

Uniform Residential Appraisal Report

File No.

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 2419 E Mossman St **City** Wichita **State** KS **Zip Code** 67214
Borrower n/a n/a **Owner of Public Record** Abs Rentals & Investments INC **County** Sedgwick
Legal Description E 42 1/2 FT LOT 13 CASWELL'S SUB.
Assessor's Parcel # 125150420300800 **Tax Year** 2008 **R.E. Taxes \$** 157.92
Neighborhood Name Caswell **Map Reference** Webmaps **Census Tract** 11
Occupant Owner Tenant Vacant **Special Assessments \$** 4.04 PUD **HOA \$** 0.00 per year per month
Property Rights Appraised Fee Simple Leasehold Other (describe)
Assignment Type Purchase Transaction Refinance Transaction Other (describe) REO
Lender/Client _____ **Address** _____
 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? Yes No
 Report data source(s) used, offering price(s), and date(s) n/a

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.
 n/a

Contract Price \$ 0 **Date of Contract** _____ Is the property seller the owner of public record? Yes No **Data Source(s)** n/a
 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? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. n/a n/a

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	<input 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	65 %
Build-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	10 %
Growth	<input checked="" 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	1 Low	0	Multi-Family	10 %
Neighborhood Boundaries							86 High	109	Commercial	5 %
Neighborhood Description							10 Pred	69	Other	10 %

Neighborhood Boundaries Subject property is located south of 13th St north, north of Central Ave, east of Hydraulic and west of Hillside in the city of Wichita, Kansas.
Neighborhood Description The immediate market area is predominately single-family housing of various style homes consisting of 1 story and multi-level homes. Proximity to services, employment and recreation is average. Other for present land use is the influence of public cemetery, public park and places of worship.
Market Conditions (including support for the above conclusions)

Dimensions 42.5 x 130 **Area** 5525 Sq.Ft. **Shape** Rectangular **View** Residential
Specific Zoning Classification TF **Zoning Description** Two Family
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe:

Utilities **Public** **Other (describe)** **Public** **Other (describe)** **Off-site improvements—Type** **Public** **Private**
 Electricity Water Street **Concrete**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X 500** FEMA Map # **20173C0358E** FEMA Map Date **02/02/2007**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe:
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe: **See page 3 additional comments section.**

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input checked="" type="checkbox"/> Craw Space	Foundation Walls	Concrete/Ave	Floors	Crpt & Tile/Fair
# of Stories	1.0	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Asb/Fair	Walls	Sheetrock/Ave
Type	<input checked="" type="checkbox"/> Det <input type="checkbox"/> Att <input type="checkbox"/> S-Det/End Unit	Basement Area	0 sq. ft.	Roof Surface	Comp/Good	Trim/Finish	PtPine/Ave
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	Yes/Ave	Bath Floor	Tile/Fair
Design (Style)	Ranch	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Dbt Hung Wd/Fair	Bath Wainscot	Liner/Ave
Year Built	1940	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	None	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs)	35	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Some/Ave	<input checked="" type="checkbox"/> Driveway # of Cars	n/a
Attic	<input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input checked="" type="checkbox"/> Other GFF <input type="checkbox"/> Fuel NG		Fireplace(s) #	<input type="checkbox"/> Fence	Garage # of Cars	
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input type="checkbox"/> Central Air Conditioning		<input type="checkbox"/> Patio/Deck	<input type="checkbox"/> Porch	Carport # of Cars	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other Cvd Stoop	Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: **4 Rooms** **2 Bedrooms** **1 Bath(s)** **720 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.): **Typical features for a home of this age.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): **Any property built prior to 1978 may contain lead based paint. Appraisers note: There are 4 broken windows.**

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:

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There are _____ comparable properties currently offered for sale in the subject neighborhood ranging in price from _____ to \$ _____
 There are _____ comparable sales in the subject neighborhood within the past twelve months ranging in sale price from _____ to \$ _____

FEATURE	SUBJECT
2419 E Mossman St	
Address Wichita, Ks 67214	
Proximity to Subject	
Sale Price	\$ 0
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.
Data Source(s)	
Verification Source(s)	
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	n/a
Date of Sale/Time	
Location	Average
Leasehold/Fee Simple	Fee Simple
Site	5525 Sq.Ft.
View	Residential
Design (Style)	Ranch
Quality of Construction	Frame
Actual Age	69 Years
Condition	Aver/Fair
Above Grade	Total Bdrms. Baths
Room Count	4 2 1
Gross Living Area	720 sq. ft.
Basement & Finished Rooms Below Grade	Crawl
Functional Utility	Average
Heating/Cooling	GFF/None
Energy Efficient Items	Typical
Garage/Carport	None
Porch/Patio/Deck	CStoop
Net Adjustment (Total)	
Adjusted Sale Price of Comparables	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____
 My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data source(s) MLS/County Records
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data source(s) MLS/County 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
Date of Prior Sale/Transfer	n/a
Price of Prior Sale/Transfer	\$0
Data Source(s)	County Rec/MLS
Effective Date of Data Source(s)	07/29/2009

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach:

Indicated Value by Sales Comparison Approach _____
 Indicated Value by _____ Cost Approach (if developed) _____
 _____ Income Approach (if developed) \$ _____

RECONCILIATION

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is as of 07/22/2009, which is the date of inspection and the effective date of this appraisal.