 12 C.F.R. Part 1608, Standards 1 and 2 of the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation.

Scope: The scope of this appraisal was to perform the research and analysis necessary to arrive at a well supported opinion of value. An inspection of the subject property and surrounding neighborhood was conducted to determine the physical features and condition of the property and the environment in which it is located. Municipal records were researched for information on ownership, real estate assessments, taxes, utility availability and zoning regulations. Also, the research effort endeavored to extract market data for the development of the approaches to value. Information concerning the subject property and comparable sales was obtained from normal sources which included the assessor's office

Signature _____
Name Greg Campbell
Date Signed 01/22/2026
State Certification # 4001010599 State VA
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

pplemental Addendum

File No. SR26005

Borrower	Osamah Almakki				
Property Address	3021 Oklahoma Ave				
City	Norfolk	County	Norfolk City	State	VA
Lender/Client	Visio Lending			Zip Code	23513

and Circuit Court record room in the subject's jurisdiction and other pertinent jurisdictions. During the course of the research every effort was made to verify information through public and proprietary records and personal interviews. The most pertinent data was assembled and analyzed in relation to the subject property. This information and analysis was then processed into an indication of value for the subject property using sound appraisal principles and practices.

• **Small Income : Market Area Description - Boundaries, Description, Conditions**

Prevailing market consists of FHA, VA & Conv financing w/available rates b/w 5.60% & 6.25% on ARMs and on 15-30 year FRMs. Discount points vary b/w 0 & 5 w/seller paying up to 2 Points. Payment of some closing costs, excluding prepaids, is typical in this market. Interest rate levels are poised to remain near historic lows for the near future. COVID has waned as interest rates and inflation remain elevated from historic lows. See MC Form.

• **Small Income : Improvements - Condition of the Property**

The subject is of average quality of construction and was in average overall condition at the time of inspection. The utilities were on and in working order. The mechanical systems appeared to be functioning normally. The subject appears to have been adequately maintained and exhibits typical depreciation from normal wear and tear. The subject was purchased in March of 2024 and current owners report installing new flooring and interior paint. The subject presents in average condition.

There is an area of damaged siding on right exterior.

• **Small Income: Comparable Rentals - Analysis of Rental Data**

There were 17 rentals of one bedroom units that were deemed to compete with the subject in the year prior in the broader market area with a rental range of between \$900 and \$1350. The median of the range was \$1,145 and the mean of the range was \$1,114. There are 5 active listings of units that are deemed to compete with the subject with asking rents between \$925 and \$1,195.

The above rent comps are deemed to be the most reliable indicators of market rent available at the time of preparation of this report. It is noted that rent comps were taken from REIN MLS. Information on all units within a property could not be obtained at time of preparation of this report. Based on above rent comps, an estimate of market rent of \$950 is suggested for the subject.

• **Small Income: Sales Comparison - Summary**

Please note all due diligence was performed in researching and analyzing sales and listings. Comparables are deemed to be the most similar, proximate and timely sales available for consideration in reaching final opinion of value. Due to the lack of sales of duplexes of subject's size, age and condition from the immediate market area in the year prior to the effective date of this report, it was necessary to use sales that occurred beyond three months from the effective date of this report. This was unavoidable. No suitable sales could be found with more SF than subject, however, comp 3 is within 100 SF and required no adjustment.

Adjustments were deemed warranted for condition, SF and HVAC. Adjustments were derived from paired sales.

Weighted sales analysis and unit characteristics comparisons support opinion of value with most consideration given to the adjusted value of comp 3. The opinion of value is slightly above the predominate for the market area. This is primarily due to the subject's size. This has no negative impact on subject's marketability. Income data presented when available.

Signature _____

Name Greg Campbell

Date Signed 01/22/2026

State Certification # 4001010599

Or State License # _____

Signature _____

Name _____

Date Signed _____

State Certification # _____

Or State License # _____

State _____

State _____

Market Conditions Addendum to the Appraisal Report

1508061
File No. SR26005

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	3021 Oklahoma Ave			City	Norfolk	State	VA	ZIP Code	23513
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Borrower Osamah Almakki

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)		21	6	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)		3.50	2.00	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings		NA	NA	9	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)		NA	NA	5.4	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input 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		258,500	295,000	266,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market		14	24	29	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price		NA	11	350,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market		NA	NA	57	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price		100%	103%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?		<input checked="" type="checkbox"/> Yes	<input 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.). Payment of some closing costs is typical in this market. Closing cost assistance is typically in the 2% to 4% range which is not deemed to significantly impact home values.

MARKET RESEARCH & ANALYSIS

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).

There is a limited inventory of foreclosure/distress sales in the subject's market area. None of the sales analyzed above was an REO sale.

Cite data sources for above information. REIN MLS. It is noted no data on prior listings could be efficiently extrapolated from the MLS system and thus were not provided.

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.

The impact of the COVID 19 global pandemic has waned. The Hampton Roads market fared better than other parts of the state during the pandemic primarily due to a large military presence which blunted the unemployment numbers and saw personnel moving in and out of the area. Interest rates remain elevated. The overall trend has been one of appreciation. Current tariff policies have created uncertainty in the market which could see a significant swing in the near term. Some of the variance in median sales price above can be attributed to variation in product size, condition, unit count and seasonal selling cycles. The overall trend has been one of appreciation.

CONDOS/CO-OP PROJECTS

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.

