

# APPRAISAL OF REAL PROPERTY



LOCATED AT  
2135 Quenby St  
Houston, TX 77005  
LT 17 BLK 21 SOUTHAMPTON PLACE

FOR  
Arivs  
Boomerang Capital Partners  
2152 S. Vineyard, Suite 105, Mesa , AZ 85210

OPINION OF VALUE  
2,450,000

AS OF  
05/09/2024

BY  
Connor Crow  
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# Uniform Residential Appraisal Report

File # L5198

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 <b>2135 Quenby St</b>	City <b>Houston</b>	State <b>TX</b>	Zip Code <b>77005</b>				
	Borrower <b>Yonatan Siman Tov</b>	Owner of Public Record <b>Siman Holdings Group Llc,</b>	County <b>Harris</b>					
	Legal Description <b>LT 17 BLK 21 SOUTHAMPTON PLACE</b>							
	Assessor's Parcel # <b>0540860000017</b>	Tax Year <b>2023</b>	R.E. Taxes \$ <b>28,776</b>					
	Neighborhood Name <b>Southampton Place</b>	Map Reference <b>4120</b>	Census Tract <b>4120.00</b>					
	Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ <b>0</b>	<input type="checkbox"/> PUD HOA \$ <b>0</b>	<input type="checkbox"/> per year <input type="checkbox"/> per month				
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)							
	Assignment Type <input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) <b>0</b>							
	Lender/Client <b>Boomerang Capital Partners</b>	Address <b>2152 S. Vineyard, Suite 105, Mesa , AZ 85210</b>						
	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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
Report data source(s) used, offering price(s), and date(s). <b>DOM 21:Subject property is currently offered for sale for \$2599000. List date 04/19/2024. The Data Source is HARMLS# 22863854</b>								
CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> 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. <b>NA</b>							
	Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No							
	If Yes, report the total dollar amount and describe the items to be paid.							
	Note: Race and the racial composition of the neighborhood are not appraisal factors.							
NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	62 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	6 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	421	Low 0	Multi-Family	6 %		
	Neighborhood Boundaries <b>Bissonnet St to the north, Main St to the east, Buffalo Speedway to the west, and Holcombe Blvd to the south.</b>		5,000	High 97	Commercial	11 %		
			900	Pred. 86	Other	15 %		
	Neighborhood Description <b>The subject has access to all necessary and expected support facilities such as schools, shopping, recreational facilities, employment, and the freeway system. There are no apparent adverse factors which would affect the subjects marketability. The subject is located in the Houston ISD. Other land usage consists of undeveloped, public, educational, agricultural and recreational land uses.</b>							
	Market Conditions (including support for the above conclusions) <b>Market activity and values are currently stable with supply and demand in balance.</b>							
	Marketing time is average below six months and conventionally in range of zero to three months. Common financing is conventional with seller contributions ranging from 0 to 3.9% and slightly higher on FHA transactions ranging from 0 to 4.5%.							
	Dimensions <b>51 x 123 x 51 x 127</b> Area <b>6203 sf</b> Shape <b>Rectangular</b> View <b>N,Res;</b>							
Specific Zoning Classification <b>No Zoning</b> Zoning Description <b>No Zoning</b>								
Zoning Compliance <input type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input checked="" type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)								
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
SITE	Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements - Type		Public	Private		
	Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street <b>Asphalt</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley <b>Asphalt</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone <b>X500</b>	FEMA Map # <b>48201C0860L</b>	FEMA Map Date <b>06/18/2007</b>				
	Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								
<b>Subject site is used for single family and surrounded by single family dwellings; therefore, highest and best use of the site and improvement is single family residential. Survey was not provided; easements/encroachments are unknown.</b>								
IMPROVEMENTS	General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	<b>Concrete Slab/Avg</b>	Floors	<b>Wood/tile/new</b>		
	# of Stories <b>3</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>Stucco/new</b>	Walls	<b>Drywall/Paint/new</b>		
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>0</b> sq.ft.	Roof Surface	<b>MetalSheet/new</b>	Trim/Finish	<b>Wood/new</b>		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>0</b> %	Gutters & Downspouts	<b>Adequate/new</b>	Bath Floor	<b>Tile/new</b>		
	Design (Style) <b>Neo-Eclac</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>Alum/Double/new</b>	Bath Wainscot	<b>Ceramic/new</b>		
	Year Built <b>1980</b>	Evidence of <input type="checkbox"/> Infestation <b>None</b>	Storm Sash/Insulated	<b>No</b>	Car Storage	<input type="checkbox"/> None		
	Effective Age (Yrs) <b>22</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<b>None</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>			
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # <b>0</b>	Driveway Surface	<b>Concrete</b>		
	<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <b>Electric</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input checked="" type="checkbox"/> Fence <b>Wood</b>	<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>			
	<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>Uncov</b>	<input checked="" type="checkbox"/> Porch <b>Covered</b>	<input type="checkbox"/> Carport # of Cars <b>0</b>			
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <b>None</b> <input type="checkbox"/> Other	<input type="checkbox"/> Pool <b>None</b>	<input type="checkbox"/> Other <b>None</b>	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
	Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
	Finished area above grade contains: <b>8</b> Rooms <b>4</b> Bedrooms <b>3.1</b> Bath(s) <b>4,079</b> Square Feet of Gross Living Area Above Grade							
	Additional features (special energy efficient items, etc.). <b>Subject offers granite countertops, tile showers, stainless steel appliances, wood/tile flooring.</b>							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). <b>C2;Kitchen-updated-less than one year ago;Bathrooms-updated-less than one year ago;The subject is in above average condition and has been well maintained. No functional or external obsolescence was noted. The subject does not appear to be in need of any repairs, however the appraiser is not a home inspector. The utilities were on and in working order at the time of inspection of the subject property. Installed appliances were on and operational.</b>								
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								
<b>No physical deficiencies or adverse conditions that would affect the livability, soundness, or structural integrity of the subject were noted.</b>								
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								

