

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

3152 Ford Rd  
Memphis, TN 38109  
LOT# 305 J E Walker Homes

## FOR

JORDAN LEV MORTGAGE LLC  
4835 NW 2ND AVE, #149  
BOCA RATON, FL 33431

## AS OF

05/21/2025

## BY

Christina Adams  
Mike Dalton Jr. and Associates  
8191 Wethersfield Drive  
Germantown, TN 38138  
(901) 674-0239  
christy@mikedaltonappraisals.com

*Christina W Adams*



**FIRREA / USPAP ADDENDUM**

Borrower Turnkey Property Pros Holdings, LLC  
 Property Address 3152 Ford Rd  
 City Memphis County SHELBY State TN Zip Code 38109  
 Lender/Client JORDAN LEV MORTGAGE LLC

**Purpose**  
 THE PURPOSE OF THIS APPRAISAL REPORT IS TO ESTIMATE THE MARKET VALUE OF RESIDENTIAL REAL ESTATE FOR LENDING PURPOSES.

**Scope**  
 PERFORM AN INTERIOR AND EXTERIOR APPRAISAL INSPECTION ON THE ABOVE REFERENCED PROPERTY, THEN REPORT THE MARKET VALUE IN THE SUMMARY APPRAISAL REPORT UTILIZING THE THREE APPROACHES TO ESTIMATE MARKET VALUE; COST APPROACH, SALES COMPARISON APPROACH, AND INCOME APPROACH. THE COST APPROACH IS NOT CREDIBLE DUE TO UNRELIABLE COST & DEPRECIATION FIGURES. RENTAL DATA IS UNRELIABLE AND SCARCE, THEREFORE THE INCOME APPROACH IS NOT APPLICABLE.

**Intended Use / Intended User**  
 THE INTENDED USERS ARE JORDAN LEV MORTGAGE LLC AND AMERIMAC APPRAISAL MANAGEMENT. THE INTENDED USE IS FOR LENDING PURPOSES.

**History of Property**  
 Current listing information: PER MAAR PARAGON MLS, THE SUBJECT WAS LISTED ON 01/30/2025 FOR \$60,000, THEN SOLD ON 03/13/2025, FOR \$35,000, THEN SOLD ON 04/11/2025 FOR \$79,900, OUTSIDE OF MLS.  
 Prior sale: THE SUBJECT SOLD ON 03/13/2025 FOR \$35,000, THEN SOLD ON 04/11/2025 FOR \$79,900.

**Exposure Time / Marketing Time**  
 0-3 MONTHS.

**Personal (non-realty) Transfers**  
 N/A

**Additional Comments**  
 ALL UTILITIES WERE ON AT THE TIME OF APPRAISAL INSPECTION AND APPEARED TO BE OPERATING PROPERLY. APPRAISER IS NOT A CERTIFIED ELECTRICIAN, PLUMBER OR HVAC SPECIALIST.

APPRAISER PERFORMED AN APPRAISAL ON THE SUBJECT PROPERTY ON 04/09/2025, BUT DID NOT MAKE A PHYSICAL INSPECTION OF THE PROPERTY.

MEASUREMENTS OF PROPERTY IMPROVEMENTS WERE OBTAINED USING ANSI STANDARD Z765 -2021.

**Certification Supplement**  
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.  
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

 [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:697A7F36

*Christina W Adams*

Appraiser(s): Christina Adams Supervisory Appraiser(s):  
 Effective date / Report date: 05/21/2025 Effective date / Report date:

*Christina W Adams*

Uniform Residential Appraisal Report

AM-0284406
File # AM3152

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.

SUBJECT

Property Address 3152 Ford Rd, City Memphis, State TN, Zip Code 38109
Borrower Turnkey Property Pros Holdings, LLC, Owner of Public Record Turnkey Property Pros LLC, County SHELBY
Legal Description LOT# 305 J E Walker Homes
Assessor's Parcel # 075046 00035, Tax Year 2024, R.E. Taxes \$ 367
Neighborhood Name J E Walker Homes, Map Reference MLS 762A, Census Tract 0222.20
Occupant Owner Tenant Vacant, Special Assessments \$ 0, PUD HOA \$ 0, per year per month
Property Rights Appraised Fee Simple Leasehold Other (describe)
Assignment Type Purchase Transaction Refinance Transaction Other (describe)
Lender/Client JORDAN LEV MORTGAGE LLC, Address 4835 NW 2ND AVE, #149, BOCA RATON, FL 33431
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). DOM 0;PER MAAR PARAGON MLS, THE SUBJECT WAS LISTED ON 01/30/2025 FOR \$60,000, THEN SOLD ON 03/13/2025, FOR \$35,000, THEN SOLD ON 04/11/2025 FOR \$79,900, OUTSIDE OF MLS.

CONTRACT

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.
Contract Price \$, Date of Contract, Is the property seller the owner of public record? Yes No, Data Source(s)
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.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Table with columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %
Location Urban Suburban Rural, Property Values Increasing Stable Declining, PRICE AGE, One-Unit 100 %
Built-Up Over 75% 25-75% Under 25%, Demand/Supply Shortage In Balance Over Supply, \$ (000) (yrs), 2-4 Unit %
Growth Rapid Stable Slow, Marketing Time Under 3 mths 3-6 mths Over 6 mths, 1 Low 0, Multi-Family %
Neighborhood Boundaries See attached addenda, 235 High 105, Commercial %
85 Pred. 55, Other %
Neighborhood Description See attached addenda.

Market Conditions (including support for the above conclusions) SALES ACTIVITY HAS INCREASED WHILE INVENTORY LEVELS HAVE DECLINED. SALES PRICES HAVE FLUCTUATED YET MOSTLY REMAINED STABLE OVER THE LAST YEAR. MARKET TIMES ARE GENERALLY UNDER 3 MONTHS FOR COMPETITIVELY PRICED PROPERTIES.

