

# INVOICE

**FROM:**

Christina W Adams  
 Mike Dalton Jr. and Associates  
 8191 Wethersfield Drive  
 Germantown, TN 38138

Telephone Number: (901) 674-0239 Fax Number: (901) 309-0051

**INVOICE NUMBER**

RF1911

**DATE**

08/25/2024

**REFERENCE**

Internal Order #: RF1911  
 Lender Case #:  
 Client File #:  
 Main File # on form: RF1911  
 Other File # on form:  
 Federal Tax ID: 20-1331252  
 Employer ID:

**TO:**

ROBERT FEOL

Telephone Number: (901) 258-6944 Fax Number:  
 Alternate Number: E-Mail: robertfeol@gmail.com

**DESCRIPTION**

Lender: ROBERT FEOL Client: ROBERT FEOL  
 Purchaser/Borrower: N/A  
 Property Address: 1911 the Oaks Ave  
 City: Memphis  
 County: SHELBY State: TN Zip: 38127  
 Legal Description: LOT# 351 RUGBY SECOND ADDITION

**FEES**

**AMOUNT**

DESKTOP APPRAISAL REPORT 150.00

**SUBTOTAL 150.00**

**PAYMENTS**

**AMOUNT**

Check #: Date: Description:  
 Check #: Date: Description:  
 Check #: Date: Description:

**SUBTOTAL**

**TOTAL DUE \$ 150.00**

*Christina W. Adams*

# DESKTOP VALUATION SUMMARY APPRAISAL REPORT

File # RF1911  
Loan #

**IDENTIFICATION & MARKET AREA**

Lender/Client Name: ROBERT FEOL Lender/Client Contact: \_\_\_\_\_  
 Lender/Client Address: \_\_\_\_\_  
 Borrower/Applicant: N/A Current Owner: 1893 MCPHERSON DR LLC  
 Subject Property Address: 1911 the Oaks Ave City: Memphis State: TN ZIP: 38127  
 Census Tract: 0102.20 Map Ref.: MLS 727C County: SHELBY  
 Legal Description: LOT# 351 RUGBY SECOND ADDITION  
 Property Type:  SFR  PUD  Condo  Coop  Multifamily  Other: \_\_\_\_\_  
 Interest Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe) \_\_\_\_\_

Market Value Trend:  Increasing  Stable  Declining  
 Market Area Name: RUGBY  
 Typical Market Price Range: \$ 9,200 to \$ 241,000 Predominant: \$ 84,998  
 Typical Market Age Range: 0 yrs. to 98 yrs. Predominant: 60 yrs.

**SALES COMPARISON APPROACH**

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	1911 the Oaks Ave Memphis, TN 38127	2511 Clearpark Dr Memphis, TN 38127	3207 University St Memphis, TN 38127	2906 Rainier Dr Memphis, TN 38127
Proximity to Subject		1.21 miles E	1.02 miles NE	0.93 miles W
Sales Price	\$	\$ 147,200	\$ 126,000	\$ 130,000
Price/Gross Living Area	\$ /Sq. Ft.	\$ 123.91 /Sq. Ft.	\$ 111.50 /Sq. Ft.	\$ 137.28 /Sq. Ft.
Date of Sale		05/08/2024	07/15/2024	05/24/2024
Location	URBAN	URBAN	URBAN	URBAN
Site Size	9020 sf	14000 sf	17760 sf	17500 sf
Site View	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Design (Style)	TRAD/1 STY	TRAD/1 STY	TRAD/1 STY	TRAD/1 STY
Age (yrs.)	72	60	74	77
Condition	AVERAGE/GOOD	AVERAGE/GOOD	AVERAGE/GOOD	AVERAGE/GOOD
Above Grade	Total Rooms Bedrooms Bath(s)	Total Rooms Bedrooms Bath(s)	Total Rooms Bedrooms Bath(s)	Total Rooms Bedrooms Bath(s)
Room Count	5 3 1.0	6 3 2.0	7 3 1.0	5 2 1.0
Gross Living Area	959 Sq. Ft.	1,188 Sq. Ft.	1,130 Sq. Ft.	947 Sq. Ft.
Basement	0sf	0sf	0sf	N/A
Heating/Cooling	CENTRAL H&A	CENTRAL H&A	CENTRAL H&A	FWA/CA
Garage/Carport	PAD ONLY	2 ATTACHED CARPORT	2 DETACHED GARAGE	PAD ONLY
Porch, Patio, Deck, etc.	PORCH	STOOP	STOOP	STOOP
<b>Overall Comparison to Subject Property</b>		<input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior	<input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior	<input type="checkbox"/> Superior <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior

**RELATIVE COMPARISON ANALYSIS**

See attached addenda.