# Uniform Residential Appraisal Report

File # L5198

There are **12** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **1,849,900** to \$ **2,599,000**  
 There are **27** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **1,600,000** to \$ **2,475,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2135 Quenby St Houston, TX 77005	2714 Arbuckle St West University Place, TX 77005		2102 Quenby St Houston, TX 77005		2001 Quenby St Houston, TX 77005	
Proximity to Subject		1.05 miles SW		0.09 miles NE		0.19 miles E	
Sale Price	\$	\$ 2,580,000		\$ 2,440,000		\$ 1,812,210	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 659.51 sq.ft.		\$ 618.03 sq.ft.		\$ 481.97 sq.ft.	
Data Source(s)		HARMLS#83319421;DOM 6		HARMLS#42338474;DOM 4		HARMLS#64909881;DOM 104	
Verification Source(s)		Listing Agent		Listing Agent		Listing Agent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth UNK;0	0	ArmLth UNK;0	0	ArmLth UNK;0	0
Date of Sale/Time		s06/23;c05/23	0	s07/23;c06/23	0	s02/24;c01/24	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6203 sf	9152 sf	0	6273 sf	0	7004 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT3;Neo-Eclec	DT2;Neo-Eclec	0	DT2;Neo-Eclec	0	DT2;Neo-Eclec	0
Quality of Construction	Q2	Q2		Q2		Q2	
Actual Age	44	33	0	92	0	18	0
Condition	C2	C2		C2		C3	+150,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	8 4 3.1	8 4 4.1	-20,000	7 3 4.1	-20,000	8 4 3.1	
Gross Living Area	4,079 sq.ft.	3,912 sq.ft.	+37,575	3,948 sq.ft.	+29,475	3,760 sq.ft.	+71,775
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central HVAC	Central HVAC		Central HVAC		Central HVAC	
Energy Efficient Items	Fans	Fans		Fans		Fans	
Garage/Carport	2ga2dw	2gd2dw	0	2ga2dw		2ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Pool	None	Pool	-50,000	None		Pool	-50,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -32,425	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,475	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 171,775
Adjusted Sale Price of Comparables		Net Adj. 1.3 % Gross Adj. 4.2 %	\$ 2,547,575	Net Adj. 0.4 % Gross Adj. 2.0 %	\$ 2,449,475	Net Adj. 9.5 % Gross Adj. 15.0 %	\$ 1,983,985

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **MLS/Tax Records**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **MLS/Tax Records**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	06/28/2023			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	05/09/2024	05/09/2024	05/09/2024	05/09/2024

Analysis of prior sale or transfer history of the subject property and comparable sales **Subject property transferred on 06/28/2023 for an undisclosed amount.**

**No other sales or transfers of the subject property in the last 3 years and no sales or transfers of the comparables in the last year.**

Summary of Sales Comparison Approach **All comparable sales are located in the subject's market area and are considered the best available at the time of the appraisal. All seller concessions are within typical market ranges, therefore no adjustments were warranted. Similar homes in the subject neighborhood have sold in a range of \$482-\$660 per sf. After extracting lot value, and using paired sales of the same quality and condition, it was determined that \$225/sf is the market reaction to differences in GLA. Adjustments for differences in bath count, pool and condition were derived using paired data analysis. Due to limited sales in the subject's market area, it was necessary to use comparable sales older than six months. No adverse affect on value or marketability was noted. Site values are based on a thorough review of MLS, tax records, and the appraiser's knowledge in the area. These adjustments are based on contributory value rather than actual cost. All sales were considered in the final estimation of value.**

Indicated Value by Sales Comparison Approach \$ **2,450,000**

Indicated Value by: Sales Comparison Approach \$ **2,450,000** Cost Approach (if developed) \$ \_\_\_\_\_ Income Approach (if developed) \$ \_\_\_\_\_

The sales comparison approach is the strongest indicator of market value and is given the most consideration. The cost approach was not applied because of the subject's age and subjectivity in estimating effective age. The income approach was not applied.

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: **This report is intended for use in a mortgage finance transaction only and not intended for any other use.**

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 \$ **2,450,000**, as of **05/09/2024**, which is the date of inspection and the effective date of this appraisal.

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File # L5198

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2135 Quenby St Houston, TX 77005	1903 Albans Rd Houston, TX 77005			2704 Robinhood St West University Place, TX 77005			2126 North Blvd Houston, TX 77098		
Proximity to Subject		0.31 miles NE			0.65 miles W			0.44 miles N		
Sale Price	\$	\$ 2,357,000			\$ 2,130,000			\$ 2,499,900		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 617.99 sq.ft.			\$ 527.75 sq.ft.			\$ 593.52 sq.ft.		
Data Source(s)		HARMLS#87214257;DOM 2			HARMLS#88981433;DOM 67			HARMLS#26854301;DOM 105		
Verification Source(s)		Listing Agent			Listing Agent			Listing Agent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth UNK;0		0	ArmLth UNK;0		0	Listing		
Date of Sale/Time		s06/23;c05/23		0	s06/23;c01/23		0	Active		
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	6203 sf	7196 sf		0	5654 sf		0	5976 sf		0
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT3;Neo-Eclec	DT2;Neo-Eclec		0	DT2;Neo-Eclec		0	DT2;Neo-Eclec		0
Quality of Construction	Q2	Q2			Q2			Q2		
Actual Age	44	86		0			0			0
Condition	C2	C2			C1		-75,000	C1		-75,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	8 4 3.1	7 3 2.1		+20,000	8 4 4.1		-20,000	8 4 5.0		-30,000
Gross Living Area	4,079 sq.ft.	3,814 sq.ft.		+59,625	4,036 sq.ft.		0	4,212 sq.ft.		-29,925
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Central HVAC	Central HVAC			Central HVAC			Central HVAC		
Energy Efficient Items	Fans	Fans			Fans			Fans		
Garage/Carport	2ga2dw	2qd2dw		0	2ga2dw			2ga2dw		
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio		
Pool	None	Pool		-50,000	None			None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 29,625	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -95,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -134,925
Adjusted Sale Price of Comparables		Net Adj. 1.3 % Gross Adj. 5.5 %		\$ 2,386,625	Net Adj. 4.5 % Gross Adj. 4.5 %		\$ 2,035,000	Net Adj. 5.4 % Gross Adj. 5.4 %		\$ 2,364,975

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

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 # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	06/28/2023									
Price of Prior Sale/Transfer	\$0									
Data Source(s)	CoreLogic	CoreLogic			CoreLogic			CoreLogic		
Effective Date of Data Source(s)	05/09/2024	05/09/2024			05/09/2024			05/09/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales and no sales or transfers of the comparables in the last year. No other sales or transfers of the subject property in the last 3 years

Analysis/Comments
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# Uniform Residential Appraisal Report

