

LAND APPRAISAL REPORT

usm184028

File No. 5588584

Borrower NA, Property Address 335 Union Road, City Atlanta, County Fulton, State GA, Zip Code 30331, Legal Description 14F District, Land Lot 101, Parcel 018, Sale Price N/A, Date of Sale N/A, Loan Term N/A, Property Rights Appraised Fee, Actual Real Estate Taxes \$250. +/-, Lender/Client U.S. Marshals

Location: Suburban, Built Up: Over 75%, Growth Rate: Rapid, Property Values: Increasing, Demand/Supply: Shortage, Marketing Time: Under 3 Mos., Present Land Use: 80% 1 Family, 5% Industrial, 25% Vacant, Predominant Occupancy: Owner, Single Family Price Range: 25 to 425, Single Family Age: New

Table with 4 columns: Good, Avg, Fair, Poor. Rows include Employment Stability, Convenience to Employment, Convenience to Shopping, Convenience to Schools, Adequacy of Public Transportation, Recreational Facilities, Adequacy of Utilities, Property Competibility, Protection from Detrimental Conditions, Police and Fire Protection, General Appearance of Properties, Appeal to Market.

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) Subject is located in an established residential area of Fulton County approximately 12 miles Southwest of the central Atlanta business district with good access to area amenities including shopping and local employment centers, major streets and highways.

Dimensions Rely on Survey, = 1.1023 Acres +/-, Zoning Classification Ag1, Present Improvements Do

Highest and Best Use: Present Use, Other (specify), Elec: Public, Gas: Public, Water: Public, San. Sewer: Septic / Typical, OFF-SITE IMPROVEMENTS: Str. Address Public, Surface Asphalt, Maintenance Public, Storm Sewer, Curb/Gutter, Sidewalk, Street Lights, Topo: Below street level, Size: 1.1023 Acres, Shape: Rectangular, View: Neighborhood, Drainage: Appears adequate

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) No apparent adverse easement or encroachment noted during inspection. Utility easements are common to the area and have no adverse impact on subject value.

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties.

Table with 2 columns: ITEM, SUBJECT. Rows include Address 335 Union Road Atlanta, Proximity to subject, Sales Price \$ N/A, Price \$/Sq. Ft., Date Source Ext. Inspection, Date of Sale and DESCRIPTION, Time Adjustment, Location Suburban, Site/View Neighborhood, Lot Size 1.1023 Acres +/-, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject

Comments on Market Value, Comments and Conditions of Appraisal

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF ___ to be ___

Appraiser Signat, Appraiser Name, Date Report Signed, State Certification #, State License #, Supervisor Signature (if applicable), Supervisor Name, Date Report Signed, State Certification #, State License #