SITE

Dimensions 55X200, Area 11000 sf, Shape RECTANGULAR, View N;Res;
Specific Zoning Classification R-6, Zoning Description RESIDENTIAL
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe See attached addenda.
Utilities Public Other (describe), Public Other (describe), Off-site Improvements - Type, Public Private
Electricity Gas, Water Sanitary Sewer, Street ASPHALT Alley NONE
FEMA Special Flood Hazard Area Yes No, FEMA Flood Zone X, FEMA Map # 47157C0405F, FEMA Map Date 09/28/2007
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
TYPICAL SITE FOR THE AREA. NO ADVERSE EASEMENTS OR ENCROACHMENTS OBSERVED OR KNOWN.

IMPROVEMENTS

Table with columns: General Description, Foundation, Exterior Description materials/condition, Interior materials/condition
Units One One with Accessory Unit, Concrete Slab Crawl Space, Foundation Walls CONCRETE/AVG, Floors LVP/TILE/GOOD
# of Stories 1.0, Full Basement Partial Basement, Exterior Walls WD/BV/AVG, Walls DRYWALL/AVG
Type Det. Att. S-Det./End Unit, Basement Area 0 sq.ft., Roof Surface COMPSHNG/GOOD, Trim/Finish PAINTEDWOOD/G
Existing Proposed Under Const., Basement Finish 0 %, Gutters & Downspouts NONE, Bath Floor TILE/GOOD
Design (Style) TRAD, Outside Entry/Exit Sump Pump, Window Type WOOD/AVG, Bath Wainscot TILE/GOOD
Year Built 1953, Evidence of Infestation, Storm Sash/Insulated SINGLEPANE/AVG, Car Storage None
Effective Age (Yrs) 15, Dampness Settlement, Screens NONE, Driveway # of Cars 1
Attic None, Heating FWA HWBB Radiant, Amenities Woodstove(s) # 0, Driveway Surface CONCRETE
Drop Stair Stairs, Other Fuel GAS, Fireplace(s) # 0 Fence NONE, Garage # of Cars 0
Floor Scuttle, Cooling Central Air Conditioning, Patio/Deck NONE Porch STOOP, Carport # of Cars 0
Finished Heated, Individual Other, Pool NONE Other NONE, Att. Det. Built-in
Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) VENTHOOD
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 778 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) See attached addenda.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
NONE OBSERVED. THIS REPORT IS NOT A HOME INSPECTION AND THE APPRAISER ONLY PERFORMED A VISUAL INSPECTION OF ACCESSIBLE AREAS. THIS REPORT SHOULD NOT BE RELIED UPON TO DISCLOSE CONDITIONS OR DEFECTS IN THE PROPERTY.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

# Uniform Residential Appraisal Report

AM-0284406  
File # AM3152

There are 36 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 42,000 to \$ 229,899  
 There are 79 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 18,000 to \$ 215,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3152 Ford Rd Memphis, TN 38109	653 Blackhawk Rd Memphis, TN 38109		3747 Parakeet Rd Memphis, TN 38109		325 Glencoe Rd Memphis, TN 38109	
Proximity to Subject		1.00 miles SW		1.63 miles SW		0.91 miles SE	
Sale Price	\$	\$ 127,200		\$ 125,000		\$ 81,500	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 109.28 sq.ft.		\$ 104.25 sq.ft.		\$ 100.87 sq.ft.	
Data Source(s)		MLS#10187368;DOM 48		MLS#10186637;DOM 27		MLS#10189350;DOM 55	
Verification Source(s)		WD#25011714		WD#25017426		WD#25030705	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0	0	ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s02/25;c01/25		s02/25;c01/25		s04/25;c03/25	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	11000 sf	6745 sf		9200 sf		7405 sf	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1.0;TRAD	DT1.0;TRAD		DT1.0;TRAD		DT1.0;TRAD	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	72	54		53		68	
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	7 4 1.0	0	7 3 2.0	-5,000	5 2 1.0	0
Gross Living Area	778 sq.ft.	1,164 sq.ft.		-15,440		1,199 sq.ft.	
Basement & Finished Rooms Below Grade	Osf	Osf		Osf		Osf	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FWA/CA	FWA/CA		FWA/CA		FWA/CA	
Energy Efficient Items	TYPICAL	TYPICAL		TYPICAL		TYPICAL	
Garage/Carport	1dw	1dw		1cp1dw		-2,000	
Porch/Patio/Deck	STOOP	PORCH/PATIO		0 STOOP		PORCH	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,440		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -23,840		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	
Adjusted Sale Price of Comparables		Net Adj. 12.1 % Gross Adj. 12.1 % \$ 111,760		Net Adj. 19.1 % Gross Adj. 19.1 % \$ 101,160		Net Adj. 0.0 % Gross Adj. 0.0 % \$ 81,500	

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) MAARDATA.ORG

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) MAARDATA.ORG

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	COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3	
Date of Prior Sale/Transfer	04/11/2025	01/16/2025		06/13/2024		10/30/2023	
Price of Prior Sale/Transfer	\$79,900	\$0		\$130,000		\$45,000	
Data Source(s)	MAARDATA	MAARDATA		MAARDATA		MAARDATA	
Effective Date of Data Source(s)	05/21/2025	05/21/2025		05/21/2025		05/21/2025	

Analysis of prior sale or transfer history of the subject property and comparable sales See attached addenda.

Summary of Sales Comparison Approach See attached addenda.

Indicated Value by Sales Comparison Approach \$ 102,000  
 Indicated Value by: Sales Comparison Approach \$ 102,000 Cost Approach (if developed) \$ 90,470 Income Approach (if developed) \$

THE COST APPROACH DOES NOT OFFER A CREDIBLE MARKET VALUE OPINION DUE TO UNRELIABLE COST AND DEPRECIATION ESTIMATES. INCOME APPROACH IS NOT APPLICABLE DUE TO PREDOMINANTLY OWNER OCCUPIED NEIGHBORHOOD AND LACK OF RENTAL SALE COMPS. ALL EMPHASIS WAS PLACED ON THE SALES COMPARISON APPROACH.

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 \$ 102,000 , as of 05/21/2025 , which is the date of inspection and the effective date of this appraisal.