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ADDITIONAL COMMENTS

**SCOPE OF APPRAISAL:**

PER THE GUIDELINES SET DOWN BY THE STATE OF TEXAS, SCOPE OF THE APPRAISAL PROCESS MUST BE PROVIDED. THE APPRAISAL METHODOLOGY AS IT PERTAINS TO THE VALUATION OF A SINGLE FAMILY RESIDENTIAL PROPERTY, MULTI FAMILY RESIDENTIAL PROPERTY, CONDOMINIUM, PUD, OR SMALL RESIDENTIAL INCOME PROPERTY IS DICTATED BY THE THREE COMMON APPROACHES TO VALUE. TYPICALLY THE MARKET APPROACH IS THE MOST UTILIZED AS IT PROVIDES THE MOST RELIABLE INDICATORS. THESE INDICATORS BEING THE COMPARABLE SALES AND LISTINGS WHICH ARE APPLICABLE. THE COST APPROACH IS RELIED UPON LESS OFTEN AS IT DOES NOT TYPICALLY REPRESENT MARKET VALUE AS WELL. THE INCOME APPROACH IS GIVEN STRONG CONSIDERATION IN INCOME PRODUCING PROPERTIES BUT IS NOT APPLIED TO NON INCOME PROPERTIES. OUT BUILDINGS ARE CONSIDERED IN THE SITE IMPROVEMENTS SECTION OF THE COST APPROACH. CONTRIBUTORY VALUE OF THESE IMPROVEMENTS IS AT THE DISCRETION OF THE APPRAISER. TYPICALLY THESE ARE PERSONAL PROPERTY OR INSIGNIFICANT AND ARE GIVEN NO CONSIDERATION OTHER THAN IN THE COST APPROACH. WATER SERVICE TO ANY RESIDENTIAL PROPERTY IS ASSUMED TO BE OF A POTABLE SOURCE UNLESS A WELL IS INDICATED, THEN IT IS CONSIDERED THE RESPONSIBILITY OF THE UNDERWRITER TO DETERMINE IF A WELL INSPECTION IS REQUIRED - NO WELL INSPECTIONS ARE MADE. IT IS ASSUMED THAT SQUARE FOOTAGE PROVIDED BY THE TAXING AUTHORITY IS CONSIDERED RELIABLE FOR THE PURPOSE OF THE APPRAISAL WHEN NO BETTER SOURCES ARE AVAILALBLE. COMPARABLE SQUARE FOOTAGE PROVIDED BY HOME OWNERS, REALTORS, AND MLS WILL BE CONSIDERED WHEN IT IS FOUND TO BE THE MOST UPDATED OR MOST ACCURATE. COST ESTIMATES ARE DERIVED FROM VARIOUS COST SERVICES, FROM LOCAL BUILDERS AND FROM THE MARKET. LAND VALUES FOR EXISTING PROPERTIES ARE DERIVED FROM THE MARKET OR ESTIMATED FROM TAX INFORMATION.

**INTENDED USERS: THIS APPRAISAL'S LENDER/CLIENT AND ITS SUCCESSORS OR ASSIGNS.**

THE EXPOSURE TIME IS THE ESTIMATED LENGTH OF TIME THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL; A RETROSPECTIVE OPINION ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE AND OPEN MARKET. THE ESTIMATED EXPOSURE TIME OF THE SUBJECT PROPERTY IS APPROXIMATELY 90 DAYS  
I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE SUBJECT PROPERTY OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.  
FALSE

COST APPROACH

**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 subject's site value is taken from county assessors office. Without a complete land appraisal, the assessor's site value is considered the most accurate for this report. The assessor's site value is \$965,000. It is noted that the subject's land value exceeds 30% of the appraised value. This is typical for the market area and no adverse effect is noted.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$ 965,000		
Source of cost data	DWELLING	Sq.Ft. @ \$	_____ = \$
Quality rating from cost service		Sq.Ft. @ \$	_____ = \$
Effective date of cost data			_____ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			_____ = \$
	Garage/Carport	Sq.Ft. @ \$	_____ = \$
	Total Estimate of Cost-New _____ = \$		
	Less Physical	Functional	External
	Depreciation _____ = \$( )		
	Depreciated Cost of Improvements _____ = \$		
	"As-is" Value of Site Improvements _____ = \$		
Estimated Remaining Economic Life (HUD and VA only)	38 Years	INDICATED VALUE BY COST APPROACH _____ = \$	

INCOME

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

Estimated Monthly Market Rent \$ \_\_\_\_\_ 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

File # L5198

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

File # L5198

**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.

# Uniform Residential Appraisal Report

File # L5198

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. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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.

## APPRAISER

Signature   
Name Connor Crow  
Company Name Eubanks Appraisals  
Company Address PO 542168  
Grand Prairie, TX 75054  
Telephone Number 281-937-2336  
Email Address info@eubanksappraisals.com  
Date of Signature and Report 05/13/2024  
Effective Date of Appraisal 05/09/2024  
State Certification # 1361341  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State TX  
Expiration Date of Certification or License 10/31/2024

## ADDRESS OF PROPERTY APPRAISED

2135 Quenby St  
Houston, TX 77005

APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,450,000

## LENDER/CLIENT

Name Arivs  
Company Name Boomerang Capital Partners  
Company Address 2152 S. Vineyard, Suite 105,  
Mesa, AZ 85210  
Email Address \_\_\_\_\_

## 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 \_\_\_\_\_

## 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 \_\_\_\_\_

## 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

File No. L5198

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 **2135 Quenby St** City **Houston** State **TX** ZIP Code **77005**

Borrower **Yonatan Siman Tov**

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)	16	4	7	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.67	1.33	2.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	5	2	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.9	1.5	5.1	<input type="checkbox"/> Declining	<input checked="" 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	\$1,888,450	\$1,977,500	\$1,961,852	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	6	85	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,825,000	\$2,247,450	\$1,995,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	35	12	26.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	99%	97%	99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" 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.). The percentage of competing sales with concessions has been (oldest to most recent quarter): 25%, 25%, 0%, 14%. This is a total of 19% of all competing sales in the past year. The contribution percent of the concessions has been (oldest to most recent quarter): 0.3%, 0.5%, 0.0%, 0.7%.

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).  
 The percentage of competing sales that are foreclosures has been (oldest to most recent quarter): 0%, 0%, 0%, 0%. This is a total of 0% of all competing sales in the past year. 0% of competing sales have been short sales resulting in a total of 0% for the year that are considered to be distressed sales. The percentage of sales in the broader overall neighborhood that are foreclosures has been (oldest to most recent quarter): 0%, 0%, 0%, 0%. This is a total of 0% of the overall sales in the past year. 0% of these sales have been short sales resulting in a total of 0% for the year that are considered to be distressed sales.

Cite data sources for above information. The local MLS system is the data source used for the information on this addendum. An effective date of May 09, 2024 was used to calculate the data.

