

APPRAISAL OF



LOCATED AT:

1239 Vermont Avenue NW
Washington, DC 20005-3603

FOR:

First Financial Services, Inc
6230 Fairview Road, Suite 450
Charlotte, NC 28210

BORROWER:

Daniel Sullivan

AS OF:

September 25, 2013

BY:

Carlos A Bueso
15415 Rowland Lane, Silver Spring, MD 20905

09/30/2013

First Financial Services, Inc
6230 Fairview Road, Suite 450
Charlotte, NC 28210

File Number: Vermont#1239-Unit-810

In accordance with your request, I have appraised the real property at:

1239 Vermont Avenue NW
Washington, DC 20005-3603

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of September 25, 2013 is:

\$274,000
Two Hundred Seventy-Four Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Carlos A Bueso
15415 Rowland Lane
Silver Spring, MD 20905

Individual Condominium Unit Appraisal Report

File No. Vermont#1239-Unit-810

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.

SUBJECT

Property Address	1239 Vermont Avenue NW	Unit #	810	City	Washington	State	DC	Zip Code	20005-3603
Borrower	Daniel Sullivan			Owner of Public Record	Daniel Sullivan		County	District of Columbia	
Legal Description Lot 2076, Square 0245, Old City #2									
Assessor's Parcel #	Tax ID: 0245//2076			Tax Year 2012			R.E. Taxes \$ 1,836		
Project Name	Crescent Tower			Phase #	1		Map Reference	040-C	
Census Tract	0050.02								
Occupant	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	Special Assessments \$	0		HOA \$	519	<input type="checkbox"/> per year <input checked="" 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	Frst Financial Services, Inc			Address 6230 Fairview Road, Suite 450, Charlotte, NC 28210					
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). The data sources used were MRIS, tax records and a physical inspection. The subject was listed on 06/17/2012 for \$305,000 and then withdrawn after 30 days on the market with a low list price of \$275,000.									

CONTRACT

I <input type="checkbox"/> did <input type="checkbox"/> 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 type="checkbox"/> No			
If Yes, report the total dollar amount and describe the items to be paid.			

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			Condominium Unit Housing Trends			Condominium Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90	%
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" 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 type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	177	Low	1	Multi-Family	%	
Neighborhood Boundaries S Street to the North, 7th Street to the East, H Street to the South and Connecticut Avenue to the West.				2,000	High	176	Commercial	%	
				485	Pred.	13	Other Vacant	10	%
Neighborhood Description The subject neighborhood is proximate to metropolitan Washington, DC employment centers, major transportation routes, schools, shopping centers, and supporting municipal services. Neighborhood houses are similar in style, age, utility, appeal, and marketability. Maintenance of neighborhood properties appears to be adequate.									
Market Conditions (including support for the above conclusions) The subject is located in a standard conventional market which also accommodate some VA & FHA financing. Seller concessions of 1-6 points are typical market-wide and do not impact on value. Exposure times for all segments of this market conform to the range indicated above.									

PROJECT SITE

Topography	Generally Level		Size	Typical		Density	Typical		View N;Res;
Specific Zoning Classification	R		Zoning Description	Residential Condominium					
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming – Do the zoning regulations permit rebuilding to current density?		<input type="checkbox"/> Yes <input type="checkbox"/> No						
<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)									
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.									
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"/>	<input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley Side	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone	X		FEMA Map #	1100010017C		FEMA Map Date 09/27/2010
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.									
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.									

PROJECT INFORMATION

Data source(s) for project information Physical Inspection / Public Records / MRIS									
Project Description <input type="checkbox"/> Detached <input type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input checked="" type="checkbox"/> High-Rise <input type="checkbox"/> Other(describe)									
General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete	
# of Stories	11	Exterior Walls	Brick/Gd	# of Units	94	# of Phases	1	# of Planned Phases	
# of Elevators	2	Roof Surface	Flat/Built Up/Good	# of Units Completed	94	# of Units	94	# of Planned Units	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed	Total # Parking	0	# of Units For Sale	1	# of Units for Sale	1	# of Units for Sale		
<input type="checkbox"/> Under Construction	Ratio (spaces/units)	0	# of Units Sold	94	# of Units Sold	94	# of Units Sold		
Year Built	1964	Type	Street	# of Units Rented	20	# of Units Rented	20	# of Units Rented	
Effective Age	15	Guest Parking	0	# of Owner Occupied Units	74	# of Owner Occupied Units	74	# of Owner Occupied Units	
Project Primary Occupancy <input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant									
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Management Group – <input type="checkbox"/> Homeowners' Association <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Management Agent – Provide name of management company. GHA Management 703-752-8300									
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe									
Was the project created by the conversion of an existing building(s) into a condominium? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the original use and the date of conversion. The subject was converted from apartments to condos in 1998.									
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									
Is there any commercial space in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and indicate the overall percentage of the commercial space.									

Individual Condominium Unit Appraisal Report

File No. Vermont#1239-Unit-810

PROJECT INFORMATION

Describe the condition of the project and quality of construction. The project is in good condition and is built of average to good quality materials and workmanship.

Describe the common elements and recreational facilities. The common elements include a front desk, pool, roof deck, gym, basement storage, basement laundry room and common ground.

Are any common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Is the project subject to a ground rent? Yes No If Yes, \$ per year (describe terms and conditions)

Are the parking facilities adequate for the project size and type? Yes No If No, describe and comment on the effect on value and marketability.

PROJECT ANALYSIS

I did did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. The condominium project budget was not made available for the appraiser to review.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? Yes No If Yes, report the monthly facility charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears High Average Low If High or Low, describe.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? Yes No If Yes, describe and explain the effect on value and marketability.

