

# Uniform Residential Appraisal Report

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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** 1402 N Battin St **City** Wichita **State** KS **Zip Code** 67208-2304  
**Borrower** N/A **Owner of Public Record** ABS Rentals & Investments, Inc. **County** Sedgwick  
**Legal Description** Lots 24-25; Block 11; University Heights Add.  
**Assessor's Parcel #** 087-121-12-0-33-08-012.00-0-01 **Tax Year** 2008 **R.E. Taxes \$** 539.15  
**Neighborhood Name** University Heights Add. **Map Reference** MSA/MD 48620 **Census Tract** 0075.00  
 Occupant  Owner  Tenant  Vacant **Special Assessments \$** 4.04  PUD **HOA \$** N/A  per year  per month  
**Property Rights Appraised**  Fee Simple  Leasehold  Other (describe)  
**Assignment Type**  Purchase Transaction  Refinance Transaction  Other (describe) For asset valuation purposes only  
**Lender/Client** U.S. Marshals / LSI **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).** Data Source: Wichita MLS and Sedgwick County Records

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 \$** N/A **Date of Contract** N/A **Is the property seller the owner of public record?**  Yes  No **Data Source(s)** County Records  
**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

**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	94 %	
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	2 %	
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	35 Low	10	Multi-Family	2 %	
Neighborhood Boundaries	Neighborhood Boundaries: N= Kensington St., S= Central Ave., E=			85 High	135	Commercial	2 %	
Ridgewood/Old Manor St., W= Vesta/Broadview St.				60 Pred.	60	Other	0 %	
Neighborhood Description	See Attached Addendum							

**Market Conditions** (including support for the above conclusions) The neighborhood marketing conditions are good and the demand has remained stable. I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in trending information reported in this section. See attached narrative for additional comments. The subject property conforms to the area.

**Dimensions:** Effective Dimensions Per County Re Area 9905 Sq.Ft.+/- **Shape** Appears Rectangular **View** Typical Res.View  
**Specific Zoning Classification** SF5 **Zoning Description** Single Family Residential  
**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 Typical   
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 20173C0359E FEMA Map Date 2/2/2007  
 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. There were no noted adverse conditions, encroachments, zoning, or use etc. Unmatured special assessments reported of record: Total of \$4.04 for an annual countywide landfill fee.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Craw Space		Foundation Walls	Pour. Concrete A	Floors	Crpt/Vinyl A
# of Stories	One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	FBD A	Walls	DW-Pnt/Pnlg A
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	No Bsmt. sq. ft.	Roof Surface	Comp. Shingle A	Trim/Finish	Hardwood A
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	Adequate A	Bath Floor	Vinyl A
Design (Style)	Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Double Hung A	Bath Wainscot	Fiberglass A
Year Built	1950	Evidence of <input type="checkbox"/> Inlestation		Storm Sash/Insulated	Yes/No A	Car Storage	None
Effective Age (Yrs)	30/E	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Yes A	<input checked="" type="checkbox"/> Driveway # of Cars	1
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	WoodStove(s) #	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		Other	Fuel N. Gas	Fireplace(s) #	<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage # of Cars	1
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		Individual	Other	Pool	Other	<input checked="" type="checkbox"/> 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) 736 Square Feet of Gross Living Area Above Grade  
**Additional features (special energy efficient items, etc.).** Typical features and energy efficient items etc. noted for the age and the area.

**Describe the condition of the property** (including needed repairs, deterioration, renovations, remodeling, etc.). The subject home is considered in overall average condition throughout, as compared to others in the area, with average quality of construction; and average external influences. Minimal physical depreciation is due to age. There is typically no apparent evidence of functional or external depreciation. See addenda under improvements for additional comments.

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

**Does the property generally conform to the neighborhood** (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe. This property generally conforms to the neighborhood in function, style, condition, use, quality of construction, etc.

# Uniform Residential Appraisal Report

File

There are	comparable properties currently offered for sale in the subject neighborhood ranging in price fr	
There are	comparable sales in the subject neighborhood	
FEATURE	SUBJECT	
1402 N Battin St		
Address	Wichita, KS 67208-2304	
Proximity to Subject		
Sale Price	\$	N/A
Sale Price/Gross Liv. Area	\$	sq. ft.
Data Source(s)		
Verification Source(s)		
VALUE ADJUSTMENTS	DESCRIPTION	
Sale or Financing Concessions		
Date of Sale/Time	N/A	
Location	Urban	
Leasehold/Fee Simple	Fee Simple	
Site	9905 Sq.Ft. +/-	
View	Typ. Res. View	
Design (Style)	Ranch	
Quality of Construction	A= FBD/CS	
Actual Age	59/A 30/E	
Condition	Average	
Above Grade Room Count	Total Rooms	Rooms
	4	2
Gross Living Area	736 sq. ft.	
Basement & Finished Rooms Below Grade	No Bsmt. N/A	
Functional Utility	Average	
Heating/Cooling	FWA/CAC	
Energy Efficient Items	Typical to Age	
Garage/Carport	1 Car Garage	
Porch/Patio/Deck	Porch, Patio	
Amenities	None	
Amenities	Fence	
Amenities	None	
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 **Researched**

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) **Wichita MLS and Sedgwick 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) **Wichita MLS and Sedgwick County Records**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales from additional sources:

ITEM	SUBJECT
Date of Prior Sale/Transfer	No prior transfers noted
Price of Prior Sale/Transfer	in the past three years per
Data Source(s)	Wichita MLS & County Re
Effective Date of Data Source(s)	10/15/2009

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

Summary of Sales Comparison Approach:	COMMENTS:
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Indicated Value by Sales Comparison Approach \$

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:

based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, stated on the report, and my (our) opinion of the market value, as defined, of the real property that is the subject of this report

AS C, which is the date of inspection and the effective date of this appraisal