

APPRAISAL REPORT
OF



2806 Windfield Dr
Killeen, TX 76549

PREPARED FOR

Lima One Capital, LLC
201 E McBee Avenue, Suite 300
Greenville, SC 29601

AS OF

02/10/2020

PREPARED BY

Hal Dunn & Associates
5106 S. General Bruce Drive #200
Temple, TX 76502

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Hal Dunn & Associates
Transmittal Letter

File No. 24420
Loan No. 400153871

Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601

Hal Dunn & Associates

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February 11, 2020

Attention: (Intended User) Lima One Capital, LLC c/o SingleSource

Appraisal of property on: **2806 Windfield Dr, Killeen, TX 76549**

At your request, I have inspected and appraised the above referenced real property. The purpose of this appraisal is to estimate the market value of the fee simple interest in the subject property under market conditions prevailing as of **February 10, 2020** and to provide sufficient and supportable data for mortgage loan purposes. This appraisal was prepared for utilization solely by my client in making financing decisions regarding the subject property.

I have made a physical inspection of the subject property; have gathered and analyzed market data from all available data sources; assessed past and current market trends; determined the highest and best use of subject; completed or analyzed the three approaches to value (when appropriate); and have reconciled the appropriate approaches to value into a final estimate, all in accordance with the **Uniform Standards of Professional Appraisal Practice**.

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a) and contains all the necessary information to enable the reader to understand my opinion and follow my reasoning. The existence of any hazardous substances, including and without limitation to asbestos, radon gas, petroleum leakage or agricultural chemicals or any other environmental conditions, which may or may not be present on or within the property, were not called to my attention nor did I become aware of such during the inspection of the subject. I have no knowledge of the existence of such materials, unless otherwise noted. I am not qualified to detect or test for such substances or conditions. If such substances exist on the subject property, the finding and removal of those elements could be quite costly and could substantially affect the value of the property. The final value estimate is predicated on the assumption that there is no such condition on, near or within the property or within such proximity thereto that it would cause a loss of value. No responsibility is assumed for any such conditions or for the expertise including engineering knowledge required to discover them.

The estimated marketing period for the subject property is between 0 - 3 months. This estimation is based upon market research and the assumption that the property will be competently marketed.

The appraisal report that follows sets forth the identification of the property, the assumptions and limiting conditions and pertinent facts about the area and the subject property. With the results of the investigations and analysis and the reasoning leading to the conclusions set forth, the concluded Market Value of the fee simple estate of the appraised property, as of **February 10, 2020** is:

\$132,000

(One Hundred and Thirty-Two Thousand Dollars)

It has been a pleasure to assist you. Please do not hesitate to contact us if we can be of additional service to you.

I have completed appraisal related services in regards to the property that is the subject of this report within the 36 month period immediately preceding the acceptance of this assignment. This was in the form of a DESKTOP appraisal report which had an effective date and report date of 08/21/2019.

A reasonable exposure time for the subject property to have achieved a sale as of the effective date stated within this report, at the estimated market value of \$132,000, is considered to be 0 - 3 months.

*EXPOSURE TIME: Exposure Time is the presumed length of time that the subject would have been offered on the market to reasonably allow for sale at current estimate of value. Exposure time is estimated as being equal to marketing time in general for the properties in the neighborhood and comparable sales utilized in this analysis as indicated on page 1 of the URAR.

Appraiser Name


Wilson Zachary Young

Supervisor Name

Uniform Residential Appraisal Report

The purpose of this 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	2806 Windfield Dr	City	Killeen	State	TX	Zip Code	76549
	Borrower	Ambnick Nextgen Properties Corp	Owner of Public Record	Ambnick Nextgen Properties Corp	County			Bell
	Legal Description	Lot 8, Block 2, Windfield Estates Phase Five						
	Assessor's Parcel #	238897	Tax Year	2019	R.E. Taxes \$			2,887
	Neighborhood Name	Windfield Estates	Map Reference	28A (BellCAD)	Census Tract			0231.06
	Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<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 checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
	Lender/Client	Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601						
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No							

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.								
	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 down payment 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 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	65 %				
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	10 %				
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	50	Low	5	Multi-Family	5 %			
Neighborhood Boundaries The subject neighborhood is bounded by US Hwy 190 to the North, Fort Hood Street to the East, Stan Schlueter Lp to the South and Clear Creek Road to the West.				250	High	55	Commercial	10 %			
Neighborhood Description The subject neighborhood consist primarily of average quality single family dwellings conforming with subject's vintage and design. There is convenient access to main thoroughfares which lead to local opportunities such as shopping, schools, dining and employment centers. There are no known adverse factors in the marketplace. Employment rates and local economy are basically stable.				125	Pred.	15	Other seepg5	10 %			
Market Conditions (including support for the above conclusions) Demand for housing in the area is indicated by the amount sold and under contract. Values are stable as indicated by sales and asking prices in the CTX MLS. Sales are primarily 97%-100% of list price, averaging between 0-3 months, with up to 4% seller concessions for similar homes. Foreclosure's are existent within the market area, however, not a driving force.											

NEIGHBORHOOD	Dimensions	75.5' x 153' (per TaxRec)	Area	11552 sf	Shape	Polygon	View	N;Res;CtyStr	
	Specific Zoning Classification	R-1	Zoning Description	Single-Family Residential					
	Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input 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. Given the zoning, location, surrounding land uses and development characteristics of the market area, the highest and best use is a 1-family dwelling.								
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements--Type		Public	Private
	Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gas	<input type="checkbox"/>	None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	48027C0260E	FEMA Map Date	09/26/2008	
	Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.								