APPRAYER

Signature	Signature
Appraiser Name Greg Campbell	Supervisory Appraiser Name
Company Name Southeastern Valuation Advisory	Company Name
Company Address 917 Larchmont Cres, Norfolk, VA 23508-2511	Company Address
State License/Certification # 4001010599	State License/Certification # 4001010599
Email Address gcampbell@sevanorfolk.com	Email Address

Operating Income Statement

SR26005

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

Property Address

3021 Oklahoma Ave
Street

Norfolk
City

VA
State

23513
Zip Code

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

	Currently Rented		Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unkn	\$ 950	\$ 950	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Unkn	\$ 950	\$ 950	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 3	Yes <input type="checkbox"/>	No <input type="checkbox"/>		\$ 950	\$ 950	Fuel Oil	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 4	Yes <input type="checkbox"/>	No <input type="checkbox"/>		\$	\$	Fuel (Other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total				\$ 2,850	\$ 2,850	Water/Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
						Trash Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Annual Income and Expense Projection for Next 12 months

Income (Do not include income for owner-occupied units)	By Applicant/Appraiser		Adjustments by Lender's Underwriter
Gross Annual Rental (from unit(s) to be rented)	(Current)	\$ 34,200	\$ _____
Other Income (include sources)	+	+	_____
Total	\$ _____	34,200	\$ _____
Less Vacancy/Rent Loss	-	684 (2 %)	- (%)
Effective Gross Income	\$ _____	33,516	\$ _____

Expenses (Do not include expenses for owner-occupied units)

Electricity		200
Gas		
Fuel Oil		
Fuel _____ (Type - _____)		
Water/Sewer		200
Trash Removal		
Pest Control		100
Other Taxes or Licenses		
Casual Labor		100

This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.

Interior Paint/Decorating	500	
This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit.		
General Repairs/Maintenance	300	
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses	3,420	
These are the customer expenses that a professional management company would charge to manage the property.		
Supplies		
This includes the costs of items like light bulbs, janitorial supplies, etc.		

Total Replacement Reserves - See Schedule on Pg. 2

Miscellaneous

1000

Total Operating Expenses

\$ 5,975

Fannie Mae

Form 216 Aug 88

Replacement Reserve Schedule

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

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 450 ea.	+ 15 Yrs. x 2	Units = \$ 60	\$ _____
Refrigerators	@ \$ 400 ea.	+ 15 Yrs. x 2	Units = \$ 53	\$ _____
Dishwashers	@ \$ _____ ea.	+ _____ Yrs. x _____	Units = \$ _____	\$ _____
A/C Units	@ \$ _____ ea.	+ _____ Yrs. x _____	Units = \$ _____	\$ _____
C. Washer/Dryers	@ \$ _____ ea.	+ _____ Yrs. x _____	Units = \$ _____	\$ _____
HW Heaters	@ \$ 450 ea.	+ 12 Yrs. x 2	Units = \$ 75	\$ _____
Furnace(s)	@ \$ 5,000 ea.	+ 15 Yrs. x 2	Units = \$ 667	\$ _____
(Other)	@ \$ _____ ea.	+ _____ Yrs. x _____	Units = \$ _____	\$ _____
Roof	@ \$ 6,000	+ 20 Yrs. x One Bldg. =	\$ 300	\$ _____
Carpeting (Wall to Wall)		Remaining Life		
(Units) _____	Total Sq. Yds. @ \$ _____	Per Sq. Yd. + _____ Yrs. =	\$ _____	\$ _____
(Public Areas) _____	Total Sq. Yds. @ \$ _____	Per Sq. Yd. + _____ Yrs. =	\$ _____	\$ _____
Total Replacement Reserves. (Enter on Pg. 1)			\$ 1,155	\$ _____

Operating Income Reconciliation

\$ 33,516 Effective Gross Income	- \$ 5,975 Total Operating Expenses	= \$ 27,541 Operating Income	+ 12 = \$ 2,295 Monthly Operating Income
\$ 2,295 Monthly Operating Income	- \$ Monthly Housing Expense	= \$ Net Cash Flow	

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

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

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

Underwriter's instructions for 1-4 Family Investment Properties

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

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

Greg Campbell
Appraiser Name

Appraiser Signature

01/22/2026
Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name

Underwriter Signature

Date

Freddie Mac
Form 998 Aug 88

Page 2 of 2

Fannie Mae
Form 216 Aug 88

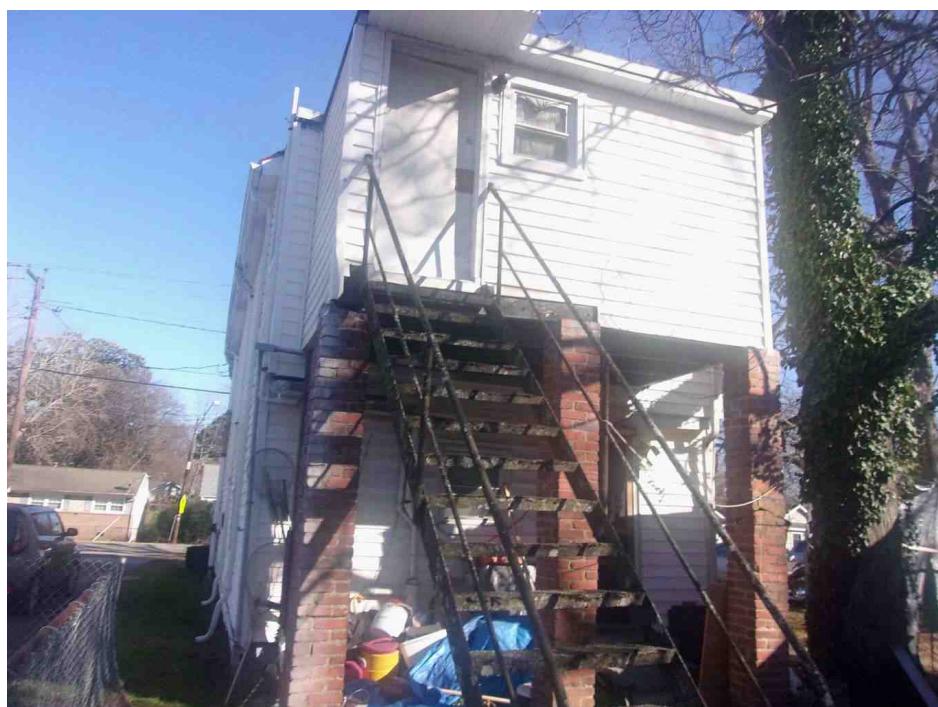
Subject Photo Page

Borrower	Osamah Almakki				
Property Address	3021 Oklahoma Ave				
City	Norfolk	County	Norfolk City	State	VA
Lender/Client	Visio Lending			Zip Code	23513