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APPRAISER PERFORMED AN APPRAISAL ON THE SUBJECT PROPERTY ON 04/09/2025 BUT DID NOT MAKE A PHYSICAL INSPECTION OF THE PROPERTY.

MEASUREMENTS OF PROPERTY IMPROVEMENTS WERE OBTAINED USING ANSI STANDARD Z765 -2021.

ADDITIONAL COMMENTS

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **THE SALES COMPARISON ANALYSIS AND THE EXTRACTION AND/OR ALLOCATION METHODS WERE USED TO DETERMINE SITE VALUE OF THE SUBJECT PROPERTY.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	=\$	10,000
Source of cost data <b>Marshall &amp; Swift SwiftEstimator</b>	DWELLING <b>778 Sq.Ft. @ \$ 137.91</b> .....	=\$	107,294
Quality rating from cost service <b>Average</b> Effective date of cost data <b>MAY 2025</b>	<b>0</b> Sq.Ft. @ \$ .....	=\$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	.....	=\$	
See Data Entry Report for details.	Garage/Carport Sq.Ft. @ \$ .....	=\$	
	Total Estimate of Cost-New .....	=\$	107,294
	Less Physical Functional External		
	Depreciation <b>26,824</b> .....	= \$(	26,824)
	Depreciated Cost of Improvements .....	=\$	80,470
	"As-is" Value of Site Improvements .....	=\$	
Estimated Remaining Economic Life (HUD and VA only) <b>45 Years</b>	INDICATED VALUE BY COST APPROACH .....	=\$	90,470

INCOME

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ **1,000** X Gross Rent Multiplier = \$ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

AM-0284406  
File # AM3152

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**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 each acting in what he or she considers his or her own best interest; (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 concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

AM-0284406  
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**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent.

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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APPRaiser Christina W Adams
Signature [Handwritten Signature]
Name Christina Adams
Company Name Mike Dalton Jr. and Associates
Company Address 8191 Wethersfield Drive, Germantown, TN 38138
Telephone Number (901) 674-0239
Email Address christy@mikedaltonappraisals.com
Date of Signature and Report 05/23/2025
Effective Date of Appraisal 05/21/2025
State Certification # 3514
or State License #
or Other (describe) State #
State TN
Expiration Date of Certification or License 12/31/2025

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED
3152 Ford Rd
Memphis, TN 38109
APPRAISED VALUE OF SUBJECT PROPERTY \$ 102,000

SUBJECT PROPERTY
[ ] Did not inspect subject property
[ ] Did inspect exterior of subject property from street
Date of Inspection
[ ] Did inspect interior and exterior of subject property
Date of Inspection

LENDER/CLIENT
Name AMERIMAC APPRAISAL MANAGEMENT
Company Name JORDAN LEV MORTGAGE LLC
Company Address 4835 NW 2ND AVE, #149, BOCA RATON, FL 33431
Email Address

COMPARABLE SALES
[ ] Did not inspect exterior of comparable sales from street
[ ] Did inspect exterior of comparable sales from street
Date of Inspection





# Market Conditions Addendum to the Appraisal Report

AM-0284406  
File No. AM3152

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **3152 Ford Rd** City **Memphis** State **TN** ZIP Code **38109**

Borrower **Turnkey Property Pros Holdings, LLC**

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	37	20	22	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	6.17	6.67	7.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	78	63	36	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	12.6	9.4	4.9	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	106,000	75,000	101,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	24	8	29	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	98,000	112,000	119,950	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	148	100	50	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	92	83	90	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **SALES CONCESSIONS OF UP TO 6% ARE TYPICAL IN THIS MARKET AND HAVE LITTLE TO NO EFFECT ON MARKET VALUE. THEY HAVE NOT CHANGED IN THE LAST 12 MONTHS.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

**FORECLOSURE AND BANK SALES HAVE BEEN AND ARE CURRENTLY ACTIVE IN THE SUBJECT'S MARKET AREA. CURRENT MARKET ACTIVITY STILL INCLUDES BANK SALES(REO'S) WHICH APPEAL TO THE INVESTOR MARKET AT LIQUIDATED PRICES.**

Cite data sources for above information. **MLS, MAARDATA.ORG**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

**THE ABOVE DATA AND THE DATA AT THE TOP OF PAGE 2 INCLUDE ALL SALES FOR THE MARKET AREA WITHOUT REGARD TO CONDITION, AGE, GLA AND ALSO INCLUDES REO/BANK SALES WITHIN MLS AREAS 762A, 762B, 763B & 763C. DATA INCLUDES MLS-LISTED SALES ONLY.**

**THE SUBJECT'S INDICATED VALUE IS HIGHER THAN THE MEDIAN COMPARABLE SALES PRICE AS LISTED ABOVE BECAUSE THE DATA ANALYZED INCLUDES HOME IN ALL AGES, SIZES AND CONDITION. THE SUBJECT HAS BEEN RECENTLY REHABBED AND IN LINE WITH HOMES THAT SELL AT THE TOP OF THE MARKET. THE SUBJECT IS NOT OVER IMPROVED.**

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

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*Christina W Adams*

Signature	Signature
Appraiser Name <b>Christina Adams</b>	Supervisory Appraiser Name
Company Name <b>Mike Dalton Jr. and Associates</b>	Company Name
Company Address <b>8191 Wethersfield Drive, Germantown, TN 38138</b>	Company Address
State License/Certification # <b>3514</b> State <b>TN</b>	State License/Certification # State
Email Address <b>christy@mikedaltonappraisals.com</b>	Email Address