SITE	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.			
	There were no adverse conditions or external factors noted at time of inspection. There are no known easements or encroachments that have an adverse affect on the usage of the property. Per the Plat Map the subject appears to have typical utility easements. The subject is not located in a noise zone. There does not appear to be any land use issues. Flood data is from computer generated program.			
	General Description			
	Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Foundation	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space
	# of Stories	1.0		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq. ft.
		<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %
	Design (Style)	Neoclectic		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump
	Year Built	2004	Evidence of	<input type="checkbox"/> Infestation
	Effective Age (Yrs)	8		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement
IMPROVEMENTS	Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant
		<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel Elec.
		<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning
		<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other
	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 checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)	Frig/WD =	Personal Property
	Finished area	above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,581 Square Feet of Gross Living Area Above Grade		
	Additional features (special energy efficient items, etc.) None.			
	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C3;No updates in the prior 15 years;The subject is an average quality construction with typical design, quality, age and size for the neighborhood. It is in average to good overall condition with no major items of deferred maintenance or physical inadequacies evident. It is functional in design and there was no external obsolescence evident. All utilities were in operation at time of inspection and working properly. Recent updates include carpet flooring and interior paint.			
	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 No major adverse conditions were noted throughout the subject property at the time of inspection that affect livability, soundness, and structural integrity of the property. It is noted that I am not an expert in structural integrity, thus an expert in this field would be required to give such an opinion.			
	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 The subject conforms with the neighborhood in design, size, age, quality, building materials and price range.			

Uniform Residential Appraisal Report

There are 13 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 123,500 to \$ 149,900
There are 234 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 90,000 to \$ 170,000

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address	2806 Windfield Dr Killeen, TX 76549			4102 Stallion Dr Killeen, TX 76549			4501 Stallion Dr Killeen, TX 76549			4002 Fieldcrest Dr Killeen, TX 76549					
Proximity to Subject				0.37 miles SE			0.21 miles S			0.35 miles E					
Sale Price	\$			\$ 135,000			\$ 125,000			\$ 134,900					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 87.27 sq. ft.			\$ 80.54 sq. ft.			\$ 92.14 sq. ft.					
Data Source(s)				CTX MLS#393173;DOM 22			CTX MLS#394738;DOM 29			CTX MLS#392581;DOM 35					
Verification Source(s)				Street View/Tax Records			Street View/Tax Records			Street View/Tax Records					
VALUEADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment		
Sale or Financing				ArmLth						ArmLth					
Concessions				VA;5500			0			VA;6517			0		
Date of Sale/Time				s12/19;c11/19			0			s12/19;c11/19			0		
Location	N;Res;			N;Res;						N;Res;					
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple					
Site	11552 sf			7560 sf			0			9360 sf			0		
View	N;Res;CtyStr			N;Res;CtyStr						N;Res;CtyStr					
Design (Style)	DT1.0;Neoclectic			DT1.0;Neoclectic						DT1.0;Neoclectic					
Quality of Construction	Q4			Q4						Q4					
Actual Age	16			16						20			0		
Condition	C3			C3						C3					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths			
Room Count	5	3	2.0	7	4	2.0	0	7	4	2.0	0	6	3	2.0	0
Gross Living Area	1,581 sq. ft.			1,547 sq. ft.			0			1,552 sq. ft.			0		
Basement & Finished Rooms Below Grade	0sf			0sf						0sf					
Functional Utility	Average			Average						Average					
Heating/Cooling	FWA/Central			FWA/Central						FWA/Central					
Energy Efficient Items	None			None						None					
Garage/Carport	2ga2dw			2ga2dw						2ga2dw					
Porch/Patio/Deck	Cv Prch/Cv Patio			Cv Prch/Cv Patio						CvPrch/OpenPatio			0		
Additional Features	Fence			Fence						Fence					
Net Adjustment (Total)				□ + □ -			\$ 0			□ + □ -			\$ 0		
Adjusted Sale Price of Comparables				Net Adj: 0%						Net Adj: 0%					
				Gross Adj: 0%			\$ 135,000			Gross Adj: 0%			\$ 125,000		
										Gross Adj: 0%			\$ 134,900		

SALES COMPARISON ANALYSIS

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) Bell County Appraisal District/Deed 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) Bell County Appraisal District
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	07/08/2019	08/26/2009	05/16/2017	08/21/2012
Price of Prior Sale/Transfer	\$102,500			
Data Source(s)	BCAD#238897/Deed#31037	BellCAD#238972	BellCAD#152493	BellCAD#239044
Effective Date of Data Source(s)	02/10/2020	02/10/2020	02/10/2020	02/10/2020

Analysis of prior sale or transfer history of the subject property and comparable sales Dates reported are the last known transfer dates of the subject and respective comparable property. The subject appears to have been purchased as a result foreclosure by the current owner with a Substitute Trustee Deed with a sales price of \$102,500 per Deed #31037. Prior to that, the subject transferred on 05/24/2017 as a result of "Divorce". There were no known sales or transfers of the comparable properties in the year prior to the most recent sale per Bell County Appraisal District records.

Summary of Sales Comparison Approach I used five of the most recent and similar sales all being within the Windfield Estates subdivision and closed within the prior 90 days. Seller concessions were typical and did not appear to inflate sales prices, therefore, no adjustments were warranted. Locations were equal. The market data does not indicate that site size is a driving force of value, thus not site adjustments were warranted. No age, condition or quality adjustments were warranted as those items of comparison were carefully considered in comparable selection. These are all moderately updated homes in good condition. Living areas were relatively similar and no GLA adjustments were warranted. This was also supported by paired sales. Adjustments for covered patios, room count, etc. were considered, however, not warranted. The comparable sales have an adjusted range from \$118,000 - \$135,000, a median of \$131,400 and a mean of \$128,860. All sales were considered in final reconciliation. Comps 1, 3 and 4 were most similar in age, thus received primary emphasis.
Indicated Value by Sales Comparison Approach \$ 132,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 132,000 Cost Approach (if developed) \$ 132,800 Income Approach (if developed) \$ 0

The Sales Comparison Approach most accurately reflects the attitudes and actions of typical buyers and sellers for single family dwellings in the marketplace and received primary emphasis. The Cost Approach was a supportive value of the Sales Comparison Approach. The Income Approach was not applicable, thus not developed.