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 subject is considered stable based on sensitivity analysis and regression analysis. The 1004 MC is based on median comparable data and is considered less reliable than other market indicators.

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.

Connor Crow

Signature	Signature
Appraiser Name <b>Connor Crow</b>	Supervisory Appraiser Name
Company Name <b>Eubanks Appraisals</b>	Company Name
Company Address <b>PO 542168, Grand Prairie, TX 75054</b>	Company Address
State License/Certification # <b>1361341</b> State <b>TX</b>	State License/Certification # State
Email Address <b>info@eubanksappraisals.com</b>	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

# USPAP Compliance Addendum

Loan #  
File # **L5198**

Borrower	Yonatan Siman Tov		
Property Address	2135 Quenby St		
City	Houston	County	Harris
		State	TX
		Zip Code	77005
Lender/Client	Boomerang Capital Partners		

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report      This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report      This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

## ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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 cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

## PRIOR SERVICES

I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

I have **NOT** made a personal inspection of the property that is the subject of this report.

I **HAVE** made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The state of Texas does not require the water heaters to be strapped.

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 0-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

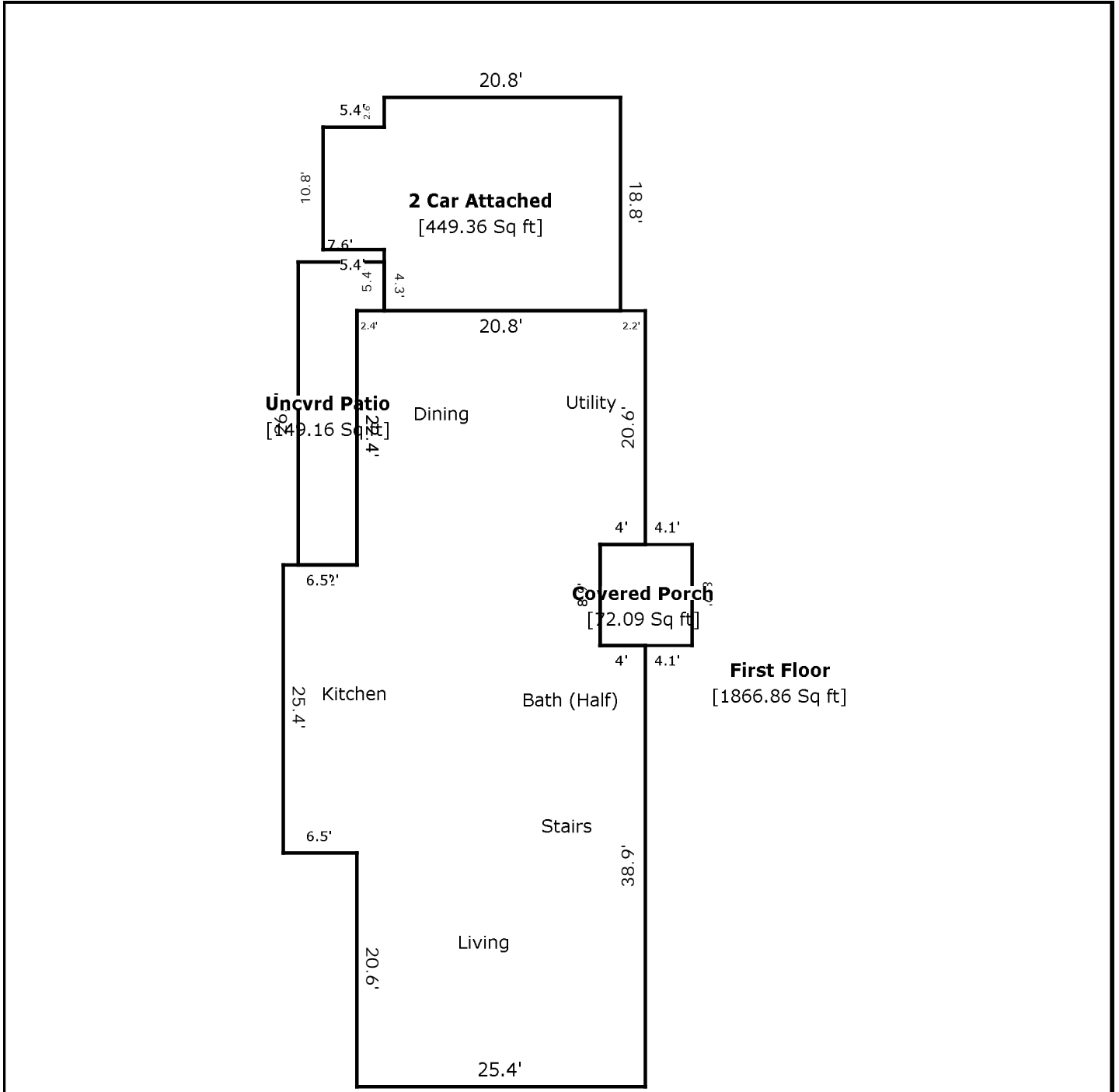
A reasonable exposure time for the subject property is 0-90 day(s).

## APPRAISER      SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p style="font-size: 2em; font-family: cursive; text-align: center; margin-bottom: 0;"><i>Connor Crow</i></p> <p>Signature _____</p> <p>Name <u>Connor Crow</u></p> <p>Date of Signature <u>05/13/2024</u></p> <p>State Certification # <u>1361341</u></p> <p>or State License # _____</p> <p>State <u>TX</u></p> <p>Expiration Date of Certification or License <u>10/31/2024</u></p> <p>Effective Date of Appraisal <u>05/09/2024</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from Street    <input type="checkbox"/> Interior and Exterior</p>
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## Building Sketch (Page - 1)

Borrower	Yonatan Siman Tov						
Property Address	2135 Quenby St						
City	Houston	County	Harris	State	TX	Zip Code	77005
Lender/Client	Boomerang Capital Partners						



