

APPRAISAL REPORT OF



825 Calhoun Avenue
Juneau, AK 99801

PREPARED FOR

Mercury Network
Cornerstone Home Lending, Inc.
9105 Mendenhall Mall Road, Suite 142
Juneau, Alaska 99801

AS OF

09/30/2021

PREPARED BY

Southeast Appraisal Services, LLC
P.O. Box 32361
Juneau, AK 99803

Table of Contents

Page Title	Page #
URAR Page 1	1
URAR Page 2	2
URAR Page 3	3
Extra Comps 4-5-6	4
Last Recorded Deed	5
Assessor Information-City & Borough of Juneau	6
Comments	7
Comments	8
Comments	9
Sketch	10
AS-BUILT SURVEY	11
GIS Map - City & Borough of Juneau	12
Flood Map	13
Location Map	14
Photo Subject	15
Photo Subject Additional	16
Photo Subject Extra	17
Photo Comparables 1-2-3	18
Photo Comparables 4-5-6	19
URAR Page 4	20
URAR Page 5	21
URAR Page 6	22
Appraisal Compliance Addendum	23
FNMA 1004MC	24
Comments	25
UAD Definition of Terms	26
UAD Definition of Terms p2	27
UAD Definition of Terms p3	28

Uniform Residential Appraisal Report

SALES COMPARISON ANALYSIS

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 245,000 to \$ 369,900 .							
There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 211,000 to \$ 462,000 .							
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	825 Calhoun Avenue Juneau, AK 99801	706 W Tenth Street Juneau, AK 99801		226 Troy Avenue Juneau, AK 99801		513 5th Street Douglas, AK 99824	
Proximity to Subject		0.23 miles W		0.55 miles W		2.37 miles SE	
Sale Price	\$ 369,900	\$ 355,000		\$ 345,000		\$ 357,000	
Sale Price/Gross Liv. Area	\$ 399.03 sq. ft.	\$ 328.70 sq. ft.		\$ 362.39 sq. ft.		\$ 434.31 sq. ft.	
Data Source(s)		SEMLS#21388, Appraiser;DOM 7		SEMLS#21624, Appraiser, DOM 4		SEMLS#21040, Appraiser;DOM 3	
Verification Source(s)		State Recorder		State Recorder		State Recorder	
VALUEADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		s07/21;c04/21		s10/21;c06/21		s12/20;c10/20	
Location	B;Res;DwnTown-Stairs	N;Res;DwnTwn	0	N;Res;DwnTwn(SAZ)	+40,000	N;Res;Douglas	-20,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2,192 sf	3600 sf	0	4800sf	0	4134 sf	0
View	B;Res;Filtrd Ocean, Mtns	N;Res;Mtn	+10,000	B;Res;Mtn	+10,000	B;Res;Dist Ocean, Mtns	0
Design (Style)	DT2;Classic	DT1;4 Square	0	DT1;Raised Ranch	0	DT1;Ranch	0
Quality of Construction	Q3	Q4	+20,000	Q4	+20,000	Q4	+20,000
Actual Age	89	73	0	61	0	69	0
Condition	C4	C3	-5,000	C4		C4	+5,000
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	
Room Count	4	2	1.0	6	4	2.0	-6,000
Gross Living Area	927	sq. ft.	1,080	sq. ft.	-7,700	952	sq. ft.
Basement & Finished Rooms Below Grade	333sf0sfwo	1080sf499sfin	-21,200	952sf877sfin	-26,800	0sf	+5,000
Functional Utility	Average (-)	Average(CTC)	+30,000	Average	-5,000	Average	-5,000
Heating/Cooling	FWA/None	HWBB/None	0	Heat Pump/None	-2,500	FWA/None	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	None	1dw	-5,000	2 Car Carport/552sf	-11,000	2dw	-5,000
Porch/Patio/Deck	EP 50, Dk 447	Inferior	+1,800	Similar	0	Similar	0
Other Items	Cabin 160, LS	None	+11,000	Stg	+10,000	HT	+8,000
Other Items-Yard	Lndscp, Fnc	GrvlDr, Lndscp, Fnc	-5,000	CCDr, Landscp	-3,000	GrvlDr, Lndscp	-3,000
Effective Age	18	20	+2,000	18		20	+2,000
Net Adjustment (Total)		[X] + [] -	\$ 14,900	[X] + [] -	\$ 24,400	[X] + [] -	\$ 12,300
Adjusted Sale Price of Comparables		Net Adj: 4%		Net Adj: 7%		Net Adj: 3%	
		Gross Adj : 38%	\$ 369,900	Gross Adj: 42%	\$ 369,400	Gross Adj: 22%	\$ 369,300

