

SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT

SUBJECT

Property Address City State Zip Code
Legal Description County
Assessor's Parcel No. Tax Year R.E. Taxes \$ Special Assessments \$
Neighborhood or Project Name Map Reference Census Tract
Borrower Current Owner Occupant Owner Tenant Vacant
Property rights appraised Fee Simple Leasehold Project Type PUD Condominium HOA\$ /Mo.
Sales Price \$ Date of Sale Description and \$ amount of loan charges/concessions to be paid by seller
Lender/Client Address
Appraiser MICHAEL TOMAINO Address Bewely Building, Lockport, NY 14094

NEIGHBORHOOD

Location Urban Suburban Rural
Built up Over 75% 25-75% Under 25%
Growth rate Rapid Stable Slow
Property values Increasing Stable Declining
Demand/supply Shortage In balance Over supply
Marketing time Under 3 mos. 3-6 mos. Over 6 mos.
Predominant Single Family Occupancy
Single family housing PRICE AGE
Predominant 2-4 Family Occupancy
2-4 family housing PRICE AGE
Typical 2-4 family bldg. Type No. stories No. units Age yrs.
Present land use %
Land use change

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

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

The following available listings represent the most current, similar, and proximate competitive properties to the subject property in the subject neighborhood. This analysis is intended to evaluate the inventory currently on the market competing with the subject property in the subject neighborhood and recent price and marketing time trends affecting the subject property. (Listings outside the subject neighborhood are not considered applicable). The listing comparables can be the rental or sale comparables if they are currently for sale.

Table with 5 columns: ITEM, SUBJECT, COMPARABLE LISTING NO. 1, COMPARABLE LISTING NO. 2, COMPARABLE LISTING NO. 3. Rows include Address, Proximity to subject, Listing price, Approximate GBA, Data source, # Units/Tot. rms/BR/BA, Approximate year built, Approx. days on market.

Comparison of listings to subject property:

Market conditions that affect 2-4 family properties in the subject neighborhood (including the above neighborhood indicators of growth rate, property values, demand/supply, and marketing time) and the prevalence and impact in the subject market area regarding loan discounts, interest buydowns and concessions, and identification of trends in listing prices, average days on market and any change over past year, etc.:

SITE

Dimensions Site area Corner lot No Yes
Specific zoning classification and description
Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning
Highest & best use as improved: Present use Other use (explain)
Utilities Public Other Off-site Improvements Type Public Private
Electricity Gas Water Sanitary sewer Storm sewer
Street Curb/gutter Sidewalk Street lights Alley
Topography Size Shape Drainage View Landscaping Driveway Apparent easements
FEMA Special Flood Hazard Area Yes No
FEMA Zone Map Date
FEMA Map No.

COMMENTS

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.):

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At least three rental comparables should be reported and analyzed in this section. The rental comparables should represent the most current rental information on properties as similar and proximate to the subject property as possible. (This comparison is based on current rental data, therefore, the rental comparables typically are not the same comparables used in the sales comparison analysis.) The appraisal report should assure the reader that the units and properties selected as comparables are comparable to the subject property (both the units and the overall property) and accurately represent the rental market for the subject property (unless otherwise stated within the report).

ITEM	SUBJECT	COMPARABLE RENTAL NO. 1					COMPARABLE RENTAL NO. 2					COMPARABLE RENTAL NO. 3							
Address																			
Proximity to subject																			
Lease dates(if available)																			
Rent survey date																			
Data source																			
Rent concessions																			
Description of property - units, design, appeal, age, vacancies, and conditions	No. Units	No. Vac.	No. Units	No. Vac.	Yr. Blt.:	No. Units	No. Vac.	Yr. Blt.:	No. Units	No. Vac.	Yr. Blt.:	No. Units	No. Vac.	Yr. Blt.:					
	Yr. Blt.:																		
Individual unit breakdown	Rm. Count			Size	Rm. Count			Size	Total	Rm. Count			Size	Total	Rm. Count			Size	Total
	Tot	Br	Ba	Sq. Ft.	Tot	Br	Ba	Sq. Ft.	Monthly Rent	Tot	Br	Ba	Sq. Ft.	Monthly Rent	Tot	Br	Ba	Sq. Ft.	Monthly Rent
Utilities, furniture, and amenities included in rent																			
Functional utility, basement, heating/cooling, project amenities, etc.																			