The appraiser has researched the sales and listing history of the subject property for the past three years:

- The subject has not transferred ownership or been listed for sale during this period.  
 The subject was  sold  listed for \$ \_\_\_\_\_ on (date) \_\_\_\_\_ .  
 sold  listed for \$ \_\_\_\_\_ on (date) \_\_\_\_\_ .

Comments: \_\_\_\_\_

Opinion of Market Value is \$ 125,000 , as of 08/27/2024 , which is the effective date of this report.

**CERTIFICATIONS AND LIMITING CONDITIONS**

**The undersigned appraiser has performed a desktop valuation of the subject property. No physical inspection of the subject property was performed.**

**PURPOSE OF APPRAISAL:** The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis for use in a mortgage finance transaction.

**INTENDED USE:** This appraisal is intended for use only by the client and/or its subsidiaries. The purpose of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.

**INTENDED USER(S):** The intended user(s) of this appraisal report is the Lender/Client named herein, or its successors and assigns.

**HIGHEST AND BEST USE:** The Highest and Best Use of the subject property is assumed to be its present use; that is, one-four (1-4) family residential use.

**DEFINITION OF 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 acting in what they consider their own best interests; (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 concession granted by anyone associated with the sale.

*Christina W. Adams*

CERTIFICATIONS AND LIMITING CONDITIONS

**SCOPE OF WORK:** The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal. This may be accomplished by reviewing public record data, prior appraisal or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. Unless otherwise noted in the appraisal, no interior or exterior inspection of the subject property has been made. In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches as not being relevant, given the agreed upon Scope of Work. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited service is appropriate given the intended use. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available. The confirmation of comparable sale data, i.e. closed sale documentation and property characteristics, is via public data sources only. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed, in accordance with the scope of work identified and the intended use of the appraisal. The appraiser acknowledges that an estimate of a reasonable time for the exposure in the open market is a condition in the definition of market value. The subject's marketing time is assumed to be typical for the subject's market area unless otherwise stated.

In the absence of an inspection, the appraiser has made some basic assumptions, including the following:

1. The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition and construction materials.
2. There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
3. There are no significant discrepancies between the public record information or other data sources and the existing site or improvements.

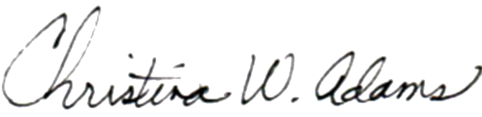
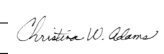
**ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION:** Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale nor any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported, if available from public record sources. The appraiser has reconciled the quality and quantity of data available into an Opinion of Market Value, in accordance with the intended use and scope of work.

**STATEMENT OF CONTINGENT AND LIMITING CONDITIONS:** The Appraiser's Certification that appears in this report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. Except as noted herein, the appraiser has not made an exterior or interior inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser assumes that the improvements are in average condition. 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, the appraisal report may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and has no reason to believe them to be other than true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

**APPRAISER'S CERTIFICATION:** The appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon the development or reporting of predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the

<p><b>ADDRESS OF PROPERTY APPRAISED:</b>                  1911 the Oaks Ave                  Memphis, TN 38127</p> <p><b>OPINION OF VALUE OF THE SUBJECT PROPERTY:</b> \$ 125,000</p> <p><b>EFFECTIVE DATE OF APPRAISAL:</b> 08/27/2024                  esign.alamode.com/08/27/2024 Serial:FB7E9459</p>	<p><b>LENDER/CLIENT:</b>                  Contact: _____                  Company Name: <u>ROBERT FEOL</u>                  Company Address: _____</p>
<p><b>APPRAISER:</b>                  Signature: </p> <p>Name: <u>Christina W Adams</u>                  Company Name: <u>Mike Dalton Jr. and Associates</u>                  Company Address: <u>8191 WETHERSFIELD DRIVE</u>  <u>GERMANTOWN, TN 38138</u></p> <p>Date of Report/Signature: <u>08/27/2024</u>                  License or Certification #: <u>3514</u>                  Designation: _____ ST: <u>TN</u>                  Expiration Date of Certification or License: <u>12/31/2025</u></p>	<p><b>SUPERVISORY or CO-APPRAISER (if applicable):</b>                  Signature: _____</p> <p>Name: _____                  Company Name: _____                  Company Address: _____</p> <p>Date of Report/Signature: _____                  License or Certification #: _____                  Designation: _____ ST: _____                  Expiration Date of Certification or License: _____ </p>