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

My research [] did [X] 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, Alaska State Recorder's Office

My research [] did [X] 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, Alaska State Recorder's Office

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	08/31/2018	08/24/1982	05/31/2002	03/10/1998
Price of Prior Sale/Transfer	\$310,000		210,000	\$126,000
Data Source(s)	Recorder, MLS, Appraiser Files	Recorder, MLS, Appraiser Files	Recorder, MLS, Appraiser Files	Recorder, MLS, Appraiser File
Effective Date of Data Source(s)	10/14/2021	10/14/2021	10/14/2021	10/14/2021

Analysis of prior sale or transfer history of the subject property and comparable sales

Previous sales history for the subject and comparables when known is listed above. Alaska is a non-disclosure state so previous sales data and prices are not always available. Attempts were made to find this data with the State Recorder's office, Juneau Assessor's Office and the Southeast MLS. Intended users of this report are Cornerstone Home Lending, Inc. and their assigns.

Summary of Sales Comparison Approach Market Sales Search and Analysis:

The original sales search was made within the Juneau MLS and Southeast Appraisal Services in-house database systems. The original search was within one year of the date of the inspection for single family sales in the Downtown Juneau, Douglas and West Juneau market areas with GLA sizes from 700sf to 1100sf. with 5 closed sales and 1 active listing located. The search was expanded to Juneau Area Wide with 26 closed sales, 1 pending sale and 2 active listings located. The Subject's immediate area was considered first and then expanded to include other Market area sales. The sales used are similar to the subjects market area and are considered to be in similar and competing neighborhoods and buyers would see all neighborhoods equally when making purchasing decisions.

Special Note: The Subject property did not show in the search as it was reported at a GLA of 1221sf.

Indicated Value by Sales Comparison Approach \$ 370,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 370,000	Cost Approach (if developed) \$ 370,100	Income Approach (if developed) \$ 0
The sales comparison approach is the most reliable value indicator for single family homes as it best simulates the reactions of buyers and sellers.		
The income approach was considered but not used but not given weighting as single family homes are normally purchased for shelter and not as a rental investment. The cost approach supports the sales comparison approach and has been market derived.		
This appraisal is made [X] "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 appraisal is completed "AS-IS" and is not subject to any required repairs noted. No items of personal property were considered in this appraisal valuation.		
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		
\$ 370,000 , as of 09/30/2021 , which is the date of inspection and the effective date of this appraisal.		

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

Abbreviations: 5 Star = 5 Star Energy Rating, CTC = Cost to Cure, Dk = Deck, CP = Covered Porch, EP = Enclosed Porch, WS = Wood Stove, FP = Fireplace, GFP = Gas Fireplace, RFP = Rock Fireplace, BFP = Brick Fireplace, PS = Pellet Stove, Monitor (Toyo) = Monitor (Toyo) oil wall stove, Inter = Intercom, CV or CenV = Central Vacuum, Lndscp = Landscaping, CDr. = Concrete Driveway, ADr = Asphalt Driveway, Fn = Fence, X-Kit = Extra Kitchen, JT = Jet Tub, Sna = Sauna, HT = Hot Tub,

CBD = Central Business District.
CTC = Cost To Cure
Electric Baseboard heating is wall mounted baseboard units which are thermostatically controled in the room.
Monitor or Toyo wall stoves are typical heating source for the area. They are mounted to an exterior wall, vented to the outside and burn oil. They are very energy efficient and controlled by a thermostat. In some cases they are used in conjunction with electric baseboard heat.