UNIT DESCRIPTION

Unit Charge \$ 519.00 per month X 12 = \$ 6,228 per year Annual assessment charge per year per square feet of gross living area = \$ 13.08

Utilities included in the unit monthly assessment None Heat Air Conditioning Electricity Gas Water Sewer Cable Other (describe)

GENERAL DESCRIPTION	INTERIOR materials/condition	AMENITIES	Appliances	CAR STORAGE
Floor # 8th	Floors HW/Ceramic/Gd	Fireplace(s) # 0	Refrigerator	None
# of Levels 1	Walls Drywall/Good	Woodstove(s) # 0	Range/Oven	Garage Covered Open
Heating Type FWA Fuel Gas	Trim/Finish Wood/Gd	Deck/PatioNone	Disp Microwave	# of Cars 0
Central AC Individual AC	Bath Wainscot Ceramic Tile/Avg	Porch/Balcony None	Dishwasher	Assigned Owned
Other (describe)	Doors Wood/Gd	Other None	Washer/Dryer	Parking Space # N/A
Finished area above grade contains: 4 Rooms 1 Bedrooms 1.0 Bath(s) 476 Square Feet of Gross Living Area Above Grade				

Are the heating and cooling for the individual units separately metered? Yes No If No, describe and comment on compatibility to other projects in the market area.

Utilities are separately metered with no impact on marketability or final values..

Additional features (special energy efficient items, etc.). The subject is in average to good condition. See the extra photo gallery to view interior pictures of the subject.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;No new improvements have been made. The subject is a junior 1 bedroom condo unit with 476 sq ft gross living area. Full sized 1 bedroom units in this market area are typically 525 square feet gross living area and larger. 1 bedroom units that are less then 500 square feet gross living area are typically considered to be junior 1 bedroom units with living rooms and bedrooms smaller in proportion to that of full size 1 bedroom units.

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

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

PRIOR SALE HISTORY

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) Public 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) Public 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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Mris/Public Records	Mris/Public Records	Mris/Public Records	Mris/Public Records
Effective Date of Data Source(s)	09/30/2013	09/30/2013	09/30/2013	09/30/2013

Analysis of prior sale or transfer history of the subject property and comparable sales A search of public records indicated no evidence of transfer involving the subject property for the three year period preceding the effective date of this report.

Individual Condominium Unit Appraisal Report

File No. Vermont#1239-Unit-810

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

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 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.

Individual Condominium Unit Appraisal Report

File No. Vermont#1239-Unit-810

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.
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).

Individual Condominium Unit Appraisal Report

File No. Vermont#1239-Unit-810

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 Carlos Bueso
Name Carlos A Bueso
Company Name The Appraisal Office of Carlos Bueso
Company Address 15415 Rowland Lane
Silver Spring, MD 20905
Telephone Number 301-466-8192
Email Address Apraizr@aol.com
Date of Signature and Report 09/30/2013
Effective Date of Appraisal 09/25/2013
State Certification # CR11503
or State License # _____
or Other (describe) _____ State # _____
State DC
Expiration Date of Certification or License 02/28/2014
15415 Rowland Lane, Silver Spring, MD 20905
ADDRESS OF PROPERTY APPRAISED
1239 Vermont Avenue NW Unit # 810
Washington, DC 20005-3603

APPRAISED VALUE OF SUBJECT PROPERTY \$ 274,000

LENDER/CLIENT

Name Appraisal Nation, LLC
Company Name First Financial Services, Inc
Company Address 6230 Fairview Road, Suite 450
Charlotte, NC 28210
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 _____

Individual Condominium Unit Appraisal Report

File No. Vermont#1239-Unit-810

SALES COMPARISON APPROACH

FEATURE		SUBJECT		COMPARABLE SALE NO. 4				COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6				
Address and Unit #		1239 Vermont Avenue NW 810, Washington, DC 20005-3603		1420 N Street NW 904, Washington, DC 20005				1133 13th Street NW 704, Washington, DC 20005				1 Scott Circle NW 421, Washington, DC 20036				
Project Name and Phase		Crescent Tower 1		Town Terrace East 1				Bartley 1				The General Scott 1				
Proximity to Subject				0.08 miles WNW				0.15 miles SE				0.27 miles W				
Sale Price		\$				\$ 315,000				\$ 285,000				\$ 299,900		
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 623.76 sq. ft.				\$ 655.17 sq. ft.				\$ 442.98 sq. ft.				
Data Source(s)				MRIS #DC8088153;DOM 2				MRIS #DC8053123;DOM 9				MRIS #DC8181738;DOM 5				
Verification Source(s)				Tax Records/MRIS				Tax Records/MRIS				Tax Records/MRIS				
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		
Sale or Financing Concessions				ArmLth Conv;8000				ArmLth Cash;0				Listing ;0				
Date of Sale/Time				s06/13;c05/13				s05/13;c04/13				c09/13				
Location		N;Res;		N;Res;				N;Res;				N;Res;				
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple				
HOA Mo. Assessment		\$519		\$417		0		\$336		0		\$555		0		
Common Elements and Rec. Facilities		Common Ground Typical Amenities		Common Ground Similar Amenities		0		Common Ground Similar Amenities		0		Common Ground Similar Amenities		0		
Floor Location		8th		9th		0		7th		0		4th		0		
View		N;Res;		N;Res;				N;Res;				N;Res;				
Design (Style)		Condo Vertical		Condo Vertical				Condo Vertical				Condo Vertical				
Quality of Construction		Q3		Q3				Q3				Q3				
Actual Age		49		49				90		0		72		0		
Condition		C3		C3				C3				C3				
Above Grade Room Count		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
		4	1	1.0	4	1	1.0	4	1	1.0	4	1	1.0	4	1	1.0
Gross Living Area		100 476 sq. ft.		505 sq. ft.		0		435 sq. ft.		0		677 sq. ft.		-20,100		
Basement & Finished Rooms Below Grade		0sf		0sf				0sf				0sf				
Functional Utility		Good		Good				Good				Good				
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC				FWA/CAC				
Energy Efficient Items		Insul Windows		Insul Windows				Insul Windows				Insul Windows				
Garage/Carport		Street		Street				Street				Street				
Porch/Patio/Deck		None		None				None				None				
Kitchen		Average Kitchen		Superior Kitchen		-10,000		Average Kitchen				Average Kitchen				
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 20,100					
Adjusted Sale Price of Comparables				Net Adj.	-3.2%			Net Adj.	0.0%			Net Adj.	-6.7%			
				Gross Adj.	3.2%	\$ 305,000		Gross Adj.	0.0%	\$ 285,000		Gross Adj.	6.7%	\$ 279,800		

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Mris/Public Records	Mris/Public Records	Mris/Public Records	Mris/Public Records
Effective Date of Data Source(s)	09/30/2013	09/30/2013	09/30/2013	09/30/2013

Summary of Sales Comparison Approach The comps above are two additional settled sales and an under contract pending sale from within the subject's market area that have been included to further support the final conclusion of value. No list to sale price adjustment was made to comps #6 and #7 as supported by the information indicated on the attached 1004MC Addendum.