COMPARABLE RENTAL DATA

Analysis of rental data and support for estimated market rents for the individual subject units (including the adjustments used, the adequacy of comparables, rental concessions, etc.)

Subject's rent schedule The rent schedule reconciles the applicable indicated monthly market rents to the appropriate subject unit, and provides the estimated rents for the subject property. The appraiser must review the rent characteristics of the comparable sales to determine whether estimated rents should reflect actual or market rents. For example, if actual rents were available on the sales comparables and used to derive the gross rent multiplier (GRM), actual rents for the subject should be used. If market rents were used to construct the comparables' rents and derive the GRM, market rents should be used. The total estimated rent must represent rent characteristics consistent with the sales comparable data used to derive the GRM. The total gross estimated rent is not adjusted for vacancy.

LEASES			No. Units Vacant	ACTUAL RENTS			ESTIMATED RENTS		
Unit	Lease Date			Per Unit		Total Rents	Per Unit		Total Rents
	Begin	End		Unfurnished	Furnished		Unfurnished	Furnished	
				\$	\$	\$	\$	\$	
						\$		\$	

Other monthly income (itemize) _____ \$
 Vacancy: Actual last year _____ % Previous year _____ % Estimated: _____ % \$ _____ Annually Total gross estimated rent _____ \$
 Utilities included in estimated rents: Electric Water Sewer Gas Oil Trash collection

Comments on the rent schedule, actual rents, estimated rents (especially regarding differences between actual and estimated rents), utilities, etc.:

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The undersigned has recited three recent sales of properties most similar and proximate to the subject property and has described and analyzed these in this analysis. If there is a significant variation between the subject and comparable properties, the analysis includes a dollar adjustment reflecting the market reaction to those items or an explanation supported by the market data. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the adjusted sales price of the comparable property; if a significant item in the comparable property is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the adjusted sales price of the comparable property. [(1) Sales Price / Gross Monthly Rent]

Table with columns: ITEM, SUBJECT, COMPARABLE SALE NO. 1, COMPARABLE SALE NO. 2, COMPARABLE SALE NO. 3. Rows include: Address, Proximity to subject, Sales price, Sales price per GBA, Gross monthly rent, Gross mo. rent mult. (1), Sales price per unit, Sales price per room, Data and/or Verification Sources, ADJUSTMENTS, Unit breakdown, Net Adj. (total), Adjusted sales price of comparable.

SALES COMPARISON ANALYSIS

Comments on sales comparison (including reconciliation of all indicators of value as to consistency and relative strength and evaluation of the typical investor's/purchaser's motivation in that market):

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Row: Date, Price and Data Source for prior sales within year of appraisal

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:

INC

Total gross monthly estimated rent \$ _____ x gross rent multiplier (GRM) _____ = \$ _____ INDICATED VALUE BY INCOME APPROACH
Comments on income approach (including expense ratios, if available, and reconciliation of the GRM)

RECONCILIATION

INDICATED VALUE BY SALES COMPARISON APPROACH
INDICATED VALUE BY INCOME APPROACH
INDICATED VALUE BY COST APPROACH

This appraisal is made [] "as is" [] subject to the repairs, alterations, inspections, or conditions listed below [] subject to completion per plans and specifications.

Comments and conditions of appraisal:
Final reconciliation:

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6-93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ _____.

APPRAISER: Signature Name MICHAEL TOMAINO Date Report Signed State Certification # 45-39630 State NY Or State License #
SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Name Date Report Signed State Certification # Or State License # [] Did [] Did Not Inspect Property