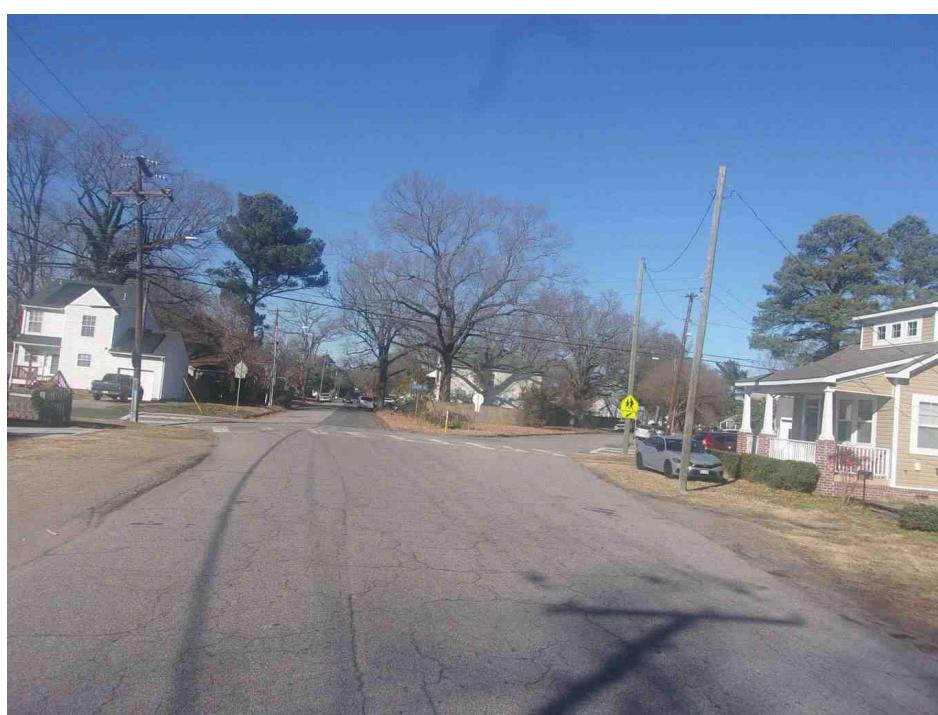


Subject Front

3021 Oklahoma Ave
Sales Price
Gross Living Area
Total Rooms 9
Total Bedrooms 3
Total Bathrooms 3
Location Fairmount
View N;Res
Site 6,106 sf
Quality C4
Age 53



Subject Rear



Subject Street

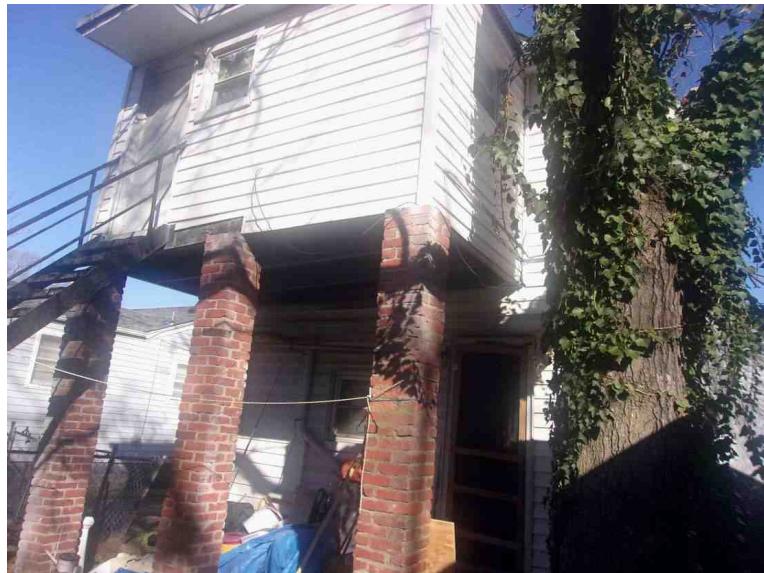
Subject Photo Page

Borrower	Osamah Almakki
Property Address	3021 Oklahoma Ave
City	Norfolk
Lender/Client	Visio Lending



Subject Front

3021 Oklahoma Ave
Sales Price
Gross Building Area 1,619
Age 53



Subject Rear



Subject Street

Subject Photo Page

Borrower	Osamah Almakki						
Property Address	3021 Oklahoma Ave						
City	Norfolk	County	Norfolk City	State	VA	Zip Code	23513
Lender/Client	Visio Lending						



Damaged Siding

3021 Oklahoma Ave
Sales Price
Gross Building Area 1,619
Age 53



Unit 1 Bedroom



Unit 1 Living Room

Subject Photo Page

Borrower	Osamah Almakki						
Property Address	3021 Oklahoma Ave						
City	Norfolk	County	Norfolk City	State	VA	Zip Code	23513
Lender/Client	Visio Lending						