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

- C1** The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*
- *Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.
- 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.
- 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.
- 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.
- 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.

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 residences 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.
- 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

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

ADDENDUM

Borrower: Daniel Sullivan		File No.: Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW		Case No.:
City: Washington	State: DC	Zip: 20005-3603
Lender: First Financial Services, Inc		

IDENTIFICATION OF APPRAISAL REPORT:

This appraisal report is identified as a summary appraisal report in compliance with the revised Uniform Standards of Professional Appraisal Practice issued by the Appraisal Standards Board of the Appraisal Foundation, effective July 1, 1994.

PURPOSE & FUNCTION OF APPRAISAL:

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

SCOPE:

The valuation of the subject property has involved a physical inspection (both interior and exterior) of the property under appraisement. Additionally, data relating to sales, rentals, costs, highest and best use, zoning, etc. has been assembled, analyzed and reconciled into a supportable final estimate of value.

Every effort has been made to conform to FNMA, FHLMC and FHLBB Guidelines and in most cases, an even stricter interpretation found common to most investors in the secondary market. The comments in this addendum are intended to expand on what the appraiser feels are the areas of most concern to mortgage investors in underwriting an appraisal report. The expanded narrative allows the appraiser to provide additional comments where sufficient space is not available on the appraisal form. The market has been thoroughly searched and the sales reported are in the appraiser's opinion the best sales available that properly weigh four major elements of comparison. Based upon an historical analysis of prior sales activity as well as an examination of current available listings, the appraiser concludes that current market conditions are increasing. In addition, the current supply of active listings is considered to be in short supply with current demand based upon an analysis of typical marketing periods and absorption rates for the subject neighborhood. Sellers are typically paying up to three points at settlement.

Adverse Environmental Conditions

The existence of any environmental hazard such as the presence of hazardous wastes, toxic substances, radon gas, asbestos-containing materials, ureaformaldehyde insulation, etc, which may or may not be present in or on the subject property or any site within the vicinity of the property, was not observed by the appraiser and the appraiser has no knowledge of any such environmental hazard. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, ureaformaldehyde foam insulation, radon gas, FRT plywood, lead based paint or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The borrower may wish to retain an expert in this field to make an accurate determination concerning the existence of such materials.

In a transaction involving any property, it is advisable to secure professional inspections to help ensure against possible defects and/or hazards which might be present. The appraiser assumes no responsibility for determining that inspections are not necessary. Neither does the attached appraiser imply that the property is certified to be free of septic safety and adequacy, defective building materials, structural, mechanical and electrical defects, termite or other infestations, the presence of radon and other noxious gasses, UFFI and any work done without property building permits. The appraiser is responsible for the determination of an opinion of market value as defined in the limiting conditions, a copy of which is attached.

Comments on Sales Comparison

Comparables analyzed are considered to be similar to the subject except as noted; the condition of each is based on the respective agent's comments; and each is considered to be a recent sale of a property most similar to the subject as discovered through research of data available to the appraiser. Sales chosen in the appraiser's opinion, are the best available indicators of value.

FNMA/FHLMC Guidelines were conformed to as much as possible. However, after a thorough search of comparable sales located within the subject's market area, those selected are considered to be the best available at this time. Additional available sales, other than those chosen, would have created excessive adjustments and would have rendered the final value estimate less reliable.

The appraiser has conducted an extensive search for relevant market data from within the subject's immediate neighborhood, as well as from competing subdivisions within the subject's immediate market area. The search has revealed a sufficient amount of recent sales data to adequately support the final valuation in this report.

Final Reconciliation:

The appraiser's certification # 23 is an acknowledgment by the appraiser that certain parties to a mortgage finance transaction that are not the Lender/Client and/or Intended User often rely on the appraisal report. This new certification clarifies that such other parties include 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.

The Intended User is the party for whom the appraiser is writing the report, which is the Lender/Client for a residential mortgage finance transaction. The revised appraisal report forms clearly identify the Intended User as defined by the Uniform Standards of Professional Appraisal Practice as the Lender/Client. The acknowledgment of other parties that often rely on the appraisal report is not meant to expand the list of Intended Users. Instead, it is meant to clarify that others, although not Intended Users, often rely on the appraisal report as part of a mortgage finance transaction.

The Market Data Approach was given most consideration in the final reconciliation of current market value for the subj. property with support from the cost approach. Lack of avail. data to develop a meaningful income approach to value renders this approach inappropriate.

Based upon market data analysis, a marketing period of three to six months is considered appropriate to obtain the previously defined value for the subject property.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

This appraisal report was prepared strictly for the use of the originating lender, and any third-party use is strictly prohibited without the expressed written consent of the appraiser.

I certify that, to the best of my knowledge and belief, the reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the code of the Professional Appraisal Practice of the Appraisal Institute.

I certify that, the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

This summary appraisal report is intended for use by the lender client for mortgage finance transactions only. This report is not intended for any other use.

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

ADDENDUM

Borrower: Daniel Sullivan		File No.: Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW		Case No.:
City: Washington	State: DC	Zip: 20005-3603
Lender: First Financial Services, Inc		

Extra Comments

Appraiser Acknowledgement: of Electronically Transmitted Reports:

Appraiser acknowledges and agrees, in connection with electronic submission of appraisals submitted the following:

This appraisal complies with USPAP SMT-8 and when applicable, to Federal housing Administration standards and requirements:

The software utilized by the appraiser to generate the appraisal protects signature security by means of a digital signature security feature for each appraiser maintains sole control of their related through a password, hardware device or other means.