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 \$ 132,000, as of 02/10/2020, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

- In the Sales Comparison Approach I have made adjustments to the comparables based on their differences with the subject. Most of the differences are for apparent and/or objective differences such as location, gross living area, age, bathrooms, car storage, patios, fireplaces, etc. Because these items are objective they have been quantified with what the market will generally pay for the presence, or lack of, a particular item or feature based, when possible, on a paired sales analysis of otherwise similar properties with and without a particular feature. Subjective adjustments such as quality of construction, design, condition, adverse locations, decor, etc. have been made based on my experience and knowledge of the local market and/or with conversations with knowledgeable agents and contractors within the local market. A great degree of research, care and reasonableness has been used in completing these methods. All adjustments are considered reasonable and necessary in order to derive an accurate market value for the subject property. The comparable sales used are considered to be the most appropriate among the data collected and analyzed over the previous year. There are no other sales within the previous year that are closer in location or would require less adjustments than the sales used in the report.

- This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a) and contains all the necessary information to enable the reader to understand my opinion and follow my reasoning. This appraisal report is to be used by the lender/client in making financial decisions regarding the subject property for mortgage loan purposes. It is not based on a requested minimum valuation, a specific valuation or the approval of a loan.

- I have prepared this appraisal in full compliance with the Dodd-Frank Act and have not performed, participated in or been associated with any activity in violation with the Act. I have completed this assignment with no influence on value (written or verbal) from any party connected with this assignment as referenced in the signed certification located on page 5 of the URAR (Items 16 and 18) and in compliance with Appraiser Independence Requirements (AIR) effective April 1, 2011.

- This appraisal should not be used in replace of a home inspection report. It should, however, be clearly understood that this information is only to be used as a general guide for property valuation and is not to be used as a complete or detailed physical inspection report. My inspection process is a relatively brief overview of the property to obtain its general condition and quality and although the appraisal may contain information about the physical items being appraised and their adequacy and/or condition, I am not a qualified or licensed home inspector. If an interested party is concerned about the existence, condition or adequacy of a particular item, I strongly recommend that a qualified home inspector, licensed by the Texas Real Estate Commission, be engaged for a professional inspection report.

- The signature(s) affixed to this report, and certification, were applied by myself and/or the supervisory appraiser and represent our acknowledgements of the facts, opinions and conclusions found in the report. We have applied our signature(s) electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as our hand written signature. If the report has a hand written signature, this comment does not apply.

- The "Other" land use percentage, referenced on page 3, in the "Neighborhood" section is in reference to neighborhood schools, parks, places of worship and unimproved land as allowed by local zoning regulations.

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

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) In determination of site value I searched the CTX MLS for comparable unimproved lot sales within the general neighborhood and found a total of five sold over the prior two years. They were similar in size and had sales prices between \$11,500 - \$19,500 with a median of \$13,000 and mean of \$15,000. Based upon my analysis of the comparable sales data the subject property has an estimated site value of \$15,000.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	15,000
Source of cost data Marshall & Swift Residential Cost Handbook	Dwelling	1,581	Sq. Ft. @ \$ 75.00	= \$	118,575
Quality rating from cost service Average Effective date of cost data 09/01/2019			Sq. Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
- The remaining economic life was estimated to be 52 years with an estimated life of 60 years new. Depreciation is figured with the age/life method and estimated square foot cost were obtained from Marshall & Swift and local builders.	Garage/Carport	389	Sq. Ft. @ \$ 30.00	= \$	11,670
	Total Estimate of Cost-new			= \$	130,245
	Less Physical	13	Functional 0 External 0		
	Depreciation	16,932	0	= \$ (16,932)
- Site improvements include flat work, fence and driveway.	Depreciated Cost of Improvements			= \$	113,313
- Final Cost Approach value was rounded to the nearest 100.	"As-is" Value of Site Improvements			= \$	4,500
Estimated Remaining Economic Life (HUD and VA only) 52 Years	Indicated Value By Cost Approach			= \$	132,800

COST APPROACH

INCOME

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

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The market area lacks direct sales of single family rental properties to develop a credible Income Approach, nor is this approach typically relied upon for deriving a market value for single family dwellings.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's 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 Homeowner's Association? Yes No If Yes, describe the rental terms and options. _____

Describe common elements and recreational facilities. _____

Market Conditions Addendum to the Appraisal Report

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 2806 Windfield Dr City Killeen State TX ZIP Code 76549

Borrower Ambnick Nextgen Properties Corp

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 that data in the analysis. If data sources provide all 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.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)	133	53	48	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	22.17	17.67	16.00	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Comparable Active Listings	29	28	13	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	1.31	1.58	0.81	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Median Comparable Sales Price	\$124,000	\$127,000	\$129,250	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	30	36	34	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Comparable List Price	\$127,000	\$129,900	\$129,900	<input checked="" type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Listings Days on Market	67	50	29	<input checked="" type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	<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 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.)

According to MLS data, there does not appear to be any significant changes in seller contributions over the previous twelve months for sales of properties which are competitive in the marketplace. Typical contributions for properties competitive to subject range from 2% - 4% which remains stable. The use of buydowns, points, etc. are existent, however, they are not common trends and not typical for most transactions. There are no known significant changes in seller paid financial assistance over the previous twelve 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).

Cite data sources for above information.

CTX MLS. Search criteria included properties within the subject defined neighborhood (zip code 76549), between 1,400 - 1,800 sf and built between 1996 - 2011.

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 chart reflects only what is listed upon the CTX MLS. It is not conclusive evidence that all other properties are mirroring the same trends as properties which were considered to be competing with subject. The chart reflects a relatively consistent amount of activity over the prior year. There are currently 27 pending sales which indicates continued activity and an appropriate amount of supply and demand.

Marketing timeS are generally within a 3 month time frame and an appropriate sales price as % of list price ratio is 100%. Because of the variance in property sizes, ages, and qualities the median sales price value is subject to fluctuate, and can not be considered a true depiction of properties increasing or decreasing in overall value. The marketplace appears to be stable, in my best judgment. This exact data was used to complete the top of page 4.

CONDO/CO-OP PROJECTS


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 checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Are foreclosures 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.