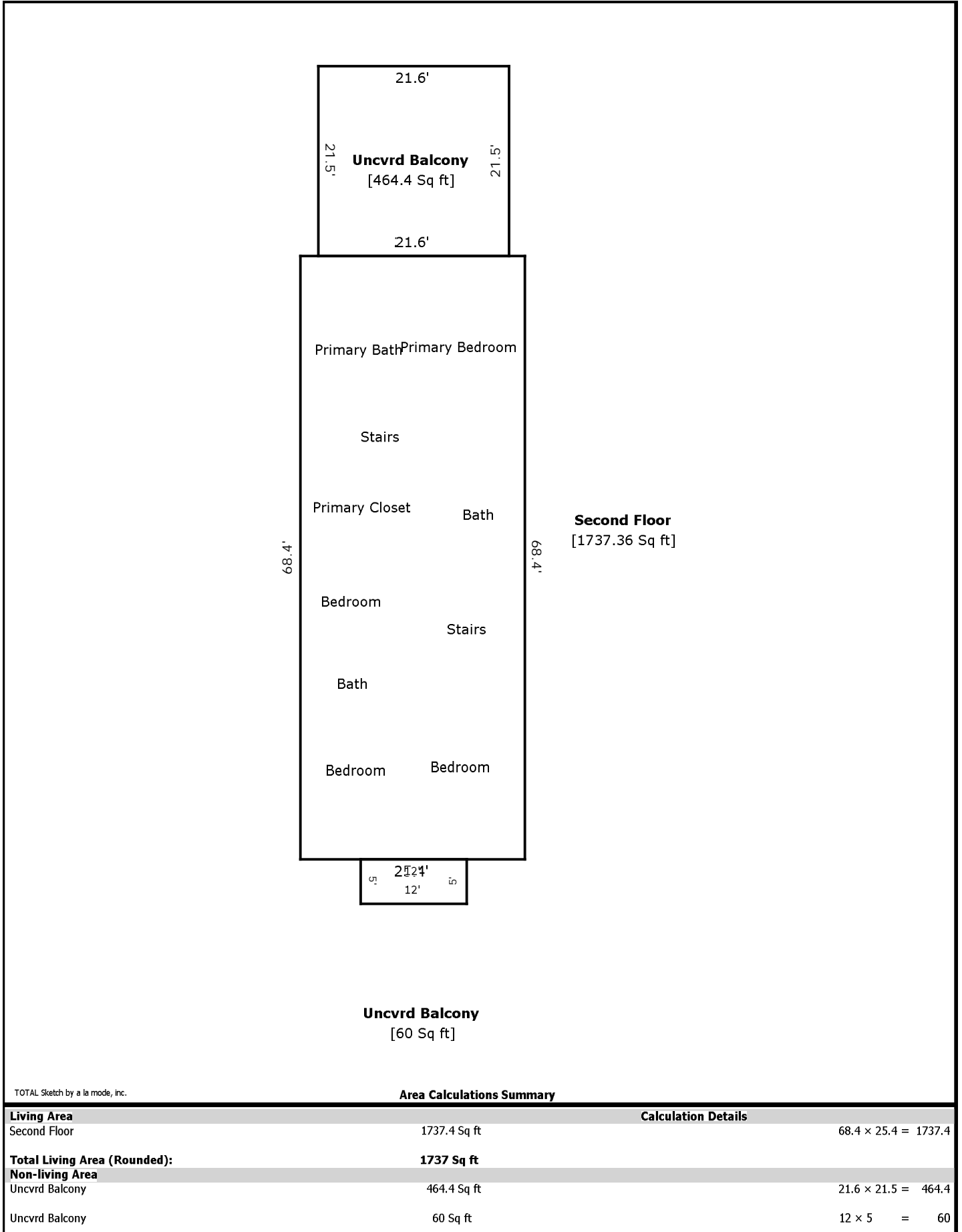
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	1866.9 Sq ft	25.4 × 6.5 = 165.1 68.4 × 21.4 = 1463.8 38.9 × 4 = 155.6 20.6 × 4 = 82.4
<b>Total Living Area (Rounded):</b>	<b>1867 Sq ft</b>	
Non-living Area		
2 Car Attached	449.4 Sq ft	10.8 × 5.4 = 58.3 18.8 × 20.8 = 391
Covered Porch	72.1 Sq ft	8.9 × 8.1 = 72.1
Uncvrd Patio	149.2 Sq ft	7.6 × 4.3 = 32.7 5.2 × 22.4 = 116.5

## Building Sketch (Page - 2)

Borrower	Yonatan Siman Tov						
Property Address	2135 Quenby St						
City	Houston	County	Harris	State	TX	Zip Code	77005
Lender/Client	Boomerang Capital Partners						



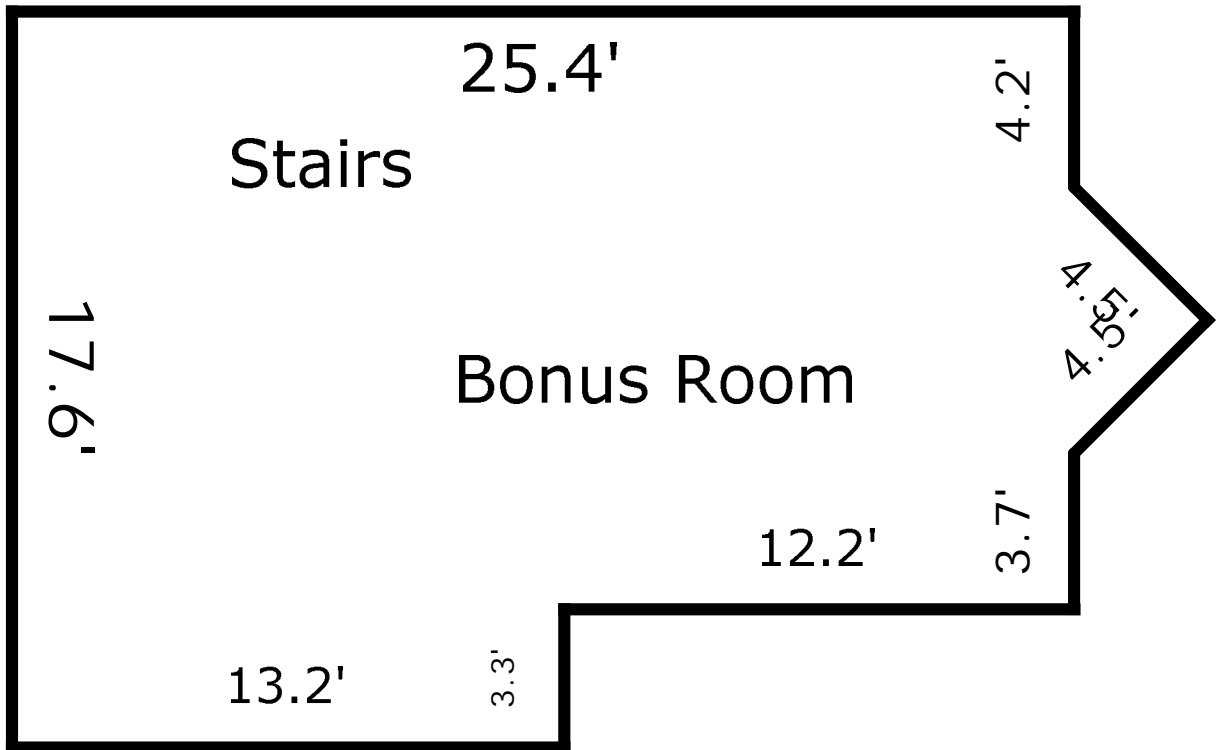
TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
Second Floor	1737.4 Sq ft	$68.4 \times 25.4 = 1737.4$
<b>Total Living Area (Rounded):</b>	<b>1737 Sq ft</b>	
Non-living Area		
Uncvrd Balcony	464.4 Sq ft	$21.6 \times 21.5 = 464.4$
Uncvrd Balcony	60 Sq ft	$12 \times 5 = 60$