Unit 1 Kitchen

3021 Oklahoma Ave

Sales Price

Gross Building Area 1,619

Age 53



Unit 1 Kitchen



Unit 1 Bath

Subject Photo Page

Borrower	Osamah Almakki						
Property Address	3021 Oklahoma Ave						
City	Norfolk	County	Norfolk City	State	VA	Zip Code	23513
Lender/Client	Visio Lending						



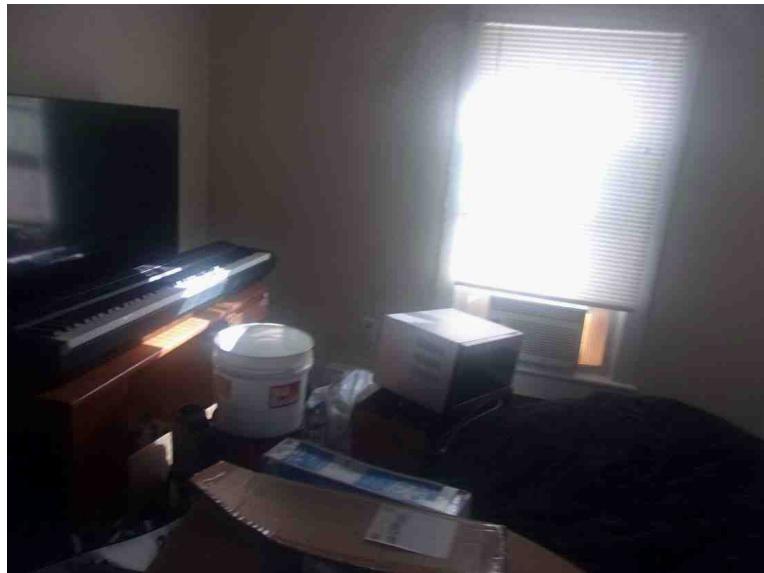
Unit 1 Smoke Detector

3021 Oklahoma Ave

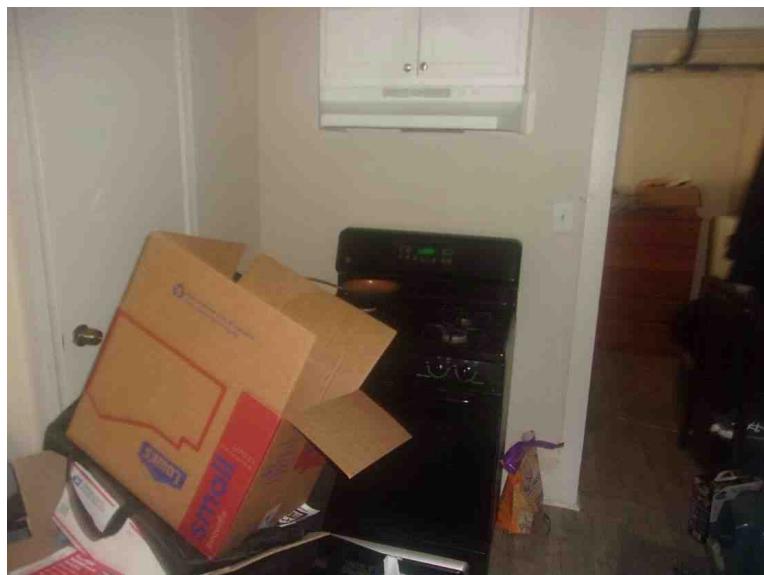
Sales Price

Gross Building Area 1,619

Age 53



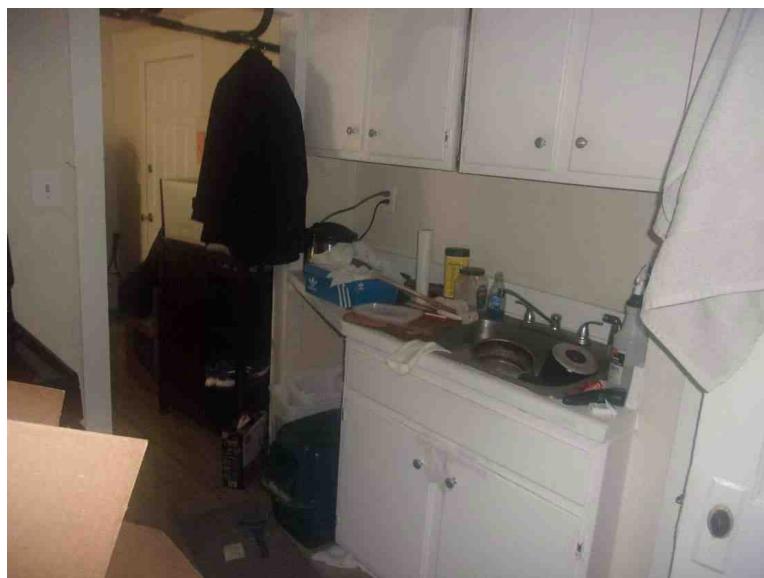
Unit 2 Living Room



Unit 2 Kitchen

Subject Photo Page

Borrower	Osamah Almakki					
Property Address	3021 Oklahoma Ave					
City	Norfolk	County	Norfolk City	State	VA	Zip Code
Lender/Client	Visio Lending					23513