*Christina W Adams*

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

**SINGLE FAMILY COMPARABLE RENT SCHEDULE**

AM-0284406  
File # AM3152

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	3152 Ford Rd Memphis, TN 38109	3166 Winslow Rd Memphis, TN 38109		3779 Us Highway 61 Memphis, TN 38109		3272 Brevard Dr Memphis, TN 38116	
Proximity to Subject		0.16 miles E		1.48 miles SE		2.21 miles E	
Date Lease Begins	N/A	07/19/2024		05/09/2024		10/21/2024	
Date Lease Expires	N/A	07/19/2025		UNKNOWN		UNKNOWN	
Monthly Rental	If Currently Rented: \$	\$ 925		\$ 950		\$ 1,295	
Less: Utilities	\$ 0	\$ 0		\$ 0		\$ 0	
Furniture	0	0		0		0	
Adjusted Monthly Rent	\$	\$ 925		\$ 950		\$ 1,295	
Data Source	MAARDATA INSPECTION	MLS#10173943 MAARDATA		MLS#10153967 MAARDATA		MLS#10179380 MAARDATA	
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.	DESCRIPTION	+ (-)\$ Adjust.
Rent Concessions		NONE KNOWN		NONE KNOWN		NONE KNOWN	
Location/View	N;Res; N;Res;	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;	
Design and Appeal	DT1.0;TRAD	DT1.0;TRAD		DT1.0;TRAD		DT1.0;TRAD	
Age/Condition	72 C3	72 C3		71 C3		57 C3	
Above Grade Room Count	Total : Bdrms : Baths 4 : 2 : 1.0	Total : Bdrms : Baths 5 : 3 : 1.0		Total : Bdrms : Baths 5 : 3 : 1.0		Total : Bdrms : Baths 6 : 3 : 1.1	
Gross Living Area	778 Sq. Ft.	888 Sq. Ft.		957 Sq. Ft.		1,332 Sq. Ft.	
Other (e.g., basement, etc.)	0sf	0sf		0sf		0sf	
Other:	PAD ONLY FWA/CA	PAD ONLY WALL/W/U'S		1ATTCA/1DETGA FWA/CA		1 ATT CARPORT FWA/CA	
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - : \$ 156		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ -112		<input type="checkbox"/> + <input checked="" type="checkbox"/> - : \$ -267	
Indicated Monthly Market Rent		\$ 1,081		\$ 838		\$ 1,028	

Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property.) **VERY FEW RENTALS WERE AVAILABLE IN THE SUBJECT'S IMMEDIATE MARKET AREA. THE LISTED RENTAL COMPS WERE CONSIDERED TO BE THE MOST RECENT PROXIMATE RENTAL COMPS AVAILABLE AT THIS TIME.**

Final Reconciliation of Market Rent: SIMILAR RENTAL COMPARABLES ARE LIMITED. THE THREE COMPS USED WERE DEEMED THE BEST AVAILABLE AT THIS TIME. AFTER MAKING ADJUSTMENTS FOR DIFFERENCES, THE LISTED RENTAL COMPS CREATE AN ACCEPTABLE RENTAL RANGE FOR THE SUBJECT PROPERTY.

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I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 05/21/2025 TO BE \$ 1,000

Appraiser(s) SIGNATURE Christina W Adams  
NAME Christina Adams

Review Appraiser SIGNATURE \_\_\_\_\_  
(if applicable) NAME \_\_\_\_\_

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISEF  
Date Property Inspected 05/21/2025 Report Signed 05/23/2025  
License or Certification # 3514 State TN  
Expiration Date of License or Certification 12/31/2025

Date Property Inspected \_\_\_\_\_ Report Signed \_\_\_\_\_  
License or Certification # \_\_\_\_\_ State \_\_\_\_\_  
Expiration Date of License or Certification \_\_\_\_\_  
Review Appraiser  Did  Did Not Inspect Subject Property

*Christina W Adams*

Serial# 697A7F36  
esign.alamode.com/verify

## Subject Photo Page

Borrower	Turnkey Property Pros Holdings, LLC						
Property Address	3152 Ford Rd						
City	Memphis	County	SHELBY	State	TN	Zip Code	38109
Lender/Client	JORDAN LEV MORTGAGE LLC						



### Subject Front

3152 Ford Rd  
Sales Price  
G.L.A. 778  
Tot. Rooms 4  
Tot. Bedrms. 2  
Tot. Bathrms. 1.0  
Location N;Res;  
View N;Res;  
Site 11000 sf  
Quality Q4  
Age 72



### Subject Rear



### Subject Street

FACING  
SOUTH

*Christina W Adams*

# Photograph Addendum

Borrower	Turnkey Property Pros Holdings, LLC						
Property Address	3152 Ford Rd						
City	Memphis	County	SHELBY	State	TN	Zip Code	38109
Lender/Client	JORDAN LEV MORTGAGE LLC						



LEFT/NORTH SIDE OF SUBJECT



RIGHT/SOUTH SIDE OF SUBJECT



SUBJECT STREET-FACING NORTH



LIVING ROOM



KITCHEN



DINING AREA

*Christina W Adams*

Serial# 697A7F36

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# Photograph Addendum

Borrower	Turnkey Property Pros Holdings, LLC						
Property Address	3152 Ford Rd						
City	Memphis	County	SHELBY	State	TN	Zip Code	38109
Lender/Client	JORDAN LEV MORTGAGE LLC						



BEDROOM



BATHROOM



BEDROOM



WATER ON



ELECTRICAL ON



SMOKE/CARBON MONOC

DR

## Comparable Photo Page

Borrower	Turnkey Property Pros Holdings, LLC			
Property Address	3152 Ford Rd			
City	Memphis	County	SHELBY	State TN      Zip Code 38109
Lender/Client	JORDAN LEV MORTGAGE LLC			



### Comparable 1

653 Blackhawk Rd  
 Proximity 1.00 miles SW  
 Sale Price 127,200  
 GLA 1,164  
 Total Rooms 7  
 Total Bedrms 4  
 Total Bathrms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 6745 sf  
 Quality Q4  
 Age 54



### Comparable 2

3747 Parakeet Rd  
 Proximity 1.63 miles SW  
 Sale Price 125,000  
 GLA 1,199  
 Total Rooms 7  
 Total Bedrms 3  
 Total Bathrms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 9200 sf  
 Quality Q4  
 Age 53



### Comparable 3

325 Glencoe Rd  
 Proximity 0.91 miles SE  
 Sale Price 81,500  
 GLA 808  
 Total Rooms 5  
 Total Bedrms 2  
 Total Bathrms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 7405 sf  
 Quality Q4  
 Age 68