Appraiser is fully responsible for the integrity and authenticity of data and signatures transmitted electronically and hold the client harmless from and against any breach or failure of data integrity, signature authenticity, or breach of data security.

Adobe Distiller software is utilized by appraiser to transmit this encrypted pdf appraisal.

The typical exposure time for the subject is estimated to be 1 to 6 months.

Market Conditions Addendum to the Appraisal Report

File No. Vermont#1239-Unit-810

MARKET RESEARCH & ANALYSIS

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 1239 Vermont Avenue NW City Washington State DC Zip Code 20005-3603
Borrower Daniel Sullivan

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)	200	131	113	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	33.33	43.67	37.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	N/A	N/A	38	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	1.01	<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	458,500	489,000	485,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	10	7	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	N/A	649,950	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	21	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99.02%	100.00%	100.00%	<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.). It is typical for the seller to provide up to 6 points towards closing in this market area with no affect on the appraised value. Majority of the sales in the previous 12 months had some type of seller contribution, most between 3% to 6%.

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. MRIS/Public Records

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 Appraiser was unable to complete the shaded area's above because the local MRIS system is not able to provide accurate historical listing data.

The appraiser notes some recent stabilizing trends in the the market area. This is attributed to positive locational factors being in close proximity to Downtown Washington DC employment centers and Federal Buildings.


CONDO / CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following:				Project Name: Crescent Tower		
Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	4	2	0	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.67	0.67	N/A	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	N/A	N/A	1	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Are foreclosure sales (REO sales) a factor in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. Although sales have declined within the project over the past year, the subject project is considered to be stable.

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
Name Carlos A Bueso
Company Name The Appraisal Office of Carlos Bueso
Company Address 15415 Rowland Lane
Silver Spring, MD 20905
State License/Certification # CR11503 State DC
Email Address Apraizr@aol.com

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Daniel Sullivan		File No.: Vermont#1239-Unit-810	
Property Address: 1239 Vermont Avenue NW		Case No.:	
City: Washington		State: DC	Zip: 20005-3603
Lender: Flrst Financial Services, Inc			



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: September 25, 2013
Appraised Value: \$ 274,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Daniel Sullivan		File No.:	Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW		Case No.:	
City: Washington	State: DC	Zip: 20005-3603	
Lender: Flrst Financial Services, Inc			



COMPARABLE SALE #1

1 Scott Circle NW, #9, Washington, DC 20036
9, Washington, DC 20036
Sale Date: s07/13;c05/13
Sale Price: \$ 290,000



COMPARABLE SALE #2

1718 P Street NW
904, Washington, DC 20036
Sale Date: s08/13;c07/13
Sale Price: \$ 272,000



COMPARABLE SALE #3

1239 Vermont Avenue NW
206, Washington, DC 20005
Sale Date: s03/13;c02/13
Sale Price: \$ 294,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Daniel Sullivan		File No.:	Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW		Case No.:	
City: Washington	State: DC	Zip:	20005-3603
Lender: Flrst Financial Services, Inc			



COMPARABLE SALE #4

1420 N Street NW
904, Washington, DC 20005
Sale Date: s06/13;c05/13
Sale Price: \$ 315,000



COMPARABLE SALE #5

1133 13th Street NW
704, Washington, DC 20005
Sale Date: s05/13;c04/13
Sale Price: \$ 285,000



COMPARABLE SALE #6

1 Scott Circle NW
421, Washington, DC 20036
Sale Date: c09/13
Sale Price: \$ 299,900

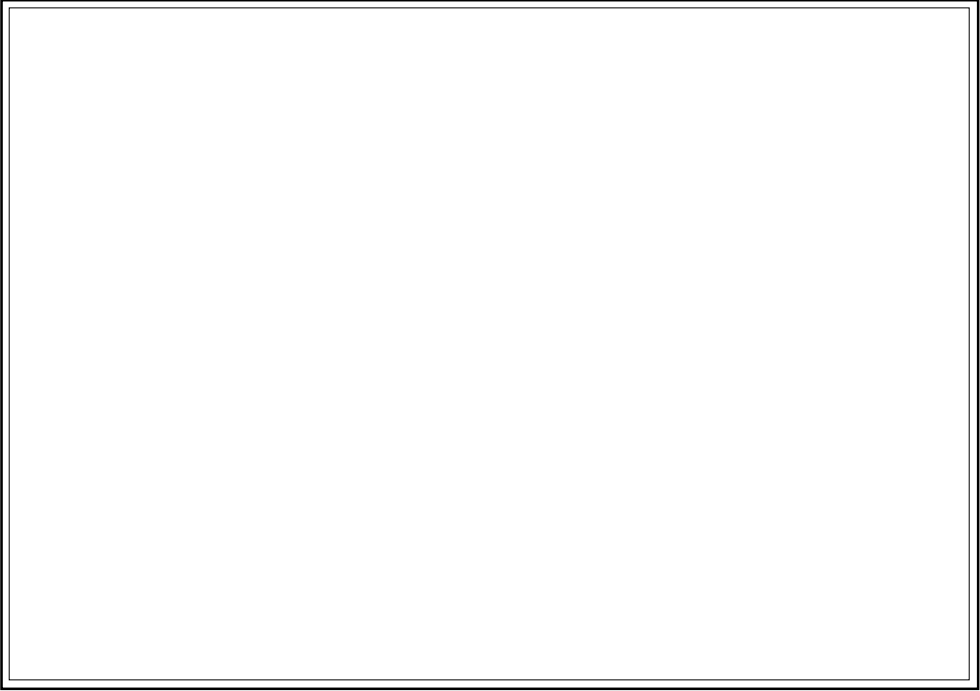
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Daniel Sullivan		File No.: Vermont#1239-Unit-810	
Property Address: 1239 Vermont Avenue NW		Case No.:	
City: Washington		State: DC	Zip: 20005-3603
Lender: Flrst Financial Services, Inc			