Unit 2 Kitchen

3021 Oklahoma Ave
Sales Price
Gross Building Area 1,619
Age 53



Unit 2 Bedroom



Unit 2 Smoke Alarm

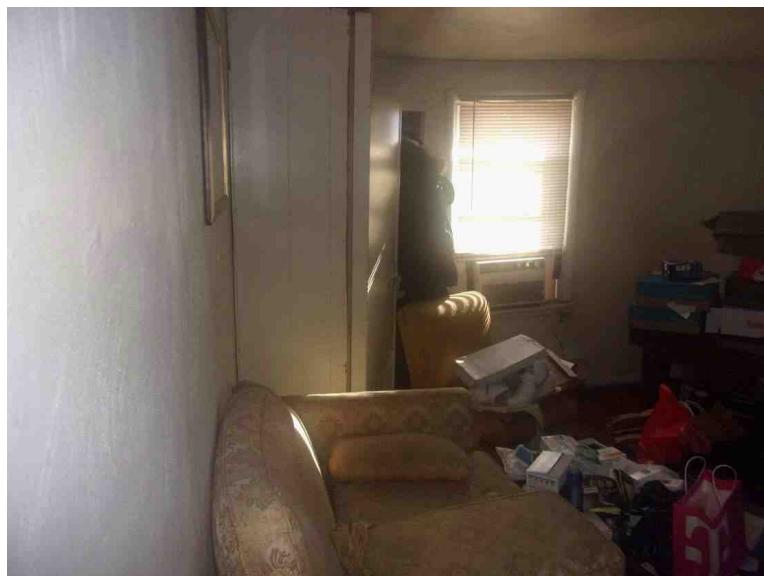
Subject Photo Page

Borrower	Osamah Almakki
Property Address	3021 Oklahoma Ave
City	Norfolk
Lender/Client	Visio Lending



Unit 2 Bath

3021 Oklahoma Ave
Sales Price
Gross Building Area 1,619
Age 53



Unit 3 Living Room



Unit 3 Kitchen

Subject Photo Page

Borrower	Osamah Almakki
Property Address	3021 Oklahoma Ave
City	Norfolk
Lender/Client	Visio Lending



Unit 3 Bath

3021 Oklahoma Ave
Sales Price
Gross Building Area 1,619
Age 53



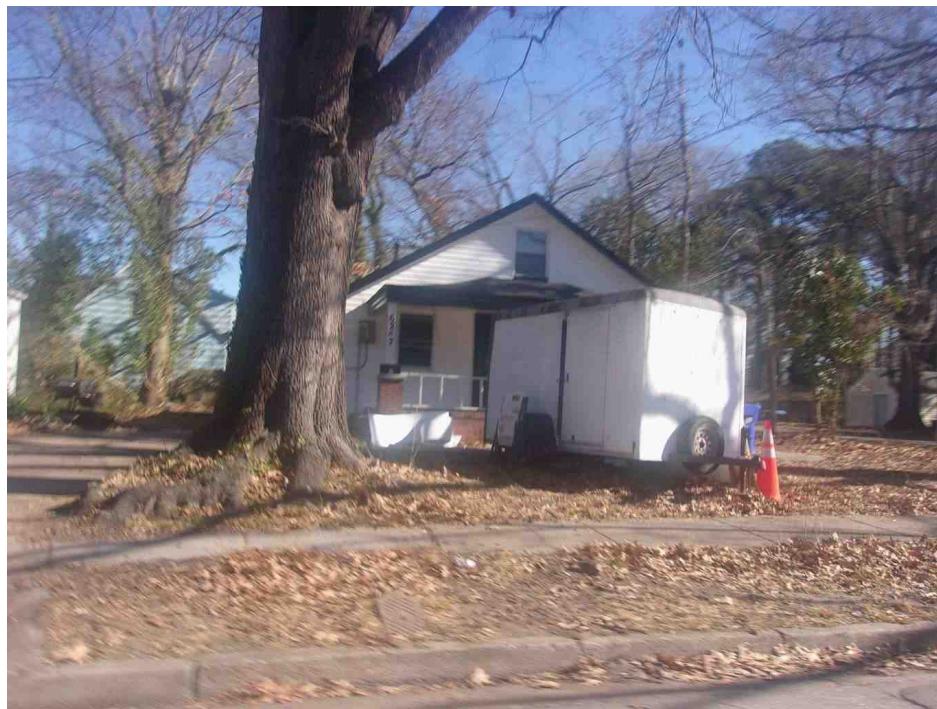
Unit 3 Bedroom



Unit 3 Smoke Alarm

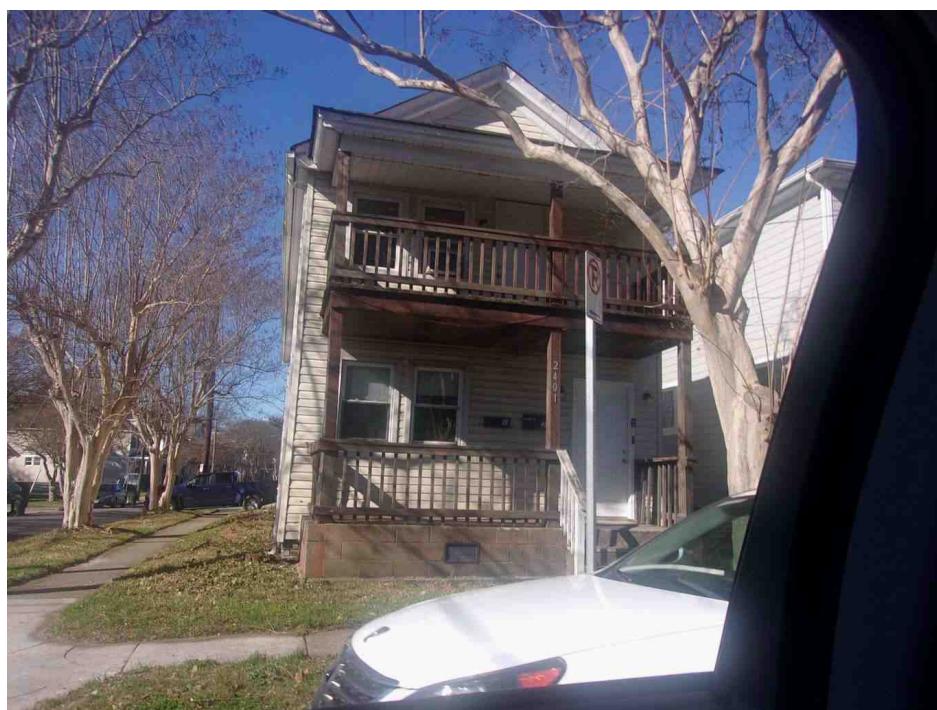
Comparable Photo Page

Borrower	Osamah Almakki
Property Address	3021 Oklahoma Ave
City	Norfolk
Lender/Client	Visio Lending