*Christina W Adams*

## Comparable Photo Page

Borrower	Turnkey Property Pros Holdings, LLC						
Property Address	3152 Ford Rd						
City	Memphis	County	SHELBY	State	TN	Zip Code	38109
Lender/Client	JORDAN LEV MORTGAGE LLC						



### Comparable 4

3534 Rochester Rd  
Proximity 0.78 miles SE  
Sale Price 119,900  
GLA 848  
Total Rooms 5  
Total Bedrms 3  
Total Bathrms 1.0  
Location N;Res;  
View N;Res;  
Site 7829 sf  
Quality Q4  
Age 69

### Comparable 5

Proximity  
Sale Price  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location  
View  
Site  
Quality  
Age

### Comparable 6

Proximity  
Sale Price  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location  
View  
Site  
Quality  
Age

*Christina W Adams*

## Listing Photo Page

Borrower	Turnkey Property Pros Holdings, LLC						
Property Address	3152 Ford Rd						
City	Memphis	County	SHELBY	State	TN	Zip Code	38109
Lender/Client	JORDAN LEV MORTGAGE LLC						



### Listing 1

36 W Emory Rd  
Proximity 0.95 miles SE  
List Price 160,000  
D.O.M. 13  
GLA 1,134  
Total Rooms 6  
Total Bdrms 3  
Total Baths 1.1  
Age/Year Built 62



### Listing 2

44 W Peebles Rd  
Proximity 0.89 miles E  
List Price 124,000  
D.O.M. 211  
GLA 1,116  
Total Rooms 7  
Total Bdrms 3  
Total Baths 1.0  
Age/Year Built 80

### Listing 3

Proximity  
List Price  
D.O.M.  
GLA  
Total Rooms  
Total Bdrms  
Total Baths  
Age/Year Built

*Christina W Adams*

## Rental Photo Page

Borrower	Turnkey Property Pros Holdings, LLC						
Property Address	3152 Ford Rd						
City	Memphis	County	SHELBY	State	TN	Zip Code	38109
Lender/Client	JORDAN LEV MORTGAGE LLC						



### Rental 1

3166 Winslow Rd  
Proximity 0.16 miles E  
Adj. Rent/Mo 925  
GLA 888  
Total Rooms 5  
Total Bdrms 3  
Total Baths 1.0  
Location N;Res;  
View N;Res;  
Condition C3  
Age/Year Built 72



### Rental 2

3779 Us Highway 61  
Proximity 1.48 miles SE  
Adj. Rent/Mo 950  
GLA 957  
Total Rooms 5  
Total Bdrms 3  
Total Baths 1.0  
Location N;Res;  
View N;Res;  
Condition C3  
Age/Year Built 71



### Rental 3

3272 Brevard Dr  
Proximity 2.21 miles E  
Adj. Rent/Mo 1,295  
GLA 1,332  
Total Rooms 6  
Total Bdrms 3  
Total Baths 1.1  
Location N;Res;  
View N;Res;  
Condition C3  
Age/Year Built 57

*Christina W Adams*

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example:

3.2 indicates three full baths and two half baths.



# Supplemental Addendum

File No. AM3152

Borrower	Turnkey Property Pros Holdings, LLC						
Property Address	3152 Ford Rd						
City	Memphis	County	SHELBY	State	TN	Zip Code	38109
Lender/Client	JORDAN LEV MORTGAGE LLC						

• **URAR: Neighborhood - Boundaries**

NORTH BY W PEEBLES ROAD; EAST BY ELVIS PRESLEY BOULEVARD; SOUTH BY RAINES ROAD; WEST BY WEAVER ROAD.

• **URAR: Neighborhood - Description**

THE SUBJECT IS LOCATED IN SOUTH MEMPHIS IN AN ESTABLISHED NEIGHBORHOOD. THIS MARKET DEVELOPED MOSTLY IN THE 1940'S-1960'S WITH SINGLE FAMILY HOMES IN FAIR TO FULLY RENOVATED CONDITION. SCHOOLS, RETAIL AND ALL OTHER SUPPORT SERVICES ARE WITHIN SHORT DISTANCES.

• **URAR: Site - Highest and Best Use**

THE SUBJECT IS LEGALLY PERMISSIBLE BASED ON IT'S CURRENT ZONING. THE LOT SIZE, SHAPE AND LAND TO BUILDING RATIO ALLOW THE PRESENT STRUCTURE AND INDICATE A GOOD UTILIZATION OF THE IMPROVEMENTS BASED ON CURRENT MARKET CONDITIONS, THE EXISTING STRUCTURE AS A SINGLE FAMILY RESIDENCE IS IT'S FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE. THE HIGHEST AND BEST USE, AS IF VACANT, WOULD BE TO CONSTRUCT A SINGLE FAMILY RESIDENCE. THE SALES COMPARISON APPROACH WAS UTILIZED WITH OTHER SINGLE FAMILY RESIDENCES.

• **URAR: Improvements - Additional Features**

RECENT UPDATES INCLUDE NEW ROOF, NEW FLOORING, NEW INTERIOR/EXTERIOR PAINT, NEW KITCHEN CABINETS AND GRANITE COUNTERTOPS, NEW BATHROOM TILE FLOORING AND WAINSCOT AND VANITY, NEW LIGHTING/HARDWARE/FIXTURES.

• **URAR: Subject - Overall Condition of the Property**

THE SUBJECT HAS BEEN RECENTLY REHABBED AND CONSIDERED TO BE IN AVERAGE TO GOOD CONDITION WITH UPDATING THROUGHOUT SUCH AS NEW FLOORING, NEW INTERIOR/EXTERIOR PAINT, NEW ROOF, NEW KITCHEN CABINETS AND GRANITE COUNTERTOPS, NEW BATHROOM TILE FLOORING AND WAINSCOT AND VANITY, NEW HARDWARE/FIXTURES/LIGHTING THROUGHOUT. UTILITIES WERE ON AT THE TIME OF THE APPRAISAL AND APPEARED TO BE OPERATING PROPERLY.