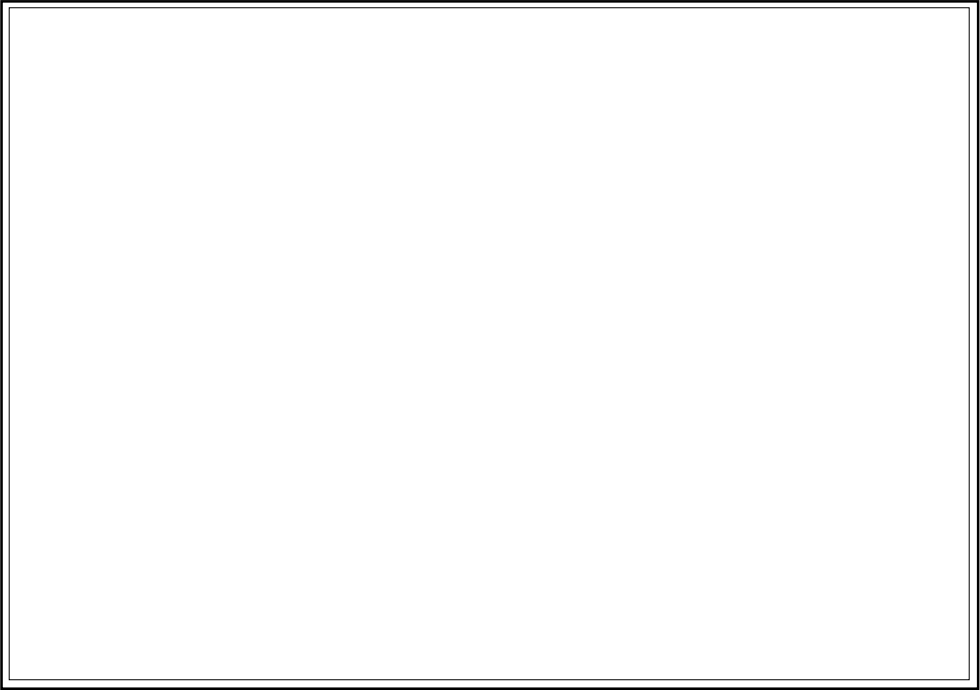
COMPARABLE SALE #7

1239 Vermont Avenue NW
106, Washington, DC 20005
Sale Date: Active
Sale Price: \$ 329,900



COMPARABLE SALE #8

Sale Date:
Sale Price: \$



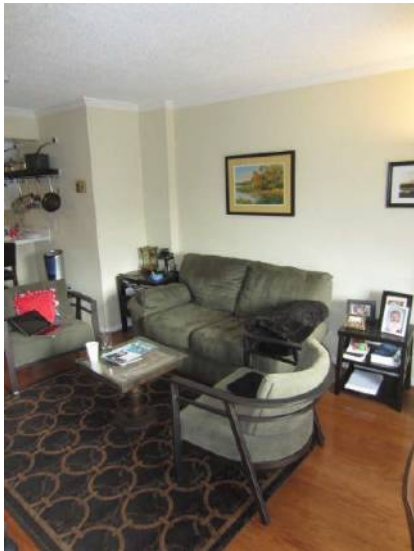
COMPARABLE SALE #9

Sale Date:
Sale Price: \$

Borrower: Daniel Sullivan		File No.: Vermont#1239-Unit-810	
Property Address: 1239 Vermont Avenue NW		Case No.:	
City: Washington		State: DC	Zip: 20005-3603
Lender: Flrst Financial Services, Inc			