Building Sketch (Page - 3)

Borrower	Yonatan Siman Tov		
Property Address	2135 Quenby St		
City	Houston	County	Harris
		State	TX
		Zip Code	77005
Lender/Client	Boomerang Capital Partners		



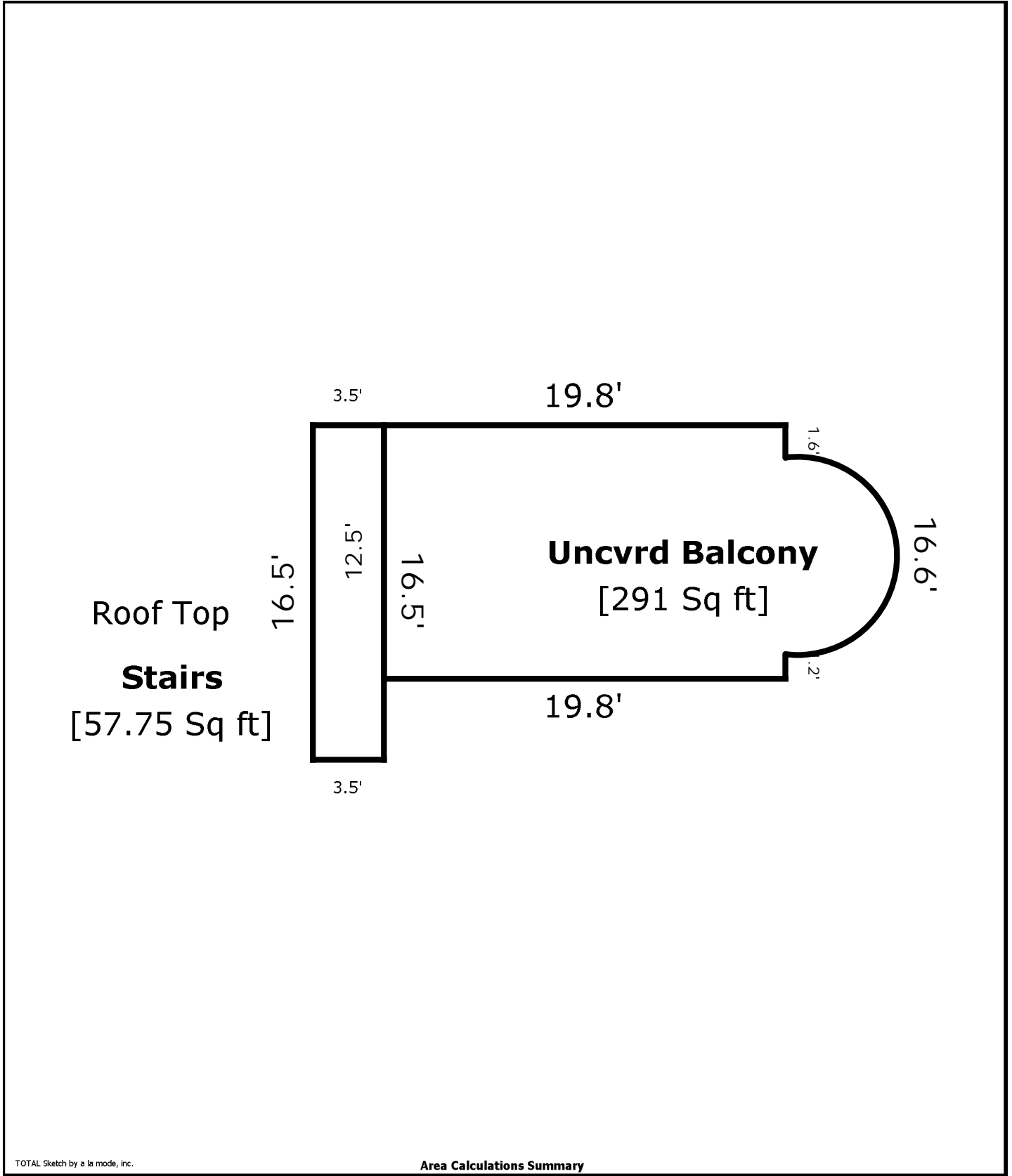
TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

Living Area		Calculation Details
Third Floor	416.9 Sq ft	$17.6 \times 13.2 = 232.3$ $14.3 \times 12.2 = 174.5$ $0.5 \times 6.4 \times 3.2 = 10.1$
<b>Total Living Area (Rounded):</b>	<b>417 Sq ft</b>	

Building Sketch (Page - 4)

Borrower	Yonatan Siman Tov		
Property Address	2135 Quenby St		
City	Houston	County	Harris
		State	TX
		Zip Code	77005
Lender/Client	Boomerang Capital Partners		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
Stairs	57.8 Sq ft	$3.5 \times 16.5 = 57.8$
<b>Total Living Area (Rounded):</b>	<b>58 Sq ft</b>	
Non-living Area		
Uncvrd Balcony	291 Sq ft	$12.5 \times 19.8 = 247.5$ Arc = 43.5

## Location Map

Borrower	Yonatan Siman Tov						
Property Address	2135 Quenby St						
City	Houston	County	Harris	State	TX	Zip Code	77005
Lender/Client	Boomerang Capital Partners						



## Subject Photos Exterior

Borrower	Yonatan Siman Tov			
Property Address	2135 Quenby St			
City	Houston	County	Harris	State TX Zip Code 77005
Lender/Client	Boomerang Capital Partners			



Subject Front

2135 Quenby St  
Sales Price  
Gross Living Area 4,079  
Total Rooms 8  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location N;Res;  
View N;Res;  
Site 6203 sf  
Quality Q2  
Age 44