## Supplemental Addendum

File No. RF1911

Borrower	N/A			
Property Address	1911 the Oaks Ave			
City	Memphis	County	SHELBY	State TN      Zip Code 38127
Lender/Client	ROBERT FEOL			

**1 • URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach**

2 THE SUBJECT HAS NOT BEEN PHYSICALLY INSPECTED. AN EXTRAORDINARY ASSUMPTION IS MADE THAT THE  
3 SUBJECT IS IN AVERAGE TO GOOD CONDITION OR WILL BE AFTER ANY NECESSARY REHAB/REPAIRS. THREE  
4 COMPARABLE SALES ARE LISTED IN THIS REPORT THAT HAVE SOLD WITHIN THE SUBJECT'S SURROUNDING  
5 MARKET AREA. THE SELECTED COMPS ARE CONSIDERED TO BE THE BEST AVAILABLE AT THIS TIME.

6  
7 THE PHYSICAL DATA WAS TAKEN FROM THE ASSESSOR (MAARDATA.ORG) AN EXTRAORDINARY ASSUMPTION IS  
8 MADE THAT ALL DATA IS ACCURATE.

9  
10 SALES ACTIVITY HAS INCREASED WHILE INVENTORY LEVELS HAVE DECLINED. PRICE TRENDS HAVE BEEN MOSTLY  
11 STABLE WITH AN DECLINE IN THE LAST QUARTER. COMPETITIVELY PRICED HOMES TEND TO SELL IN UNDER 3  
12 MONTHS.

13

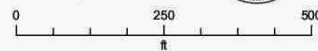
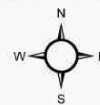
# Aerial Map