Foyer, Entrance



Living Room



Dining Room



Kitchen

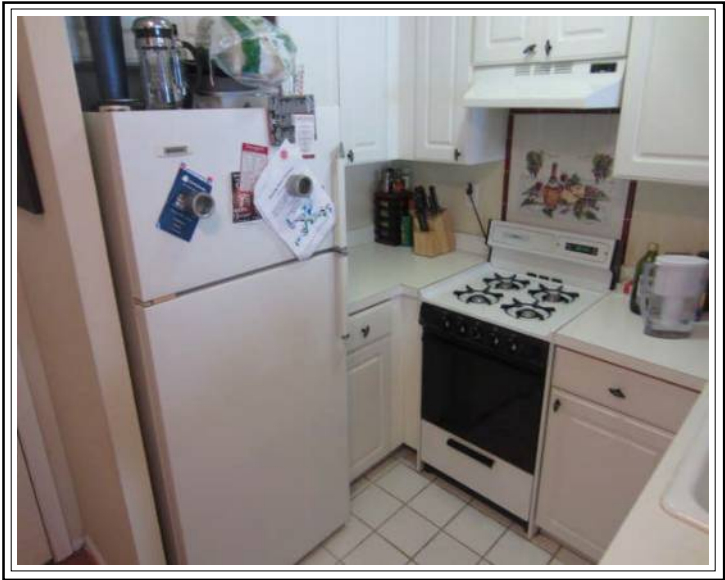


Kitchen

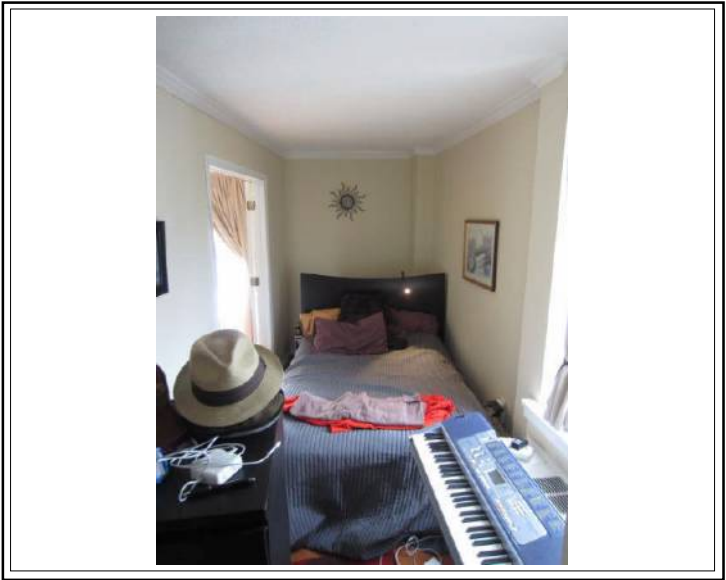


Running Water

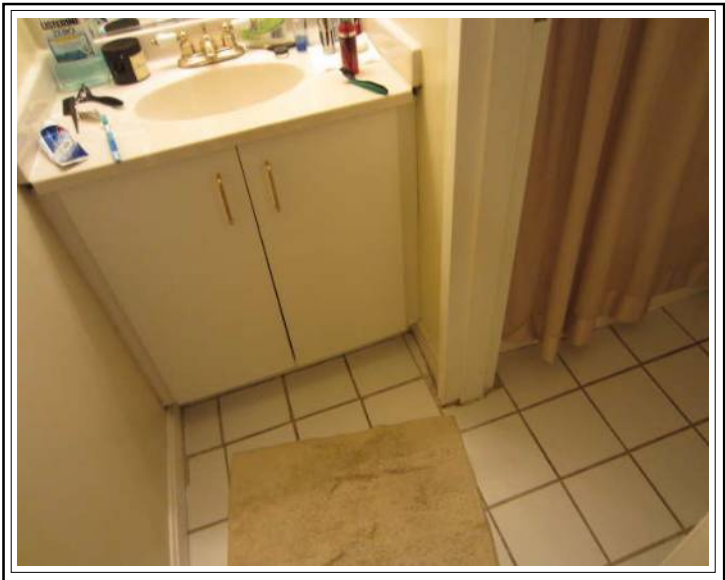
Borrower: Daniel Sullivan		File No.: Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW		Case No.:
City: Washington	State: DC	Zip: 20005-3603
Lender: Flrst Financial Services, Inc		