APPRAISER

Signature 	Signature
Appraiser Name Wilson Zachary Young	Supervisor Name
Company Name Hal Dunn & Associates	Company Name
Company Address 5106 S. General Bruce Drive #200, Temple, TX 76502	Company Address
State License/Certification # 1360022 State TX	State License/Certification # State
Email Address wzyoung@yahoo.com	Email Address

Uniform Residential Appraisal Report

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 this 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**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

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature [Handwritten Signature]
Name Wilson Zachary Young
Company Name Hal Dunn & Associates
Company Address 5106 S. General Bruce Drive #200 Temple, TX 76502
Telephone Number 254-773-2222
Email Address wzyoung@yahoo.com
Date of Signature and Report 02/11/2020
Effective Date of Appraisal 02/10/2020
State Certification # 1360022
or State License #
or Other (describe) State #
State TX
Expiration Date of Certification or License 01/31/2021

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

2806 Windfield Dr
Killeen, TX 76549

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

APPRAISED VALUE OF SUBJECT PROPERTY \$ 132,000

LENDER/CLIENT

Name SingleSource
Company Name Lima One Capital, LLC
Company Address 201 E McBee Avenue, Suite 300 Greenville, SC 29601
Email Address

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street Date of Inspection

Hal Dunn & Associates
SUBJECT PHOTO ADDENDUM

File No. 24420
Loan No. 400153871

Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



**FRONT OF
SUBJECT PROPERTY**

2806 Windfield Dr
Killeen, TX 76549



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Hal Dunn & Associates
SUBJECT PHOTO ADDENDUM

File No. 24420
Loan No. 400153871

Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



RIGHT SIDE VIEW



LEFT SIDE VIEW



OPPOSITE STREET SCENE

Hal Dunn & Associates
SUBJECT PHOTO ADDENDUM

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Borrower Ambnick Nextgen Properties Corp

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City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



LIVING ROOM



KITCHEN W/ BREAKFAST NOOK



BEDROOM 1

Hal Dunn & Associates
SUBJECT PHOTO ADDENDUM

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Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



BATH 1



BEDROOM 2



BEDROOM 3

Hal Dunn & Associates
SUBJECT PHOTO ADDENDUM

File No. 24420
Loan No. 400153871

Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

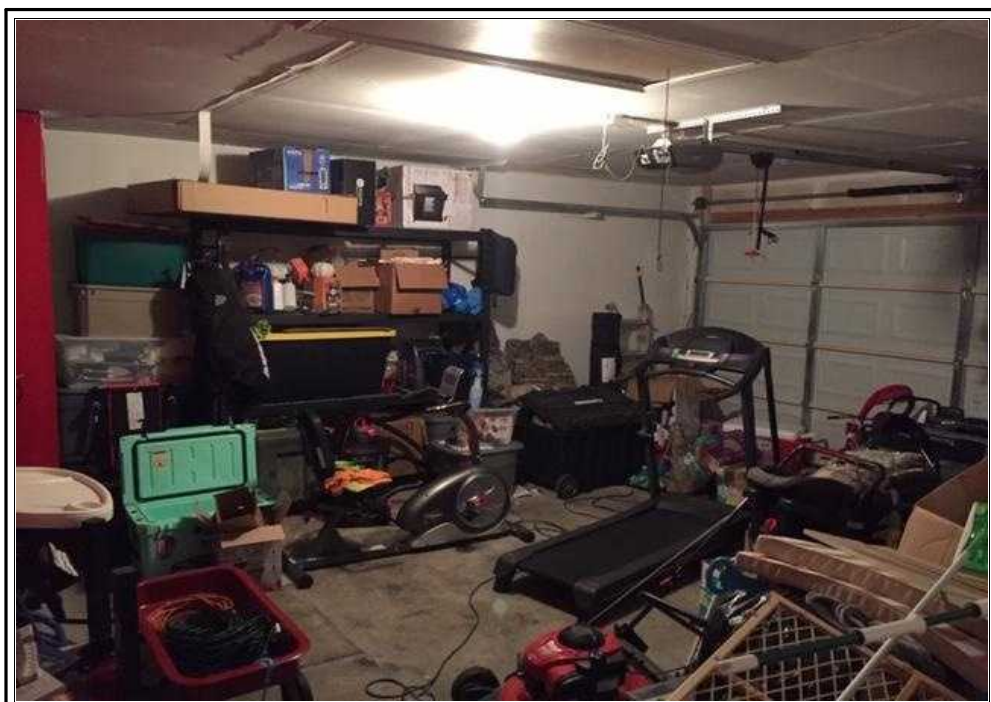
Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