Comparable 1

6262 Alexander St	
Prox. to Subject	1.42 miles NE
Sale Price	190,000
Borrower/Client	1,304
Lender	8
Total Bedrooms	4
Total Bathrooms	2
Location	Norview East
View	N;Res
Site	6000 sf
Quality	C4
Age	85



Comparable 2

2401 Ruffin St	
Prox. to Subject	1.47 miles SW
Sale Price	226,500
Gross Living Area	1,424
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2
Location	Lilindenwood
View	N;Res
Site	3278 sf
Quality	C4
Age	106



Comparable 3

4745 Lind St	
Prox. to Subject	0.75 miles E
Sale Price	250,000
Gross Living Area	1,435
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2
Location	Pennnsytown
View	N;Res
Site	6316 sf
Quality	C4
Age	85

Comparable Photo Page

Borrower	Osamah Almakki						
Property Address	3021 Oklahoma Ave						
City	Norfolk	County	Norfolk City	State	VA	Zip Code	23513
Lender/Client	Visio Lending						



Comparable 4

3611 Radford St
Sales Price 240,000
G.B.A. 1,587
Age/Yr. Blt. 96



Comparable 5

3860 Nansemond Cir
Sales Price 267,600
G.B.A. 2,425
Age/Yr. Blt. 86

Sales Price
G.B.A.
Age/Yr. Blt.

Rental Photo Page

Borrower	Osamah Almakki			
Property Address	3021 Oklahoma Ave			
City	Norfolk	County	Norfolk City	State
Lender/Client	Visio Lending		VA	Zip Code
				23513



Rental 1

3511 Sewells Point Rd
Proximity to Subj. 0.95 miles NE
GBA 600
Age/Year Built 46



Rental 2

2403 Sewells Point Rd
Proximity to Subj. 0.83 miles E
GBA 600
Age/Year Built 56



Rental 3

3800 E Princess Anne Rd
Proximity to Subj. 0.79 miles SE
GBA 650
Age/Year Built 57

USPAP Compliance Addendum

Loan # 1508061
File # SR26005

Borrower	Osamah Almakki		
Property Address	3021 Oklahoma Ave		
City	Norfolk	County	Norfolk City
Lender/Client	Visio Lending		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I have NOT made a personal inspection of the property that is the subject of this report.
- I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: I am to be compensated \$500 for completing this appraisal assignment.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)



Signature _____

Name Greg Campbell

Date of Signature 01/22/2026

State Certification # 4001010599

or State License # _____

State VA

Expiration Date of Certification or License 12/31/2027

Effective Date of Appraisal 1/19/26

Signature _____

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

Supervisory Appraiser Inspection of Subject Property _____

Did Not Exterior-only from Street Interior and Exterior

Market Data- 0-6 months

1/13/26, 10:44 AM

Statistics Sheet

Market Analysis by Status

Status: Sold (10)

	Beds	SqFt	Acres	LP	LP/SqFT	SP	SP/SqFt	SP/LP	YrBlt	DOM
Min	-	1,220	-	\$200,000	\$108.00	\$228,000	\$106.40	95%	1910	1
Max	-	2,500	-	\$425,000	\$217.21	\$417,000	\$217.21	114%	1986	108
Avg	-	1,698	-	\$289,000	\$174.75	\$290,850	\$176.18	101%	1954	34
Median	-	1,595	-	\$280,000	\$182.50	\$281,250	\$183.90	100%	1957	26

Criteria:

Property Type is 'Multi Family Residential'

Status is 'Sold' 01/13/2026 to 07/17/2025

Property Sub Type is 'Duplex'

Latitude, Longitude is around 36.87, -76.24

Waterfront YN is no

Square Feet Approx is 2600 or less

Market Data- 6-12 months

1/13/26, 10:45 AM

Statistics Sheet

Market Analysis by Status

Status: Sold (17)

	Beds	SqFt	Acres	LP	LP/SqFT	SP	SP/SqFt	SP/LP	YrBlt	DOM
Min	-	2	-	\$165,000	\$82.92	\$155,000	\$78.44	90%	1900	0
Max	-	2,550	-	\$419,900	\$132,500.00	\$410,000	\$142,500.00	109%	1987	98
Avg	-	1,670	-	\$269,735	\$7,938.44	\$268,353	\$8,525.51	99%	1945	28
Median	-	1,708	-	\$255,000	\$159.97	\$255,000	\$159.97	100%	1952	14

Criteria:

Property Type is 'Multi Family Residential'

Status is 'Sold' 07/17/2025 to 01/13/2025

Property Sub Type is 'Duplex'

Latitude, Longitude is around 36.87, -76.24

Waterfront YN is no

Square Feet Approx is 2600 or less

Market Data- 2024-2025

1/13/26, 10:44 AM

Statistics Sheet

Market Analysis by Status

Status: Sold (25)

	Beds	SqFt	Acres	LP	LP/SqFT	SP	SP/SqFt	SP/LP	YrBlt	DOM
Min	-			\$159,000	\$100.00	\$166,500	\$101.50	94%	1920	0
Max	-	2,206		\$325,000	\$212.84	\$335,000	\$219.38	119%	1989	88
Avg	-	1,657		\$259,456	\$152.41	\$263,966	\$155.32	102%	1964	26
Median	-	1,600		\$260,000	\$151.92	\$260,000	\$157.06	102%	1966	20