• **URAR: Sales Comparison Analysis - Prior Sale or Transfer History Analysis**

THE SUBJECT SOLD ON 03/13/2025, FOR \$35,000, THEN SOLD ON 04/11/2025 FOR \$79,900. COMP 1 FORECLOSED ON 08/30/2024 FOR \$22,430, THEN QUIT CLAIMED ON 09/24/2024, AND AGAIN ON 01/16/2025, THEN SOLD ON 02/06/2025 FOR \$127,200. COMP 2 QUIT CLAIMED ON 05/15/2023, THEN SOLD ON 07/13/2023 FOR \$65,000, THEN SOLD AGAIN ON 06/13/2024 FOR \$130,000, AND AGAIN ON 02/19/2025 FOR \$125,000. COMP 3 TRANSFERRED ON 05/15/2023 AS AN HIERSHIP DEED TRANSFER, THEN SOLD ON 10/30/2023 FOR \$45,000, THEN SOLD ON 04/03/2024 FOR \$81,500. COMP 4 FORECLOSED ON 02/21/2023, THEN QUIT CLAIMED ON 09/05/2023, AND AGAIN ON 03/18/2024, THEN SOLD ON 04/08/2024 FOR \$60,000, THEN SOLD AGAIN ON 08/20/2024 FOR \$119,900.

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

ALL 4 COMPS ARE FROM WITHIN THE SUBJECT'S MARKET AREA AND SOLD WITHIN THE PAST YEAR. COMPS 1-3 ARE THE MOST RECENT COMPARABLE SALES AVAILABLE AND SOLD WITHIN THE PAST 90 DAYS. DUE TO STABLE SALES PRICES OVER THE LAST YEAR, NO TIME ADJUSTMENTS REQUIRED. COMPS 1-4 WERE SIMILAR IN CONDITION, PER MLS COMMENTS AND PHOTOS. MANY SALES AND LISTINGS WERE RESEARCHED FOR THIS APPRAISAL REPORT AND THE MOST RECENT COMPARABLES WERE SELECTED. ALL 4 COMPS WERE CONSIDERED IN THE FINAL RECONCILIATION PROCESS.

THE SUBJECT'S INDICATED VALUE IS GREATER THAN THE PREDOMINANT PRICE ON PAGE 1 OF THE URAR, AS THE DATA RESEARCHED TO DETERMINE THE PREDOMINANT INCLUDES HOMES OF ALL AGES, SIZES AND CONDITION AS WELL AS SOME REO/BANK SALES WITHIN THE SUBJECT'S NEIGHBORHOOD BOUNDARIES. THE SUBJECT IS NOT OVER-IMPROVED

*Christina W Adams*

# License



STATE OF TENNESSEE  
DEPARTMENT OF  
COMMERCE AND INSURANCE



CHRISTINA WILEY ADAMS

ID NUMBER: 3514  
LIC STATUS: ACTIVE  
EXPIRATION DATE: December 31, 2025

36735

TENNESSEE REAL ESTATE APPRAISER COMMISSION  
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER  
THIS IS TO CERTIFY THAT ALL REQUIREMENTS  
OF THE STATE OF TENNESSEE HAVE BEEN MET

ATTN:MIKE F DALTON JR & ASSOC.  
CHRISTINA WILEY ADAMS  
6204 MORAY COVE  
MEMPHIS TN 38119

## State of Tennessee

TENNESSEE REAL ESTATE APPRAISER COMMISSION  
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER  
CHRISTINA WILEY ADAMS

*This is to certify that all requirements of the State of Tennessee have been met.*



IN-1313  
DEPARTMENT OF  
COMMERCE AND INSURANCE

ID NUMBER: 3514  
LIC STATUS: ACTIVE  
EXPIRATION DATE: December 31, 2025

*Christina W Adams*



**Aspen American Insurance Company**  
**Insurer (Referred to below as the "Company")**  
 499 Washington Boulevard, 8th Floor  
 Jersey City, NJ 07310



**Company's Program Administrator:**  
 LIA Administrators & Insurance Services  
 1600 Anacapa Street  
 Santa Barbara, CA 93108  
 800-334-0652

**APPRAISAL, VALUATION AND PROPERTY SERVICES  
 PROFESSIONAL LIABILITY INSURANCE POLICY**


**DECLARATIONS**

Date Issued: 7/9/2024 Policy Number: AAI006524-10 Previous Policy Number: AAI006524-09

THIS IS A **CLAIMS MADE AND REPORTED POLICY**. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

<p>1. Customer ID: 149284                  Named Insured:                  DALTON, MIKE, JR. &amp; ASSOCIATES                  Mike Dalton, Jr.                  8191 Wethersfield Drive                  Germantown, TN 38138</p>																																																	
<p>2. Policy Period: From: 07/05/2024 To: 07/05/2025                  12:01 A.M. Standard Time at the address stated in 1 above.</p>																																																	
<p>3. Deductible: \$1000 Each Claim</p>																																																	
<p>4. Retroactive Date: 12/16/1994</p>																																																	
<p>5. Inception Date: 07/05/2015</p>																																																	
<p>6. Limits of Liability: A. \$1,000,000 Each Claim                  B. \$2,000,000 Aggregate</p>																																																	
<p>7. Covered Professional Services (as defined in the Policy and/or by Endorsement):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Real Estate Appraisal and Valuation:</td> <td style="width: 10%;">Yes</td> <td style="width: 10%; text-align: center;"><input checked="" type="checkbox"/></td> <td style="width: 10%;">No</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 10%;"></td> </tr> <tr> <td>Residential Property:</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td></td> </tr> <tr> <td>Commercial Property:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):</td> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Right of Way Agent and Relocation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Machinery and Equipment Valuation:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td></td> </tr> <tr> <td>Personal Property Appraisal:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> <tr> <td>Real Estate Sales/Brokerage:</td> <td>Yes</td> <td style="text-align: center;"><input type="checkbox"/></td> <td>No</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>(If "yes", added by endorsement)</td> </tr> </table>		Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Residential Property:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>		Commercial Property:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit):	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(If "yes", added by endorsement)	Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		Personal Property Appraisal:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)	Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	(If "yes", added by endorsement)
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<p>8. Report Claims to: LIA Administrators &amp; Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319</p>																																																	
<p>9. Annual Premium: \$1,420.00</p>																																																	
<p>10. Forms attached at issue: LIA002 (04/19) LIA TN (05/19) LIA012 (06/22) LIA018 (05/19) LIA021 (02/22) LIA122 (05/19) LIA131 (05/19) LIA164 (05/19) LIA169 (12/21)</p>																																																	

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named Insured and the Company.