Kitchen



Bedroom / Junior One Bedroom Condo Unit



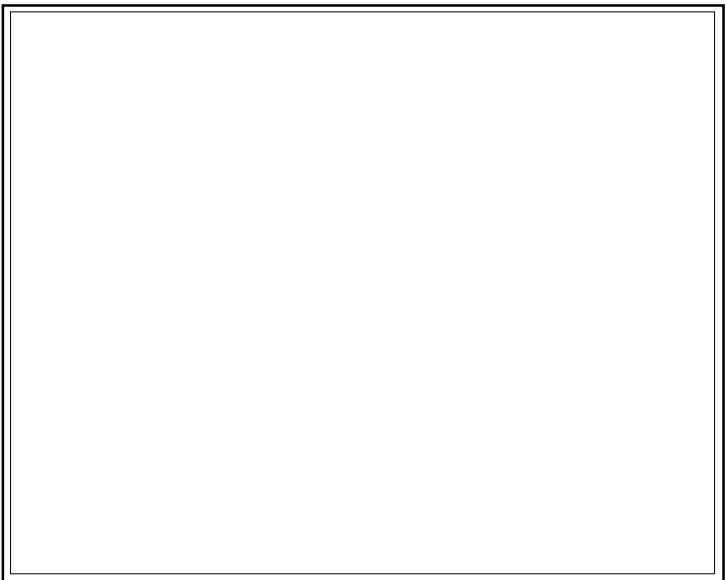
Full Bathroom



Full Bathroom / Toilet

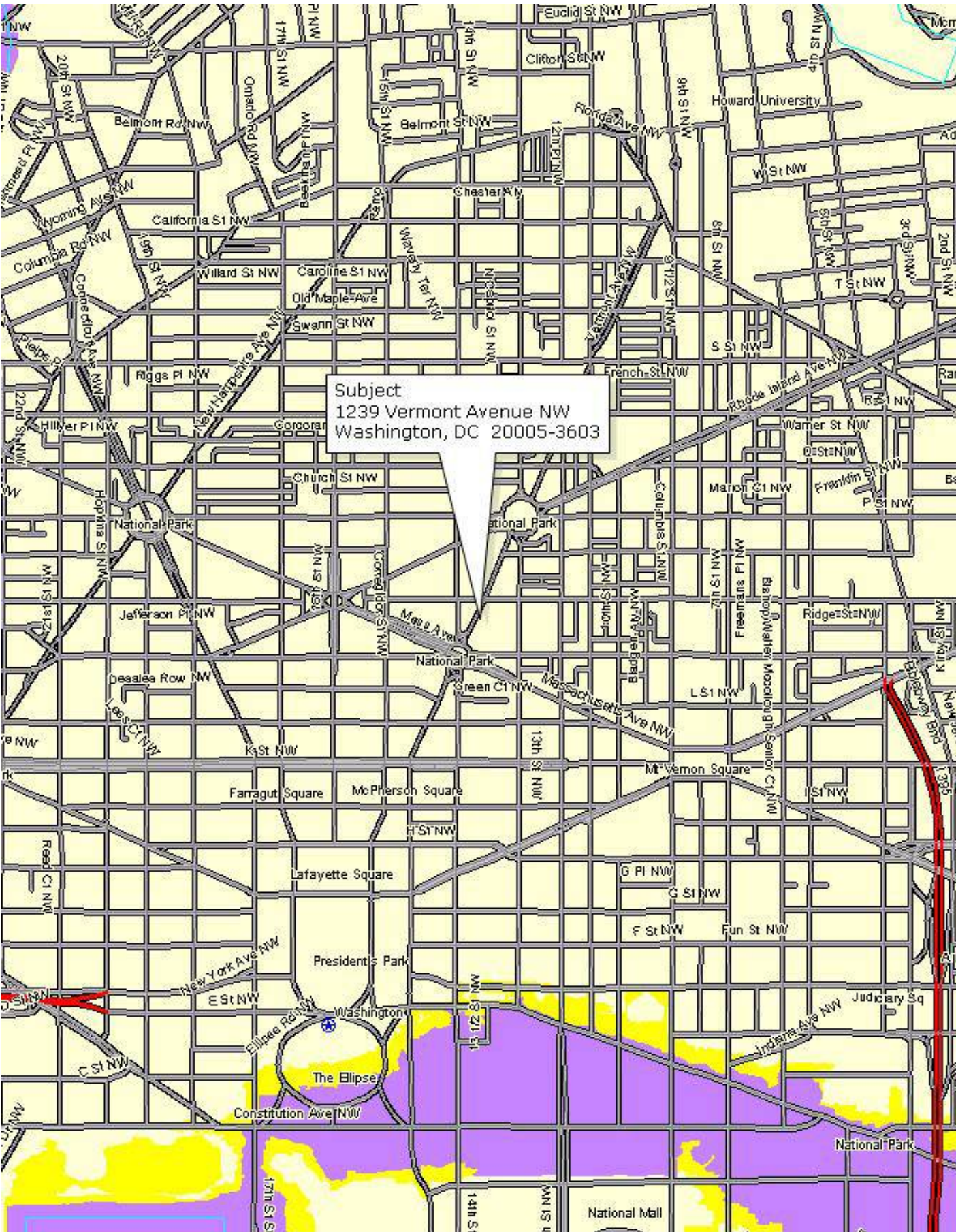


Full Bathroom / Shower



FLOOD MAP

Borrower: Daniel Sullivan	File No.: Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW	Case No.:
City: Washington	State: DC
Lender: Frst Financial Services, Inc	Zip: 20005-3603



FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

Flood Information

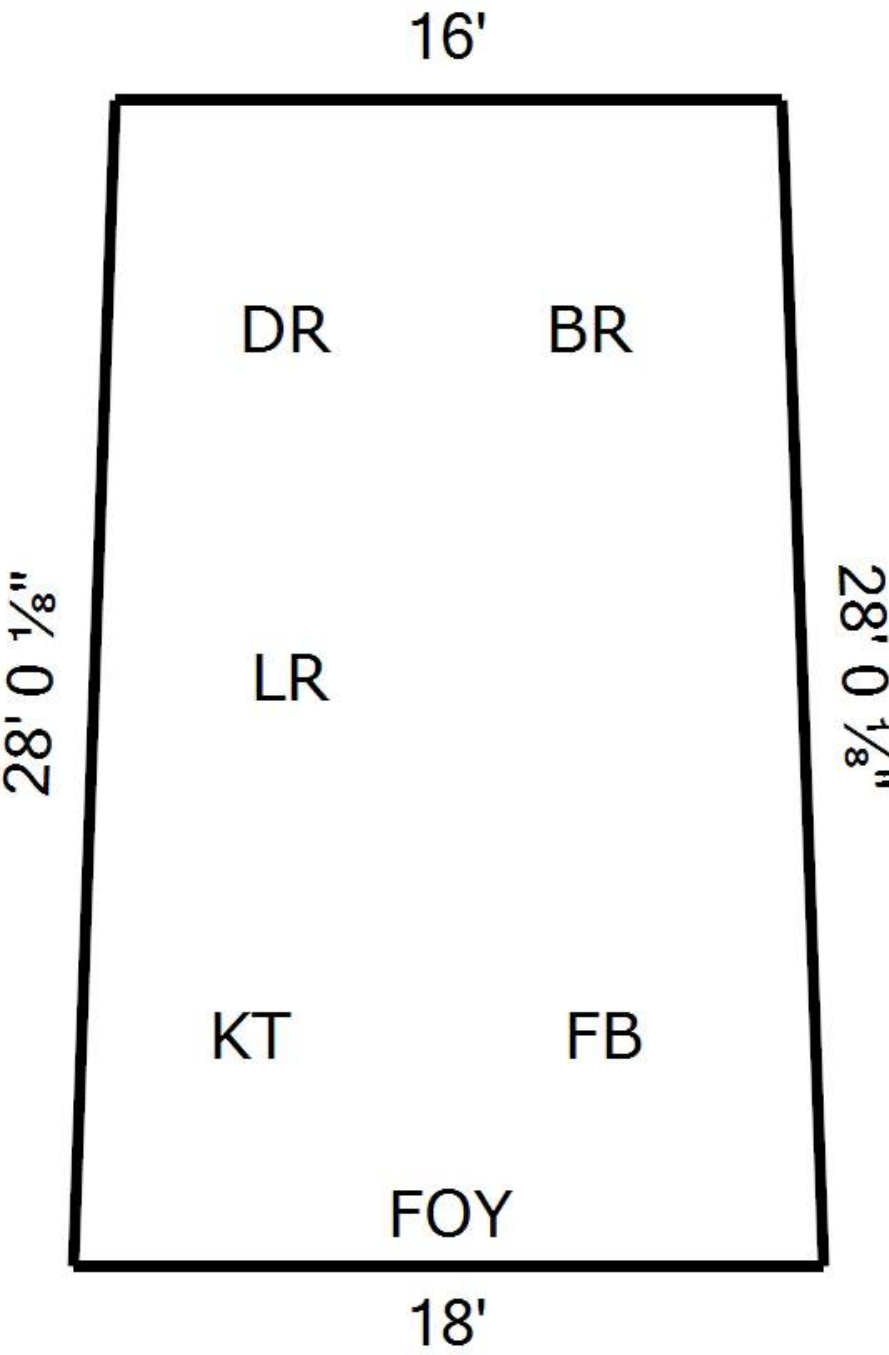
Community: 110001 - DISTRICT OF COLUMBIA
Property is not in a FEMA special flood hazard area.
Map Number: 1100010017C Map Date: 09/27/2010
Panel: 0017C FIPS: 11001
Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

FLOORPLAN SKETCH

Borrower: Daniel Sullivan		File No.: Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW		Case No.:
City: Washington	State: DC	Zip: 20005-3603
Lender: Flrst Financial Services, Inc		