Criteria:

Property Type is 'Multi Family Residential'

Status is 'Sold' 01/13/2025 to 01/14/2024

Property Sub Type is 'Duplex'

Latitude, Longitude is around 36.87, -76.24

Waterfront YN is no

Square Feet Approx is 2600 or less

Market Data- 2025-2026

1/13/26, 10:42 AM

Statistics Sheet

Market Analysis by Status

Status: Sold (27)

	Beds	SqFt	Acres	LP	LP/SqFT	SP	SP/SqFt	SP/LP	YrBlt	DOM
Min	-	2	-	\$165,000	\$82.92	\$155,000	\$78.44	90%	1900	0
Max	-	2,550	-	\$425,000	\$132,500.00	\$417,000	\$142,500.00	114%	1987	108
Avg	-	1,681	-	\$276,870	\$5,063.00	\$276,685	\$5,433.17	100%	1949	30
Median	-	1,624	-	\$270,000	\$166.19	\$266,000	\$162.50	100%	1952	20

Criteria:

Property Type is 'Multi Family Residential'

Status is 'Sold' 01/13/2026 to 01/13/2025

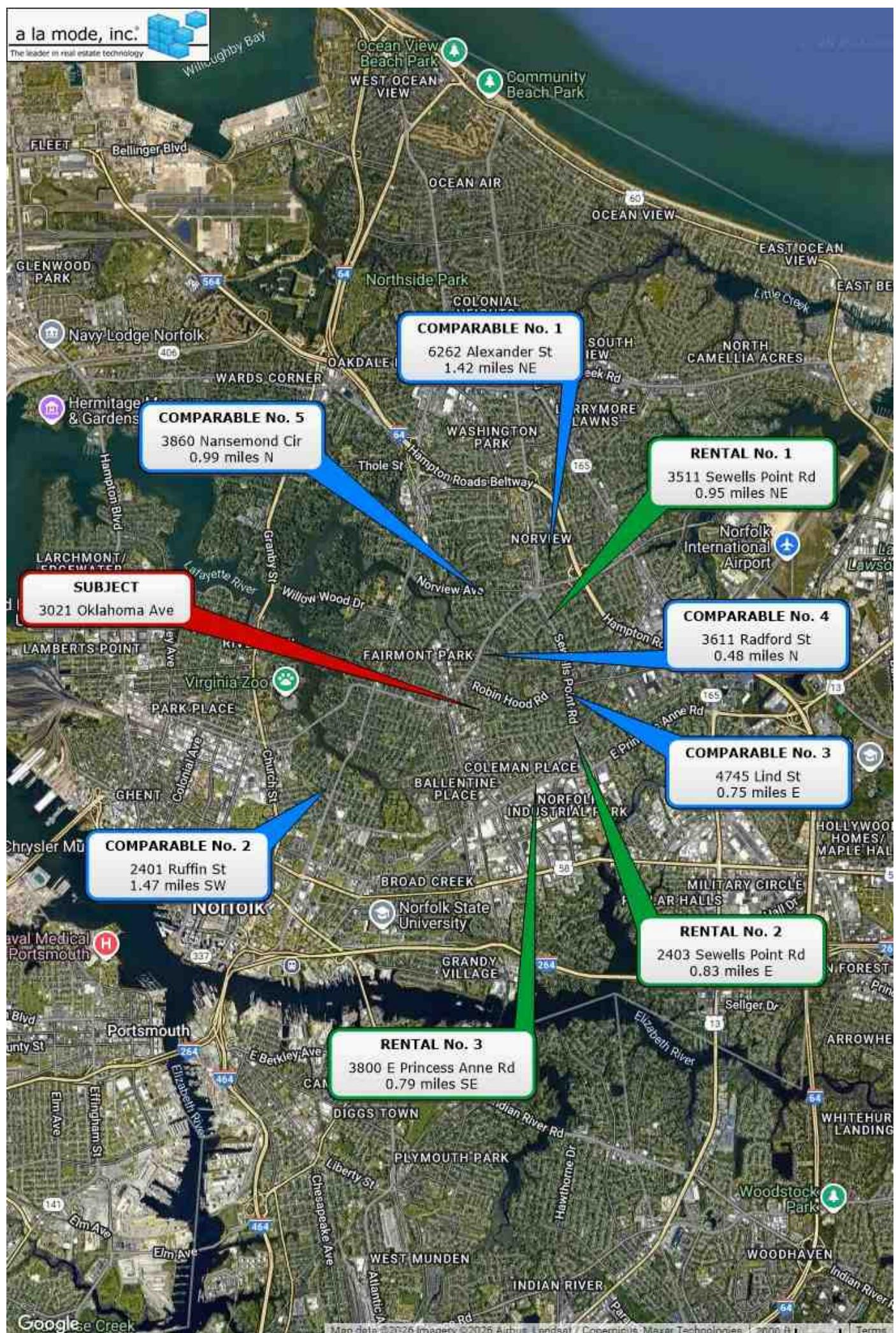
Property Sub Type is 'Duplex'