Subject Rear



Subject Street

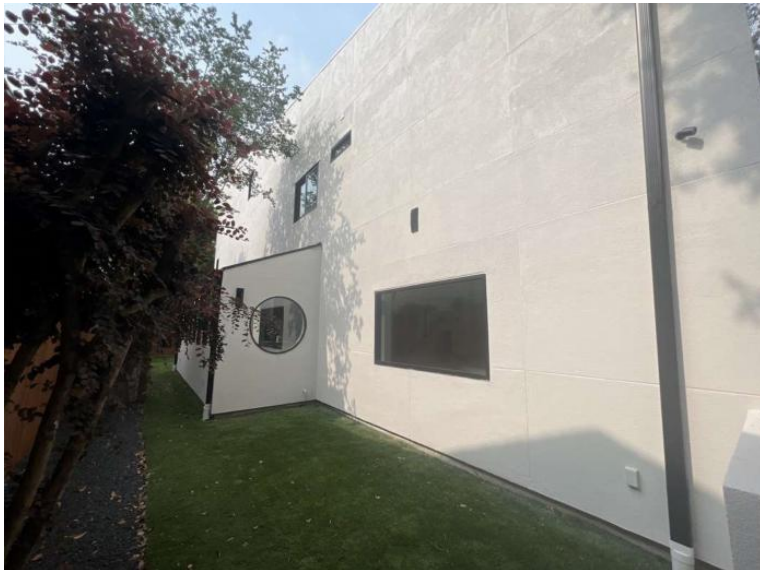
## Subject Photos Exterior

Borrower	Yonatan Siman Tov				
Property Address	2135 Quenby St				
City	Houston	County	Harris	State	TX
				Zip Code	77005
Lender/Client	Boomerang Capital Partners				



### Subject Side

2135 Quenby St  
Sales Price  
Gross Living Area 4,079  
Total Rooms 8  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location N;Res;  
View N;Res;  
Site 6203 sf  
Quality Q2  
Age 44



### Subject Side



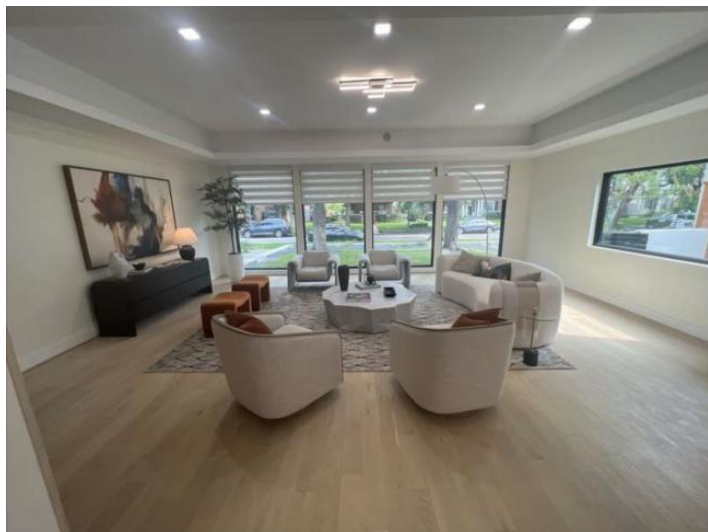
### Subject Garage

Interior Photos

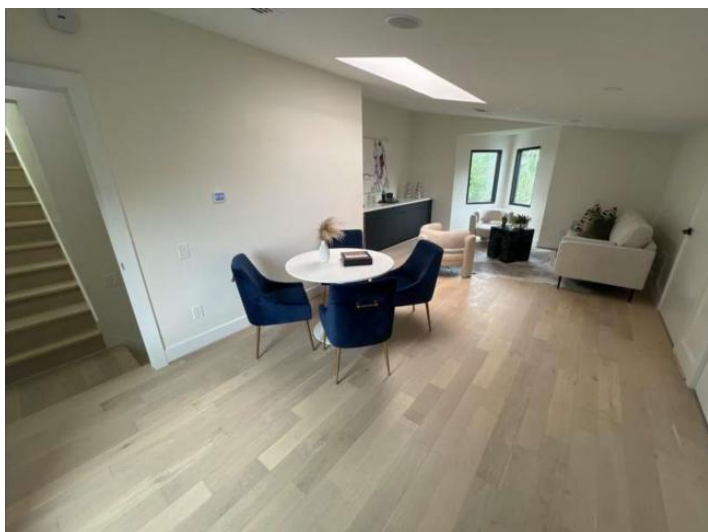
Borrower	Yonatan Siman Tov				
Property Address	2135 Quenby St				
City	Houston	County	Harris	State	TX Zip Code 77005
Lender/Client	Boomerang Capital Partners				



Subject Kitchen



Subject Living



Subject Bonus Room



Subject Dining



Subject Bedroom



Subject Bedroom

Interior Photos

Borrower	Yonatan Siman Tov				
Property Address	2135 Quenby St				
City	Houston	County	Harris	State	TX Zip Code 77005
Lender/Client	Boomerang Capital Partners				



Subject Primary Bedroom



Subject Primary Bath



Subject Bath



Subject Utility



Subject Bath Half



Subject Bedroom

## Interior Photos

Borrower	Yonatan Siman Tov				
Property Address	2135 Quenby St				
City	Houston	County	Harris	State	TX Zip Code 77005
Lender/Client	Boomerang Capital Partners				



Subject Bath



Subject Primary Closet



Subject Roof-Top Balcony



Subject Alley

## Comparable Photo Page

Borrower	Yonatan Siman Tov			
Property Address	2135 Quenby St			
City	Houston	County Harris	State TX	Zip Code 77005
Lender/Client	Boomerang Capital Partners			



### Comparable 1

<b>2714 Arbuttle St</b>	
Prox. to Subject	1.05 miles SW
Sales Price	2,580,000
Gross Living Area	3,912
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;
Site	9152 sf
Quality	Q2
Age	33



### Comparable 2

<b>2102 Quenby St</b>	
Prox. to Subject	0.09 miles NE
Sales Price	2,440,000
Gross Living Area	3,948
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;
Site	6273 sf
Quality	Q2
Age	92



### Comparable 3

<b>2001 Quenby St</b>	
Prox. to Subject	0.19 miles E
Sales Price	1,812,210
Gross Living Area	3,760
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Res;
View	N;Res;
Site	7004 sf
Quality	Q2
Age	18

## Comparable Photo Page

Borrower	Yonatan Siman Tov						
Property Address	2135 Quenby St						
City	Houston	County	Harris	State	TX	Zip Code	77005
Lender/Client	Boomerang Capital Partners						



### Comparable 4

1903 Albans Rd	
Prox. to Subject	0.31 miles NE
Sales Price	2,357,000
Gross Living Area	3,814
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	7196 sf
Quality	Q2
Age	86



### Comparable 5

2704 Robinhood St	
Prox. to Subject	0.65 miles W
Sales Price	2,130,000
Gross Living Area	4,036
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;
Site	5654 sf
Quality	Q2
Age	0



### Comparable 6

2126 North Blvd	
Prox. to Subject	0.44 miles N
Sales Price	2,499,900
Gross Living Area	4,212
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	5.0
Location	N;Res;
View	N;Res;
Site	5976 sf
Quality	Q2
Age	0

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

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are almost new or have been recently completely renovated and are similar in condition to new construction.