BATH 2



UTILITY



GARAGE

Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



COMPARABLE SALE # 1
4102 Stallion Dr
Killeen, TX 76549



COMPARABLE SALE # 2
4501 Stallion Dr
Killeen, TX 76549



COMPARABLE SALE # 3
4002 Fieldcrest Dr
Killeen, TX 76549

Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



COMPARABLE SALE # 4
4111 Mustang Dr
Killeen, TX 76549



COMPARABLE SALE # 5
2701 Thoroughbred Dr
Killeen, TX 76549

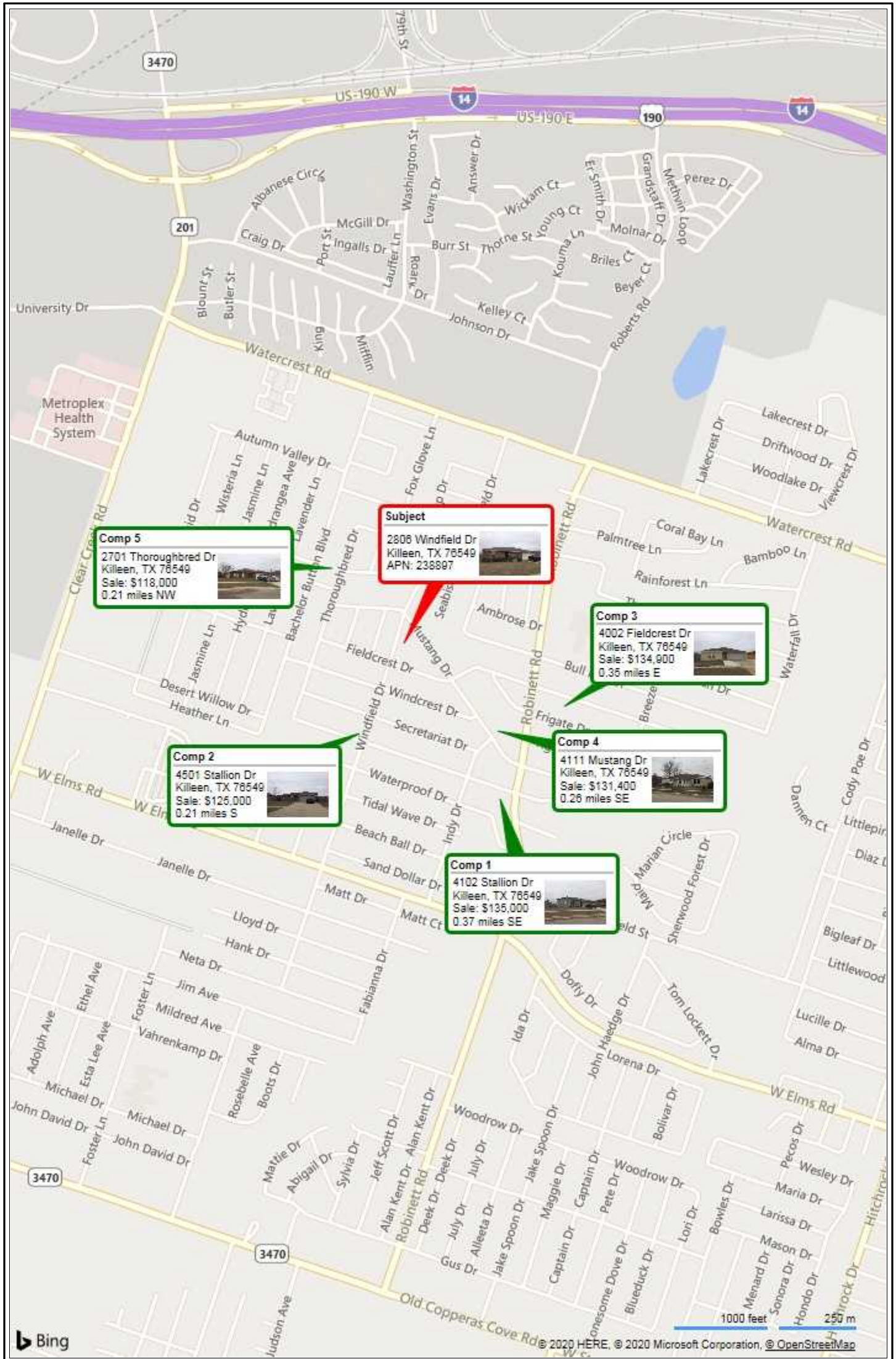


COMPARABLE SALE # 6

Hal Dunn & Associates
LOCATION MAP ADDENDUM

File No. 24420
 Loan No. 400153871

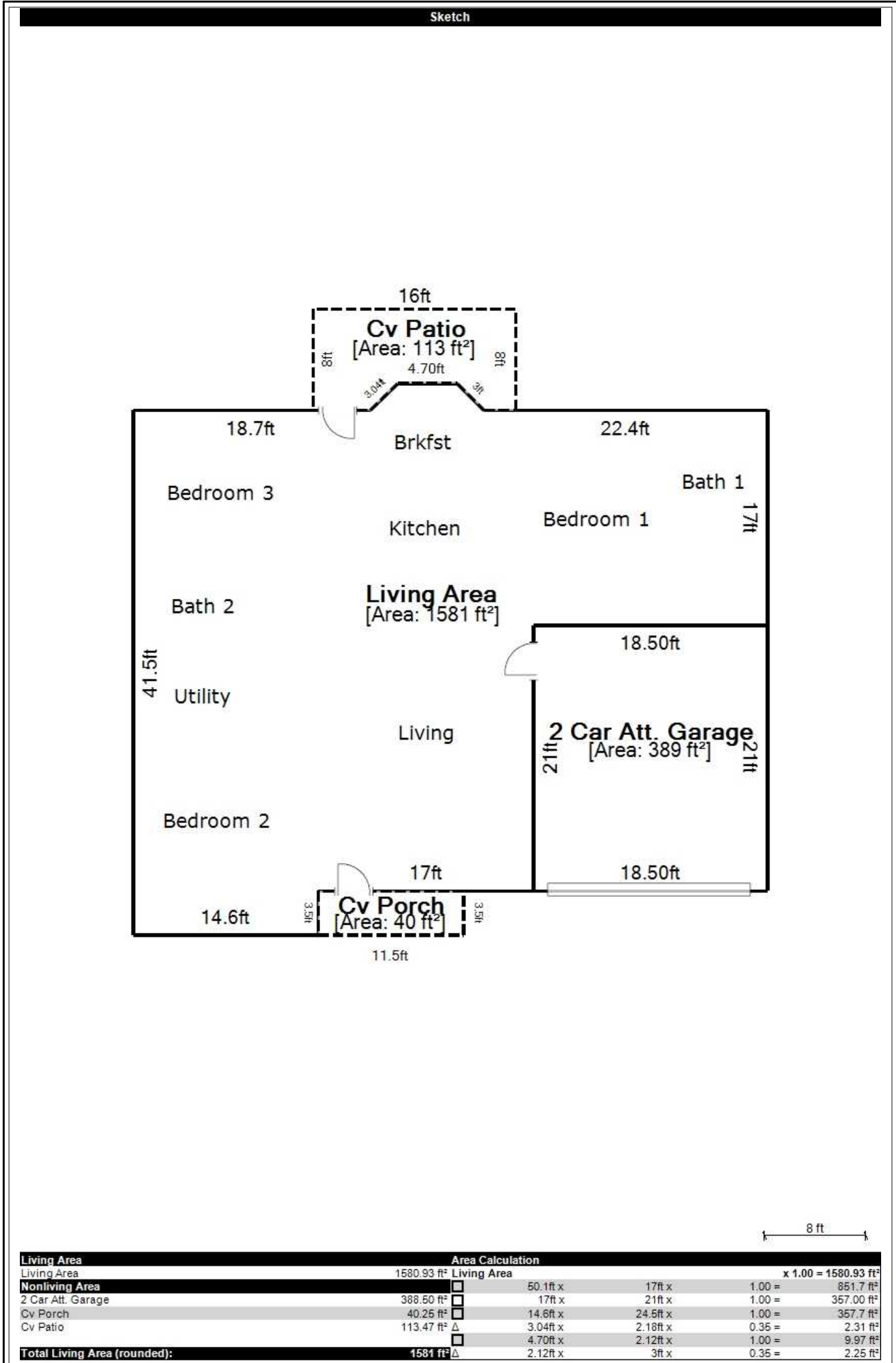
Borrower Ambnick Nextgen Properties Corp
 Property Address 2806 Windfield Dr
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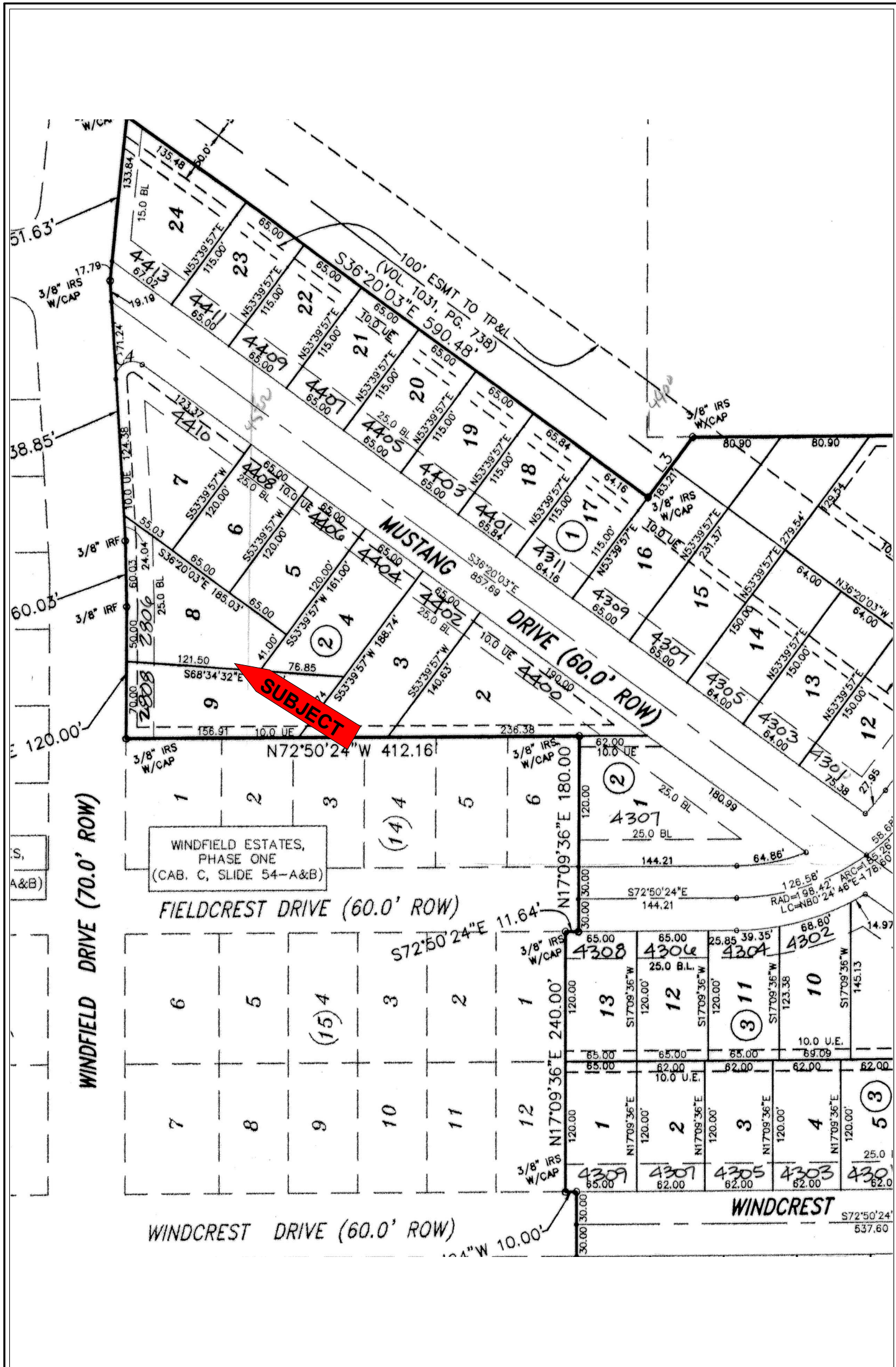
Hal Dunn & Associates
SKETCH ADDENDUM

File No. 24420
 Loan No. 400153871

Borrower Ambnick Nextgen Properties Corp
 Property Address 2806 Windfield Dr
 City Killeen County Bell State TX Zip Code 76549
 Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



Borrower **Ambnick Nextgen Properties Corp**
 Property Address **2806 Windfield Dr**
 City **Killeen** County **Bell** State **TX** Zip Code **76549**
 Lender/Client **Lima One Capital, LLC** Address **201 E McBee Avenue, Suite 300, Greenville, SC 29601**



Hal Dunn & Associates
AERIAL MAP ADDENDUM

File No. 24420
Loan No. 400153871

Borrower Ambnick Nextgen Properties Corp

Property Address 2806 Windfield Dr

City Killeen County Bell State TX Zip Code 76549

Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



Hal Dunn & Associates
ZONING LOCATION MAP

File No. 24420
 Loan No. 400153871

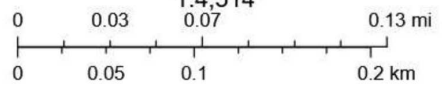
Borrower Ambnick Nextgen Properties Corp
 Property Address 2806 Windfield Dr
 City Killeen County Bell State TX Zip Code 76549
 Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601