Sketch

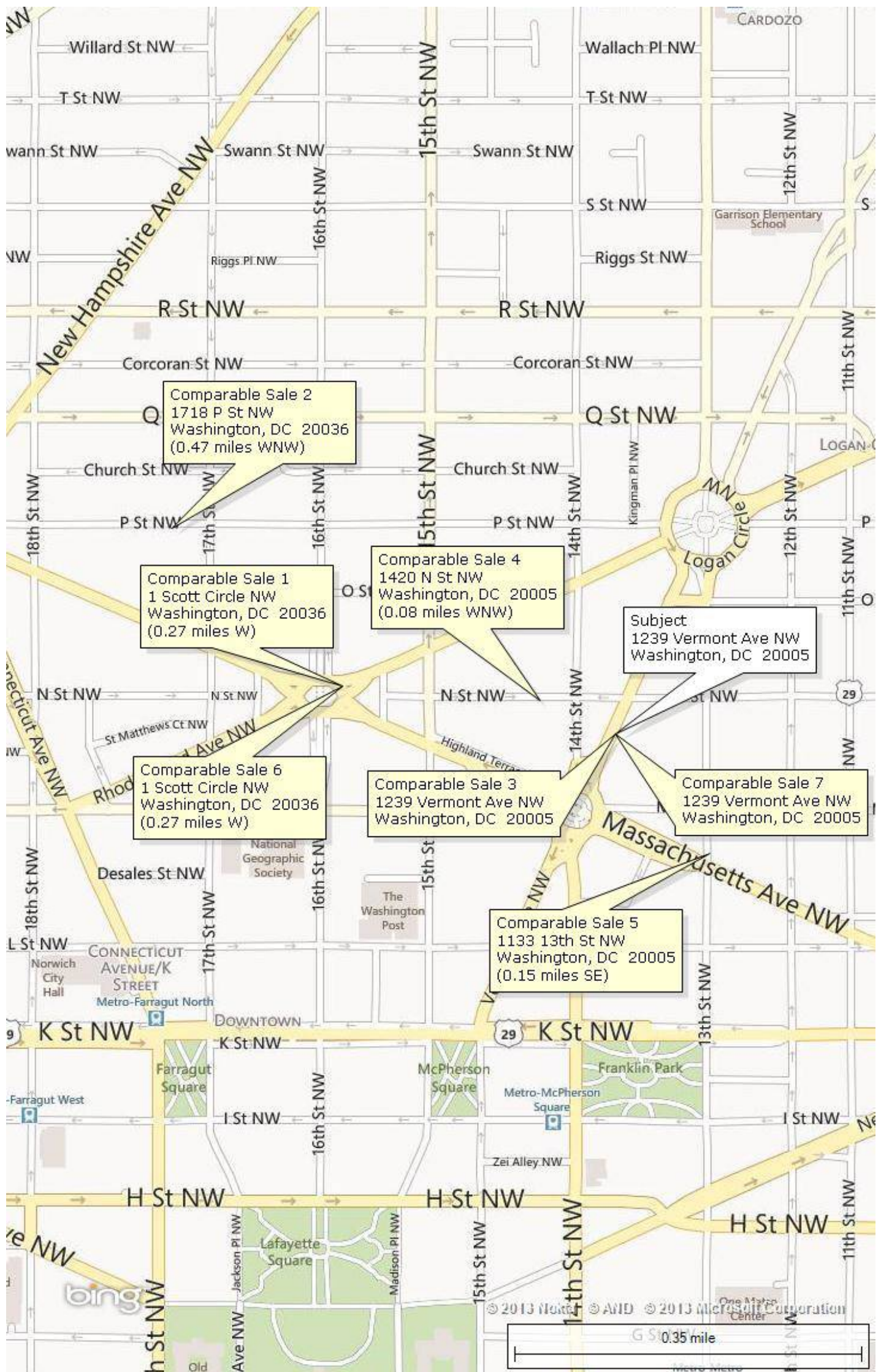


4 ft

Living Area		Area Calculation			
First Floor		476 ft²	First Floor		x 1.00 = 476 ft²
		Δ	28' 0 1/8" x	18' x	0.50 = 252 ft²
Total Living Area (rounded):		476 ft²	Δ	28' 0 1/8" x	16' x 0.50 = 224 ft²

LOCATION MAP

Borrower: Daniel Sullivan	File No.: Vermont#1239-Unit-810
Property Address: 1239 Vermont Avenue NW	Case No.:
City: Washington	State: DC
Lender: Flrst Financial Services, Inc	Zip: 20005-3603





NAVIGATORS INSURANCE COMPANY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

PLEASE READ THIS POLICY CAREFULLY.

**REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

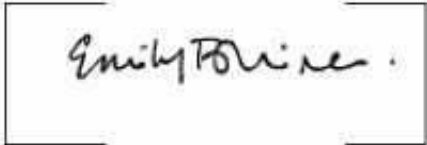
POLICY NUMBER: PH13RAL104198IV **RENEWAL OF:** PH12RAL104198IV

- NAMED INSURED:** Carlos A. Bueso
- ADDRESS:** 15415 Rowland Lane
Silver Spring, MD 20905
- POLICY PERIOD: FROM:** 08/30/2013 **TO:** 08/30/2014
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above.
- LIMITS OF LIABILITY:**
 - \$ 1,000,000 **Damages** Limit of Liability – Each **Claim**
 - \$ 1,000,000 **Claim Expenses** Limit of Liability – Each **Claim**
 - \$ 2,000,000 **Damages** Limit of Liability – Policy Aggregate
 - \$ 2,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate
- DEDUCTIBLE (Inclusive of claim expenses):**
 - \$ 500 – Each **Claim**
 - \$ 1,000 – Aggregate
- PREMIUM:** \$ 650.00
- RETROACTIVE DATE:** 08/30/2006
- FORMS ATTACHED:** NAV RAL NIC PF (02/11) NAV RAL 300 MD (02 11)
NAV RAL 002 (02 11) NAV RAL 008 (02 11)
NAV-ML-002 (11/12)

PROGRAM ADMINISTRATOR: Herbert H. Landy Insurance Agency Inc.
75 Second Ave Suite 410 Needham, MA 02494-2876

By Acceptance of this policy the Insured agrees that the statements in the Declarations and the Application and any attachments hereto are the Insured's agreements and representations and that this policy embodies all agreements existing between the Insured and the Company or any of its representatives relating to this insurance.

IN WITNESS WHEREOF, we have caused this policy to be signed by our President and Secretary.



[Emily Miner]
Secretary



[Stanley A. Galanski]
President