07/09/2024 Date By  Authorized Representative

LIA001 (05/22)

Page 1 of 1

*Christina W Adams*

## Appraisal, Valuation and Property Services Professional Liability Insurance Policy

Named Insured: DALTON, MIKE, JR. & ASSOCIATES  
Mike Dalton, Jr.

Policy Number: AAI006524-10  
Effective Date: 07/05/2024  
Customer ID: 149284

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

### ADDITIONAL COVERED PROFESSIONALS ENDORSEMENT

This endorsement modifies insurance provided under the following:

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

In consideration of the premium charged, it is agreed that Section IV, **DEFINITIONS (I) "Insured"** is amended to include:

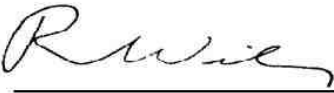
**"Insured"** means:

The persons identified below, but only while acting on behalf of the Named **Insured**:

Name	Coverage Effective Date
Mike Dalton, Jr	07/05/2024
Christina W. Adams	07/05/2024

All other terms, conditions, and exclusions of this Policy remain unchanged.

*Christina W Adams*

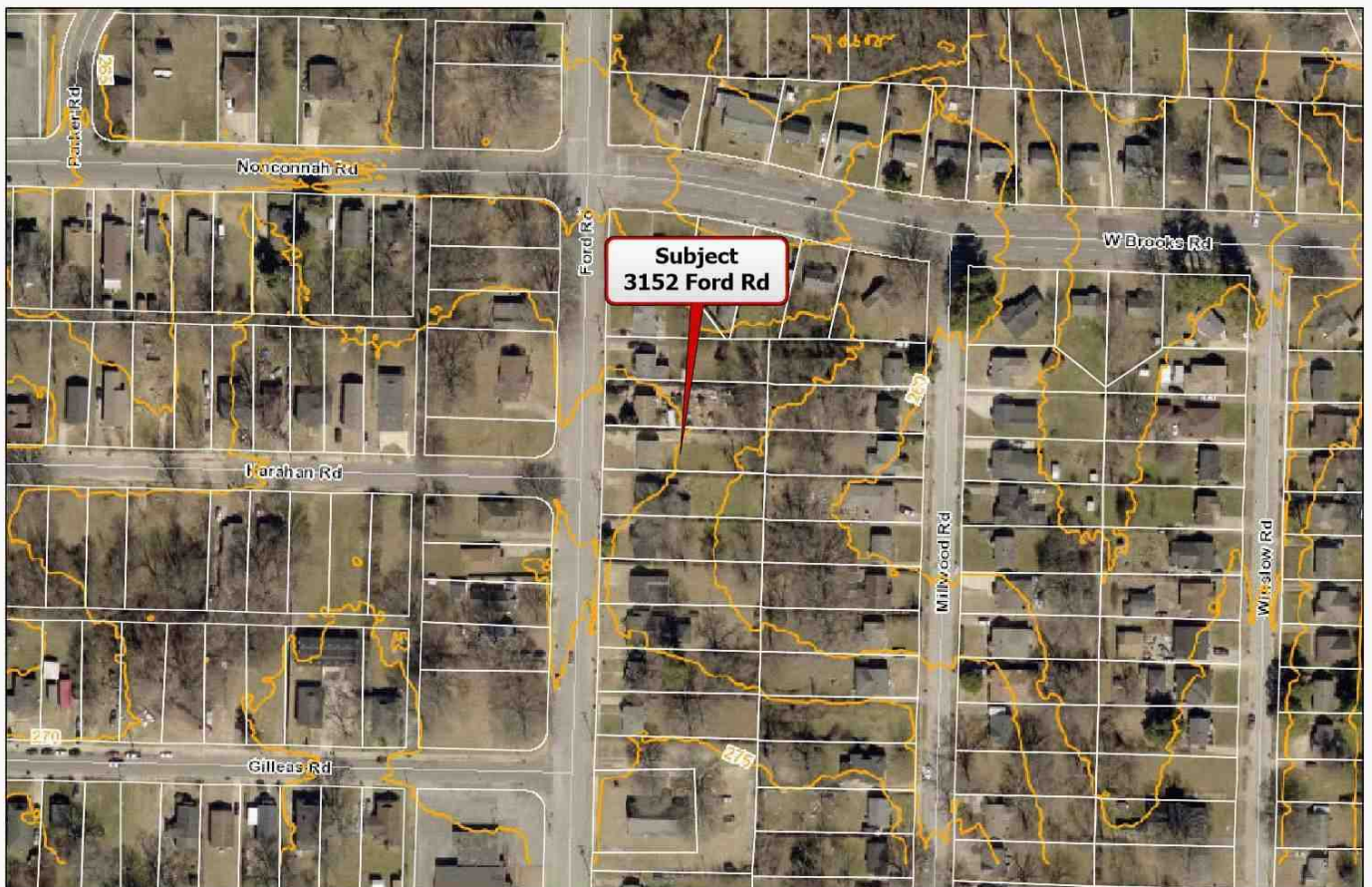
<b>CERTIFICATE OF INSURANCE</b>					
<b>Producer:</b>  LIA ADMINISTRATORS & INSURANCE SERVICES P.O. Box 1319 Santa Barbara, CA 93102-1319			Issue Date: 07/09/2024 This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.		
<b>Insured:</b> 149284 DALTON, MIKE, JR. & ASSOCIATES Mike Dalton, Jr. 8191 Wethersfield Drive Germantown, TN 38138			<p style="text-align: center;"><b><u>COMPANY AFFORDING COVERAGE</u></b></p> <p style="text-align: center;"><b>Aspen American Insurance Company</b></p> <div style="text-align: center;">   <hr style="width: 100%; border: 0.5px solid black;"/>                     Authorized Representative                 </div>		
<p>This is to certify that the policy of insurance listed below has been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term of condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policy. Limits shown may have been reduced by paid claims.</p> <p><b>DISCLAIMER:</b> This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.</p>					
TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS	
Professional Liability	AAI006524-10	07/05/2024	07/05/2025	Each Claim General Aggregate	\$ 1,000,000 \$ 2,000,000
Description of Operations/Locations/Special Items: <b>Professional Services as defined in the policy</b>					
<b>Certificate Holder:</b> DALTON, MIKE, JR. & ASSOCIATES Mike Dalton, Jr. 8191 Wethersfield Drive Germantown, TN 38138			<b>Cancellation:</b> <b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>		