ArcGIS Web Map



2/10/2020, 11:28:58 AM

1:4,514



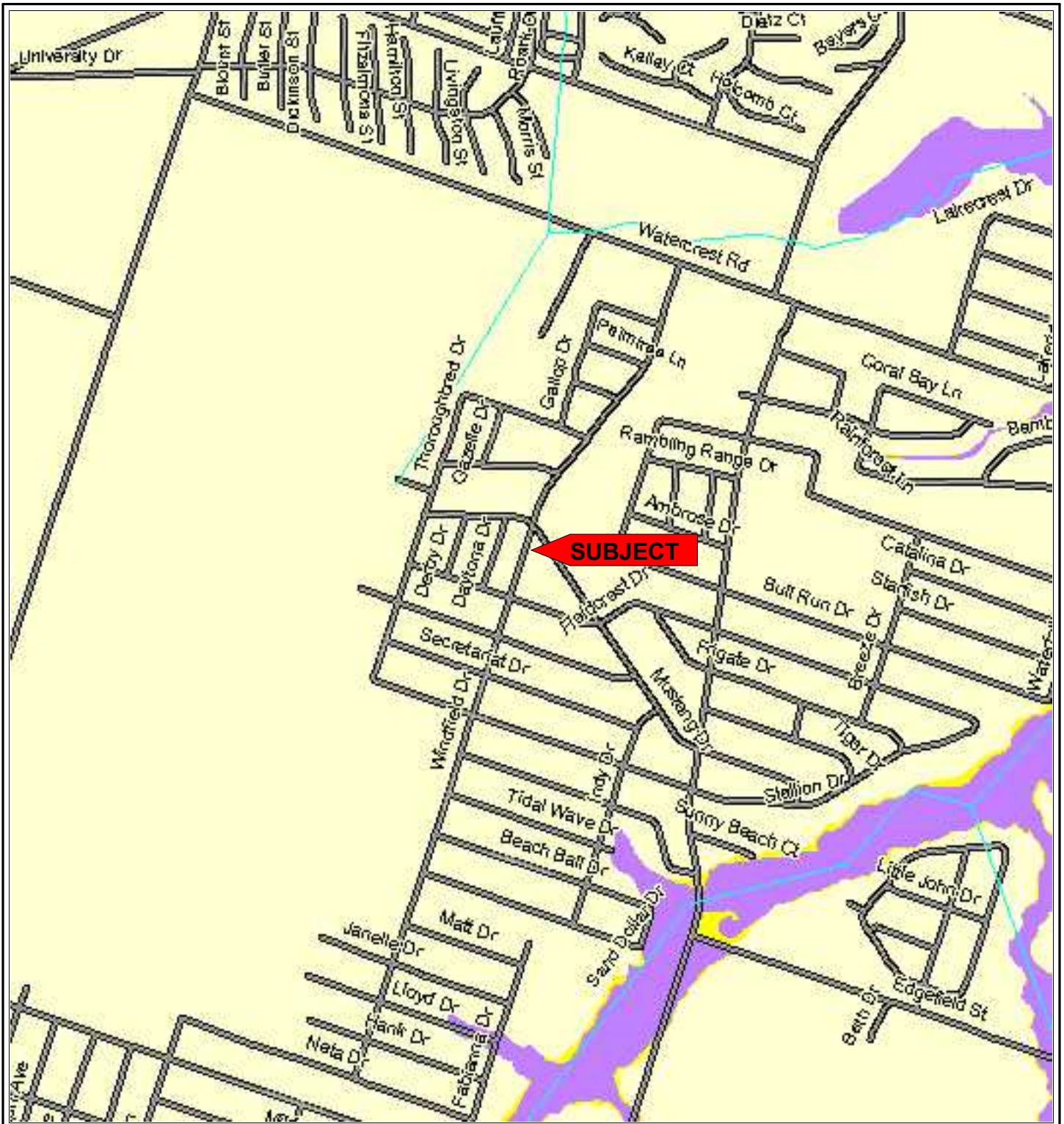
StreetNames	B-2	RC-1	CUP	R-1	R-3F
Current Zoning	B-3	B-C-1	M-1	R-1X	R-MP
A	B-3A	B-DC	M-2	R-2	R-MS
A-R1	B-4	BT-1	NBD	R-3	R1-A

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

Hal Dunn & Associates
FLOOD MAP ADDENDUM

File No. 24420
 Loan No. 400153871

Borrower Ambnick Nextgen Properties Corp
 Property Address 2806 Windfield Dr
 City Killeen County Bell State TX Zip Code 76549
 Lender/Client Lima One Capital, LLC Address 201 E McBee Avenue, Suite 300, Greenville, SC 29601



Flood Map Legends

- Flood Zones
- Areas inundated by 500-year flooding
 - Areas outside of the 100 and 500 year flood plains
 - Areas inundated by 100-year flooding
 - Areas inundated by 100-year flooding with velocity hazard
 - Floodway areas
 - Floodway areas with velocity hazard
 - Areas of undetermined but possible flood hazard
 - Areas not mapped on any published FIRM

Flood Zone Determination

SFHA (Flood Zone): _____ Out _____
 Within 250 ft. of multiple flood zones? _____ Not within 250 feet _____
 Community: _____ 480031 _____
 Community Name: _____ KILLEEN, CITY OF _____
 Zone: X Panel: 480031 0260E Panel Date: 09/26/2008
 FIPS Code: 48027 Census Tract: 0231.06

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 24420
Loan No. 400153871

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

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 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. It's 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 are 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.*

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 24420
Loan No. 400153871

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 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 residences 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.

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.

Requirements - 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 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.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 24420
 Loan No. 400153871

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

APPRAISAL COMPLIANCE ADDENDUM

File No. 24420
 Loan No. 400153871

Borrower/Client <u>Ambnick Nextgen Properties Corp</u>			
Address <u>2806 Windfield Dr</u>		Unit No. _____	
City <u>Killeen</u>	County <u>Bell</u>	State <u>TX</u>	Zip Code <u>76549</u>
Lender/Client <u>Lima One Capital, LLC</u>			

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). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

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 reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to 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 that were in effect at the time this report was prepared.
- 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 another other capacity, regarding the property that is the subject of the 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** made a personal inspection of the property that is the subject of this report.
- I have **NOT** 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.