#### 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.

#### 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.

#### 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.

#### 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.

### 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.

#### 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.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

## Quality Ratings and Definitions (continued)

### 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.



Borrower	Yonatan Siman Tov				
Property Address	2135 Quenby St				
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Lender/Client	Boomerang Capital Partners				
				Zip Code	77005

### ADDITIONAL COMMENTS:

**Regarding the predominant value:** The predominant value is a measure of central tendency (the appraiser reports the estimated median price of the neighborhood as the predominant value). As a measure of central tendency, one would expect that approximately 1/2 of neighborhood properties will have values below the predominant value and 1/2 of neighborhood properties will have values above the predominant value. Given this measure, the subject's estimate of market value relative to the predominant value is not intended to be an indicator of whether the subject is under-improved or over-improved. Thus, although the subject differs from the predominant value, it is not considered to be under-improved or over-improved for this market. The disparity between the predominant and estimated values is typical for this area and does not have a negative influence on the subject's marketability. There are numerous homes in the vicinity of the subject property which are above and below the value of the subject property.

**Adjustments:** Regarding the applicable adjustments, these are based on depreciated cost method, paired data set analysis, information disclosed to by brokers active within the immediate area, and experience. Additionally, secondary data such as surveys of market participants have been utilized. Furthermore, according to the 10<sup>th</sup> edition of the Appraisal of Real Estate, the adjustments utilized in the comparable sales analysis must be market derived, but the appraiser should also exercise judgment. Sales that are similar in all but one respect can be analyzed to isolate how that one difference affects price; however an appraiser cannot expect the sales data to reveal the effect of a single characteristic in all situations. Although the paired data set analysis is a theoretically sound method, it is sometimes impractical because only a narrow sampling of sufficiently similar properties may be available. Thus, the appraiser's estimated contributory values of the amenities are considered reasonable and accurate. For clarity and ease of reading, all adjustments are 'rounded' to the nearest \$100. This does not diminish the accuracy of the reported Opinion of Market Value, because notably, most property sale prices are recorded at \$100 increments.

Appraising is an art in which appraisers apply their observations, judgments, and experience to the analysis and interpretation of data extracted from the marketplace in order to arrive at grid adjustments in the Sales Comparison Analysis. Subject appraisal falls within these acceptable professional appraisal parameters.

**Highest and Best Use Analysis:** The highest and best use is that reasonable and probable use that supports the highest present value, as defined on the effective date of this appraisal report. It is that use, from among reasonably probable and legal alternative uses, found to be physically possible, legally permissible, economically/financially feasible, and which results in the highest value to the land (maximally productive). The current use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal is a one-unit single-family residence. Based on the characteristics of the subject site and surrounding sites, modifications of such land use regulations is not probable. The economic supply and demand for land use appear to be in balance. The site lends itself to single-family residential use both because of its size and topography, and compatibility with surrounding sites. It is concluded that the highest and best use of the subject site as if unimproved is a single-family residence of a single or two-story design, in accordance with building setbacks and restrictions. The highest and best use with existing improvements is its current use, a single-family residence; and that the size and design of the existing structure is an appropriate utilization.

**Data Source:** The appraiser's primary source of data is from the local MLS. The appraiser's research of the terms of sale is limited by the constraints of MLS members who believe it is detrimental to report transaction types and financing terms. Due to the lack of cooperation and inconsistent reporting by local MLS members, there is an expected margin of error in the analysis. This appraiser cannot force the data to be shared, nor can the appraiser be held accountable for that information that was not available.

**Measurements:** The measuring methodology and criteria used in this report meets the Square Footage-Method for Calculating: ANSI® Z765-2021- when measuring, calculating and reporting the gross living area and non-gross living areas (basement, additional structures, etc.) of the subject property.

It is noted that there is no zoning for the subject. This is common in the greater Houston area and does not negatively effect value or marketability. Subject can be rebuilt if destroyed, and the prevalent use for the area is Single Family Residential.

## Supplemental Addendum

File No. L5198

Borrower	Yonatan Siman Tov				
Property Address	2135 Quenby St				
City	Houston	County	Harris	State	TX Zip Code 77005
Lender/Client	Boomerang Capital Partners				

It is noted the subject's size is not bracketed high. Comparable #5 is similar size to the subject. No adverse effect is noted.

It is noted an attempt was made to utilize a 2nd listing per lender requirements. No adverse effect is noted.

Certification

CONNOR BAYLIS CROW  
10822 SAGETRAIL DR  
HOUSTON, TX 77089



**Certified Residential  
Real Estate Appraiser**

Appraiser: **Connor Baylis Crow**  
License #: **TX 1361341 R** License Expires: **10/31/2024**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:  
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at [www.talcb.texas.gov](http://www.talcb.texas.gov).



**Chelsea Buchholtz  
Commissioner**





301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS for REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAP3186875-23 Renewal of: RAP3186875-22
Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

- Item 1. Named Insured: Connor Crow
Item 2. Address: 10822 Sagetrail Dr Houston, TX 77089
Item 3. Policy Period: From 05/17/2023 To 05/17/2024
Item 4. Limits of Liability: A. \$ 1,000,000 Damages Limit of Liability - Each Claim
B. \$ 1,000,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate
Item 5. Deductible (Inclusive of Claim Expenses): A. \$ 0.00 Each Claim B. \$ 0.00 Aggregate
Item 6. Premium: \$ 892.00
Item 7. Retroactive Date (if applicable): 05/17/2021
Item 8. Forms, Notices and Endorsements attached: D42100 (03/15) D42300 TX (05/13) IL7324 (07/21) D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)

Authorized Representative signature