**MELVIN BURGESS, ASSESSOR  
SHELBY COUNTY, TENNESSEE**

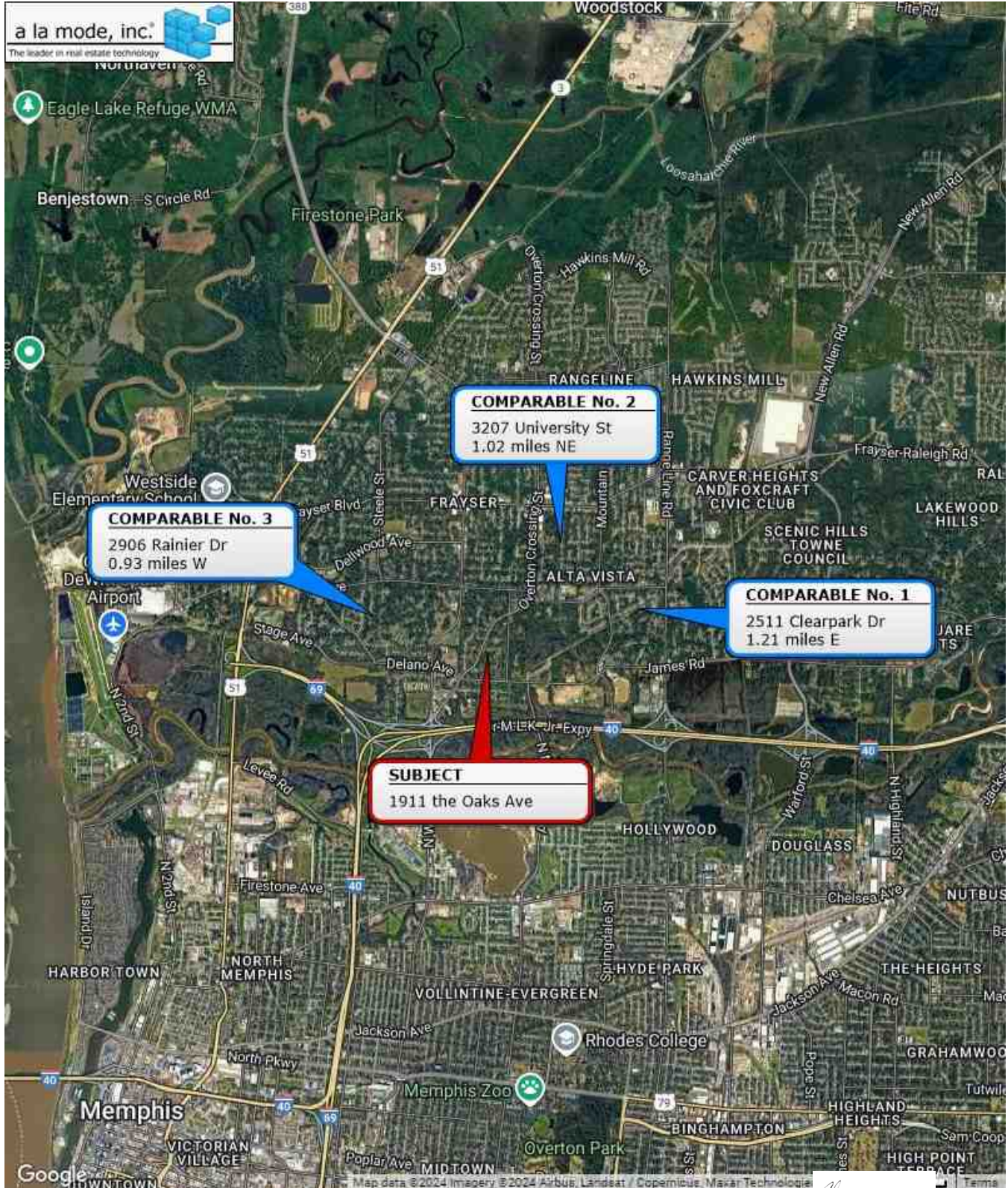
DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: August 27, 2024



### Location Map

Borrower	N/A				
Property Address	1911 the Oaks Ave				
City	Memphis	County	SHELBY	State	TN Zip Code 38127
Lender/Client	ROBERT FEOL				



**COMPARABLE No. 3**  
2906 Rainier Dr  
0.93 miles W

**COMPARABLE No. 2**  
3207 University St  
1.02 miles NE

**COMPARABLE No. 1**  
2511 Clearpark Dr  
1.21 miles E

**SUBJECT**  
1911 the Oaks Ave

*Christina W. Adams*

# Report Verification

This appraisal report has been electronically signed. It is as valid and legally enforceable as a wet ink signature on paper. In addition, advanced third party identify verification from Equifax has been used to ensure that the appraiser signing this report is really who they say they are. You can also verify that the salient data points of the report have not been altered in any way.

To verify the integrity of this document:

1. Visit [esign.alamode.com/verify](https://esign.alamode.com/verify)
2. Enter the Serial Number and Signer Name for this document listed below and click Verify.
3. A verification report will be generated showing the profile of the appraiser(s) who signed the report, the date and time the signature were applied, and the salient data from the report at the time of signing.
4. Verify the salient data matches the data in this report to quickly reveal if any tampering has taken place.
5. Optionally, upload the PDF version of this report to confirm it exactly matches the report when it was signed.

The report below is an example of what you would see when verifying the report.

Salient Data:	
Date of Sale:	Condition: AVERAGE/GOOD
Borrower: N/A	Total Rooms: 5
Lender: ROBERT FEOL	Bedrooms: 3
Size (Sq.Ft): 959	Baths: 1.0
Price Per Square Foot:	Appraiser: Christina W Adams
Location: URBAN	Effective Date of Value ('as of'): 08/27/2024
Age: 72	Final Opinion of Value: 125,000
Signer 1:	Signer 2:
Christina W Adams	
8191 WETHERSFIELD DRIVE, GERMANTOWN, TN	
38138	
Signature:	Signature:
Serial #: FB7E9459	Serial #:
Date Signed: 08/27/2024	Date Signed:

Form SDVERIFY2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

*Christina W. Adams*

Serial# FB7E9459  
esign.alamode.com/verify