None.

ADDITIONAL COMMENTS

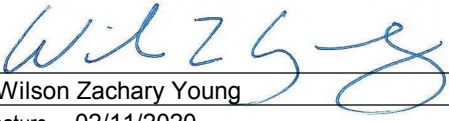
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: I have completed appraisal related services in regards to the property that is the subject of this report within the 36 month period immediately preceding the acceptance of this assignment. This was in the form of a DESKTOP appraisal report which had an effective date and report date of 08/21/2019.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

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

A reasonable exposure time for the subject property is 90 or less day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature <u></u> Name <u>Wilson Zachary Young</u> Date of Signature <u>02/11/2020</u> State Certification # <u>1360022</u> or State License # _____ State <u>TX</u> Expiration Date of Certification or License <u>01/31/2021</u> Effective Date of Appraisal <u>02/10/2020</u>	Signature _____ Name _____ Date of Signature _____ State Certification # _____ or State License # _____ State _____ Expiration Date of Certification or License _____ Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only from street <input type="checkbox"/> Interior and Exterior
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**Appraiser Independence Requirements (AIR)
Affidavit of Appraiser - Certification of Non-Influence**

The appraiser named respectfully submits and represents to the following:

I hereby acknowledge to the best of my ability the following:

1. There have been no written or verbal communications or conversations between the mortgage lender or any staff person thereof and myself, my assistant, or any other staff member working on my behalf during the completion of this particular assignment or review assignment regarding a predetermined value for the subject property of this assignment.
2. I acknowledge that I have not been influenced, coerced, extorted, or bribed regarding the outcome of this appraisal report, nor am I knowingly aware of being recommended by any staff member, director, or agent of the mortgage lender's loan production staff, including the loan officer, to complete this assignment.
3. I certify that I have been engaged to provide a complete order with the information required for me to agree and complete a full appraisal assignment that meets USPAP guidelines and standards. Included on their order form was the originating lender's company name and address for purposes of inclusion on the appraisal report. No individual names from lender's staff, including loan officer name, was provided to me. No preliminary estimation of value, loan amount, or any similar information was provided to me or communicated to me or any staff person within my company. With respect to a Purchase Transaction, the Purchase Agreement (Sales Contract) was made available in its entirety (as required by USPAP Standard Rule 1- 5a). In the event the loan is an FHA transaction, I understand that the lender may require my identity, including my State Certification number; however, no attempt was made to coerce or influence the outcome of this appraisal report.
4. I acknowledge that I have completed this assignment and have only acted with the highest integrity and in a manner considered ethical to my profession, and consistent both with USPAP standards and the Appraiser Independence Requirements rules and regulations.
5. I acknowledge that I am not an employee of nor affiliated with the mortgage lender, and that I am not a staff appraiser to any entity that is either wholly or partially owned by the lender/investor or by any entity that is owned in whole or in part by a "Settlement Services" provider. By including this document within this appraisal report, I acknowledge to the best of my ability that all of the above statements are valid and true, I have honestly agreed with them, and that I have no objections or reservations to their contrary.

APPRAISER DISCLOSURE STATEMENT

Appraiser:

Name of Appraiser: Wilson Zachary Young

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed
 Registered Real Estate Appraiser Assistant

Certification/Licensure Number: 1360022

Scope: This Report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Supervisor:

Name of Supervisor: _____

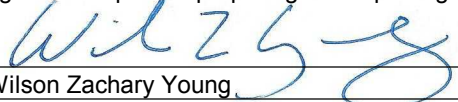
Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: _____

Scope: This Report is within the scope of my Certification or License.
 is not within the scope of my Certification or License.

Service Provided by: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:


Wilson Zachary Young

Signature of Supervisor:

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

Privacy Notice

Appraisers, along with all providers of personal financial services, are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified Residential Real Estate Appraiser

Number: **TX 1360022 R**

Issued: **01/29/2019**

Expires: **01/31/2021**

Appraiser: **WILSON ZACHARY YOUNG**

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



Douglas E. Oldmixon
Commissioner

STOCK COMPANY

PRO GUARD PLATINUM POLICY DECLARATIONS

**VALIDUS
 SPECIALTY**

An **AIG** company

POLICY NUMBER: REO0001508

Prior Policy Number: NEW

WESTERN WORLD INSURANCE COMPANY TUDOR INSURANCE COMPANY STRATFORD INSURANCE COMPANY

Named Insured and Mailing Address:

Wilson Z Young

DBA Hal Dunn & Associates
 5106 S. General Bruce Dr #200
 Temple, TX 76502

Agent/Broker #33601

Premium: \$ 684.00

Producer:

Professionals' Best
 6760 University Ave
 Suite 250
 San Diego, CA 92115

Policy Period: (Mo./Day/Yr.)

From: 05/21/2019 To: 05/21/2020 12:01 AM, standard time at your mailing address shown above.

EXCEPT AS MAY OTHERWISE BE PROVIDED IN THE FOLLOWED POLICY, THIS POLICY MAY APPLY ONLY TO CLAIMS FIRST MADE IN ACCORDANCE WITH THE TERMS, CONDITIONS AND REQUIREMENTS OF THE FOLLOWED POLICY; AND THE LIMIT OF LIABILITY IS REDUCED AND MAY BE EXHAUSTED BY PAYMENT OF DEFENSE COSTS OR CLAIMS FEES AND EXPENSES. PLEASE READ THE FOLLOWED POLICY AND THIS POLICY CAREFULLY.

ITEM 1. PROFESSIONAL SERVICES:

Real Estate Appraisers

ERRORS AND OMISSIONS LIABILITY INSURANCE		
ITEM 2. LIMIT OF INSURANCE	Each Claim Limit \$ <u>500,000</u>	Aggregate Limit \$ <u>1,000,000</u>
ITEM 3. DEDUCTIBLE	Each Claim \$ <u>500</u>	Aggregate \$ <u>1,000</u>
ITEM 4. RETROACTIVE DATE		<u>5/21/2012</u>
ITEM 5. PREMIUM		\$ <u>684.00</u>