LIA0001 (11/97)

Insured Copy

*Christina W Adams*

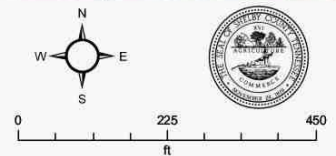
# Aerial Map



**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: May 25, 2025

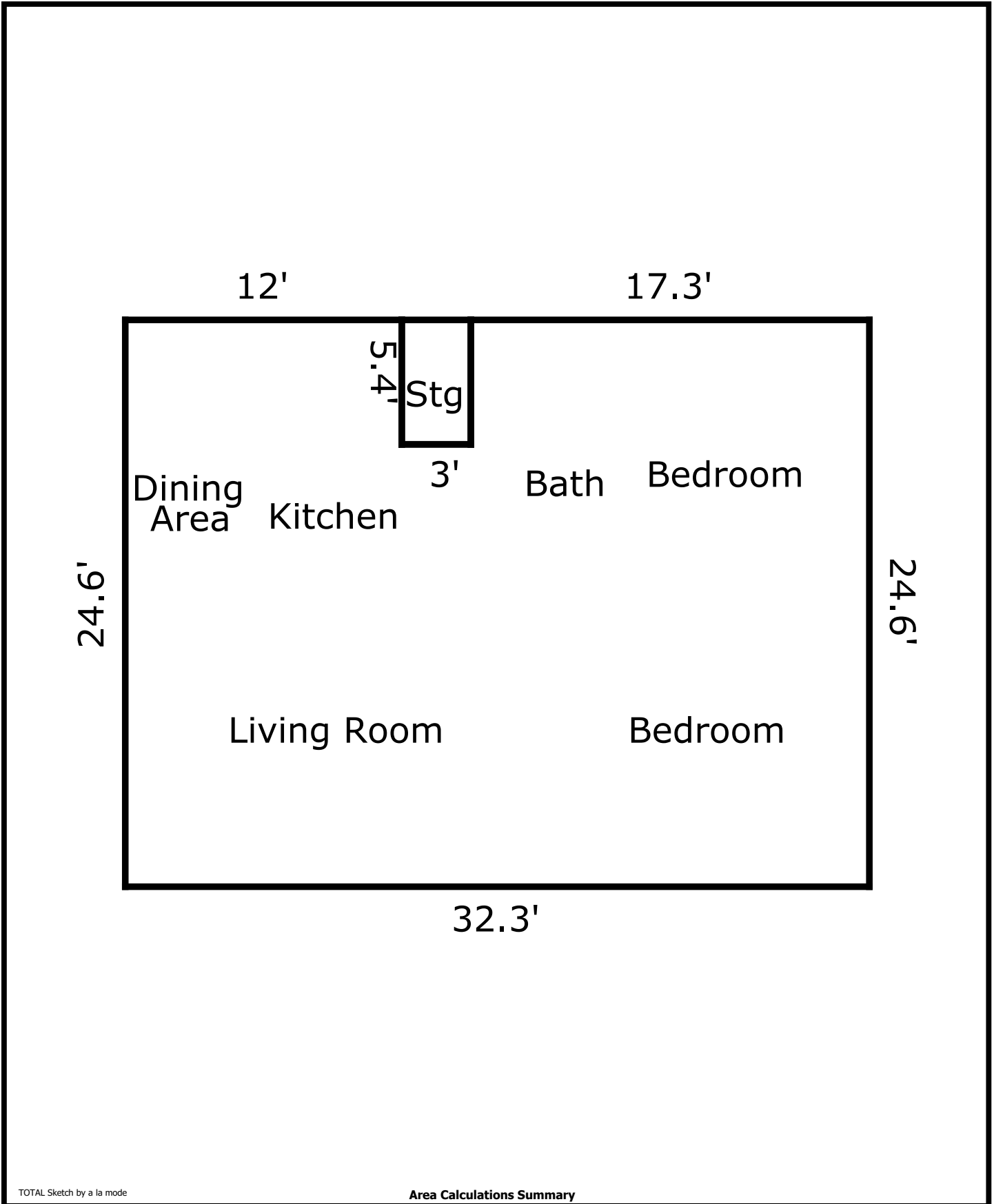


*Christina W Adams*

Serial# 697A7F36  
[esign.alamode.com/verify](http://esign.alamode.com/verify)

## Building Sketch

Borrower	Turnkey Property Pros Holdings, LLC			
Property Address	3152 Ford Rd			
City	Memphis	County	SHELBY	State TN      Zip Code 38109
Lender/Client	JORDAN LEV MORTGAGE LLC			



TOTAL Sketch by a la mode

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	778.38 Sq ft	$32.3 \times 19.2 = 620.16$ $12 \times 5.4 = 64.8$ $17.3 \times 5.4 = 93.42$
<b>Total Living Area (Rounded):</b>	<b>778 Sq ft</b>	
Non-living Area		
First Floor	16.2 Sq ft	$5.4 \times 3 = 16.2$

*Christina W Adams*

## Location Map

Borrower	Turnkey Property Pros Holdings, LLC		
Property Address	3152 Ford Rd		
City	Memphis	County SHELBY	State TN      Zip Code 38109
Lender/Client	JORDAN LEV MORTGAGE LLC		



*Christina W Adams*