Hydrotub of Jet Tub (bathroom jacuzzi tub) = bath tub with jets.
Heatilator = metal fireplace box.

GEOGRAPHICAL COMPETENCY
The Subject property is located approximately 12.30 miles from our office. This assignment requires geographical competency as part of the scope of work. I have spent sufficient time in the Subject's market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, cost, sales and rentals. The necessary understanding of the local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental..

Many of the comparable sales utilized exceeded at least one if not two or all three of the industry standards for line, net and gross adjustments (10/15/25%). This was unavoidable due to the uniqueness of the subject, and the limited number of sales within the area. Land to building ratio's are usually exceeding industrial standards also as a typical undeveloped 7000sf lot in the Mendenhall Valley starts at \$140,000 and goes up depending on location. The best and most recent comparable sales data available was utilized to derive the market driven value for the subject. Of the comparables used I attempted to bracket all of the key grid points on the high and low ends. The sales comparison approach is the most accurate valuation method for single family homes in this market. The net and gross adjustments for most of the comparables are excessive but warranted in this assignment due to the lack of similar comparables.

Significant Assistance provided by James W. Canary, Alaska Certified Residential Appraiser, License 212, VA & FHA Appraiser- James has been appraising in the Juneau market area for over 31 years.

Marshall & Swift Extras: Enclosed Porch, Decks, Guest House, Laundry Sink

COST APPROACH

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) Both vacant land sales and improved property sales were acquired and analyzed. The improved property sales were additionally analyzed by removing the building value (depreciated) to obtain an improved site value. Both were then utilized within the immediate area for the Subject's site valuation.

ESTIMATED <input type="checkbox"/>	REPRODUCTION OR <input checked="" type="checkbox"/>	REPLACEMENT COST NEW	OPINION OF SITE VALUE		= \$	165,000
Source of cost data Marshall & Swift			Dwelling	927 Sq. Ft. @ \$	189.00	= \$ 175,200
Quality rating from cost service Avg+ Effective date of cost data 09/01/2021			Bsmt.	333 Sq. Ft. @ \$	108.00	= \$ 36,000
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			See Above			26,700
See Sketch Addendum for area calculations.			Garage/Carport	0 Sq. Ft. @ \$	0.00	= \$ 0
Cost approach is calculated from the "Residential Estimator" computer program by Marshall Swift.			Total Estimate of Cost-new		= \$	237,900
Land value is derived by extraction and from typical sales in the general area.			Less Physical	18	Functional 0 External 0	
Depreciation is based on a market derived rate which may or may not correspond to an age life method.			Depreciation	42,800	0	= \$ (42,800)
			Depreciated Cost of Improvements		= \$	195,100
			"As-is" Value of Site Improvements		= \$	10,000
Estimated Remaining Economic Life (HUD and VA only) 50 Years			Indicated Value By Cost Approach		= \$	370,100

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) Not required

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unittype(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.

File No. 20-21-299
Tracking# MERC-40967184

Borrower Phillip J Joy							
Property Address 825 Calhoun Avenue							
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client		Cornerstone Home Lending, Inc.		Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			