Latitude, Longitude is around 36.87, -76.24

Waterfront YN is no

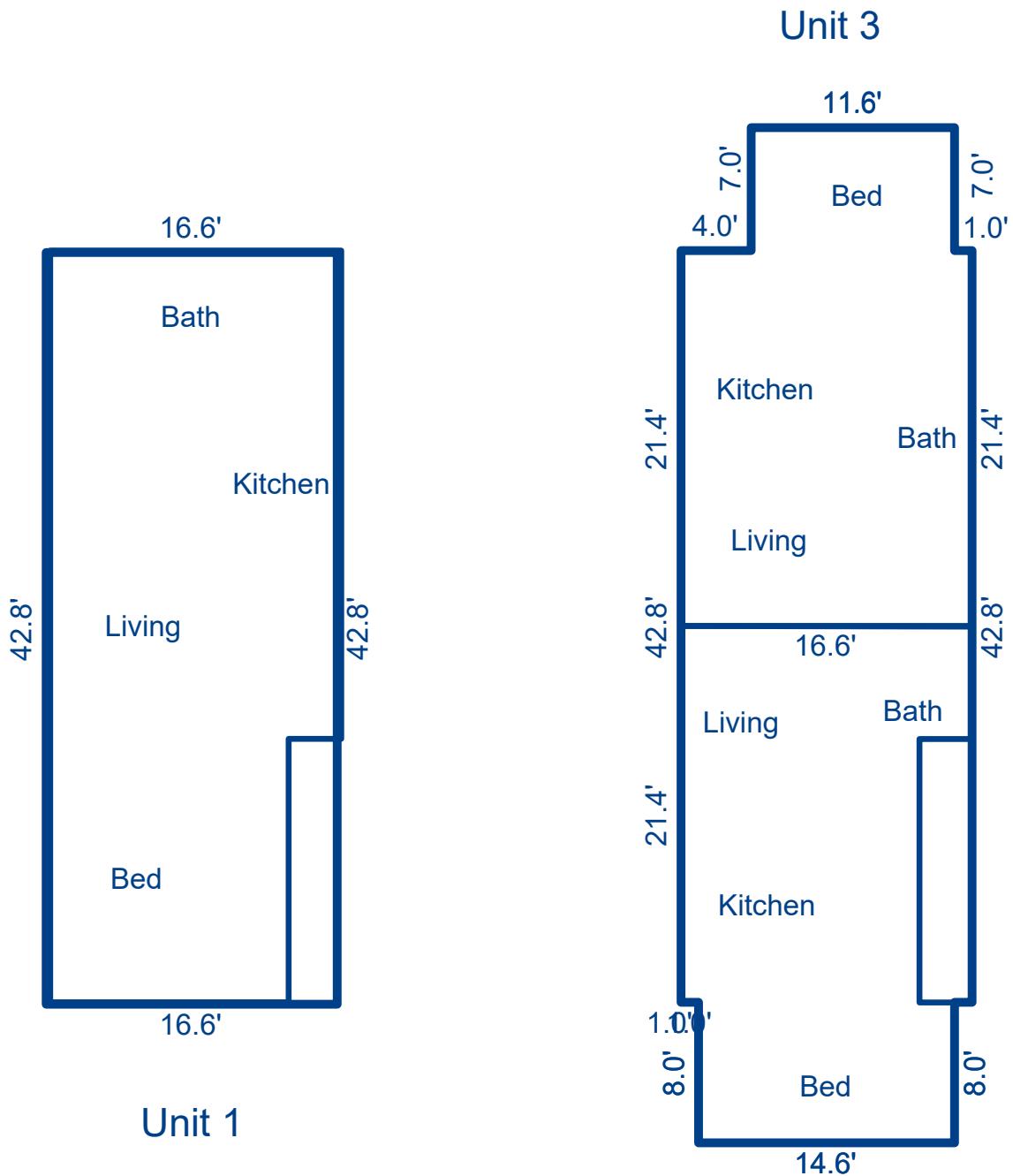
Location Map

Borrower	Osamah Almakki				
Property Address	3021 Oklahoma Ave				
City	Norfolk	County	Norfolk City		State
Lender/Client	Visio Lending		VA	Zip Code	23513



Building Sketch

Borrower	Osamah Almakki		
Property Address	3021 Oklahoma Ave		
City	Norfolk	County	Norfolk City
Lender/Client	Visio Lending	State	VA
		Zip Code	23513



AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	710.5	118.8	710.5	First Floor	42.8 x	16.6 =	710.5	
GBA2	Second Floor	1.0	908.5	148.8	908.5	Second Floor	11.6 x	7.0 =	81.2	
GLA1	Unit 1	1.0	665.5	118.8	665.5		14.6 x	8.0 =	116.8	
GLA2	Unit 2	1.0	427.4	96.0			42.8 x	16.6 =	710.5	
	Unit 3	1.0	436.4	90.0	863.8	Unit 1	42.8 x	13.6 =	582.1	
							27.8 x	3.0 =	83.4	
						Unit 2	14.6 x	8.0 =	116.8	
							16.6 x	6.4 =	106.2	
							15.0 x	13.6 =	204.0	
						Unit 3	16.6 x	0.0 =	0.3	
							11.6 x	7.0 =	81.2	
							21.4 x	16.6 =	355.2	
Net LIVABLE		cnt	3	(rounded)	1,529					
Net BUILDING		cnt	2	(rounded)	1,619	12 total items				(rounded) 3,148

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COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

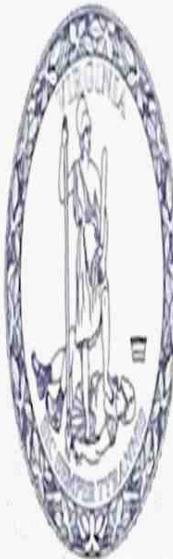
12-31-2027

NUMBER

4001010599

REAL ESTATE APPRAISER BOARD

CERTIFIED GENERAL REAL ESTATE APPRAISER



GREGORY MARTIN CAMPBELL
917 LARCHMONT CRES
NORFOLK, VA 23508

DPOR

Job Wilkinson
James B. "Job" Wilkinson, Jr., DIRECTOR

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)