FEATURE	SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6				
Address	825 Calhoun Avenue Juneau, AK 99801			811 4th Street Douglas, AK 99824			624 W 9th Street Juneau, AK 99801			4420 Columbia Boulevard Juneau, AK 99801				
Proximity to Subject				2.08 miles SE			0.18 miles W			8.58 miles NW				
Sale Price	\$ 369,900			\$ 399,000			\$ 245,000			\$ 335,000				
SalePrice/Gross Liv. Area	\$ 399.03 sq. ft.			\$ 604.55 sq. ft.			\$ 262.03 sq. ft.			\$ 310.19 sq. ft.				
Data Source(s)				FSBO, Appraiser;DOM 2			SEMLS#21970, Realtor;DOM 16			SEMLS#21910, Realtor;DOM 4				
Verification Source(s)				State Recorder			State Recorder			State Recorder				
VALUEADJUSTMENTS	DESCRIPTION			DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment				
Sale or Financing				ArmLth			Listing			ArmLth				
Concessions				Conv;0			None;0			Conv;0				
Date of Sale/Time				s01/21;c12/20			Active			c09/21				
Location	B;Res;DwnTown-Stairs			N;Res; Douglas -20,000			B;Res;DwnTown -10,000			N;Res;M Valley +20,000				
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple				
Site	2192 sf			5000 sf 0			4090 sf -5,000			7952 sf -5,000				
View	B;Res;Filtrd Ocean, Mtns			B;Filtrd Ocean, Mtns; 0			N;Res;Mtn +10,000			N;Res;Mtn +10,000				
Design (Style)	DT2;Classic			DT2;4 Square 0			DT1.5;Classic 0			DT1;Ranch 0				
Quality of Construction	Q3			Q4 +10,000			Q4 0			Q4 0				
Actual Age	89			23 0			75 0			47 0				
Condition	C4			C3 -5,000			C4			C4				
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	-5,000	
Room Count	4	2	1.0	4	2	1.0	5	2	1.1	-4,000	5	3	1.1	-4,000
Gross Living Area	927 sq. ft.			660 sq. ft. +13,400			935 sq. ft. -400			1,080 sq. ft. -7,700				
Basement & Finished Rooms Below Grade	333sf0sfwo			0sf +5,000			599sf0sfin -4,000			0sf +5,000				
Functional Utility	Average (-)			Average -5,000			Average(CTC) +125,000			Average -5,000				
Heating/Cooling	FWA/None			EBB&Monitor/None +2,000			FWA/None			HWBB/None 0				
Energy Efficient Items	Standard			4.5 Star Rating -2,500			Standard			Standard				
Garage/Carport	None			2dw -5,000			2gd2dw -15,000			1ga1dw -7,500				
Porch/Patio/Deck	EP 50, Dk 447			Inferior +1,800			Inferior +2,500			Inferior +1,800				
Other Items	Cabin 160, LS			Cabin 170(2/0/1), Loft -10,500			None +11,000			None +11,000				
Other Items-Yard	Lndscp, Fnc			GrvIDr, Lndscp -3,000			GrvIDr, Lndscp, Fnc -5,000			AspDr, Lndscp, Fnc -5,000				
Effective Age	18			10 -8,000			20 +2,000			16 -2,000				
Net Adjustment (Total)				[] + [X] - \$ -26,800			[X] + [] - \$ 107,100			[X] + [] - \$ 6,600				
Adjusted Sale Price of Comparables				Net Adj: -7% Gross Adj : 23% \$ 372,200			Net Adj: 44% Gross Adj: 79% \$ 352,100			Net Adj: 2% Gross Adj: 27% \$ 341,600				

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE# 4	COMPARABLE SALE# 5	COMPARABLE SALE# 6
Date of Prior Sale/Transfer	08/31/2018	09/09/2008	08/28/1972	11/04/2005
Price of Prior Sale/Transfer	\$310,000	\$205,000		\$245,000
Data Source(s)	Recorder, MLS, Appraiser Files	Recorder's Office, Work Files	Recorder, MLS, Appraiser Files	Recorder, MLS, Appraiser Files
Effective Date of Data Source(s)	10/14/2021	10/14/2021	10/14/2021	10/14/2021

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach

Borrower Phillip J Joy
Property Address 825 Calhoun Avenue
City Juneau County City & Borough of Juneau State AK Zip Code 99801
Lender/Client Cornerstone Home Lending, Inc. Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801

A
L
A
S
K
A

2018-003950-0

Recording Dist: 101 - Juneau
9/7/2018 01:05 PM Pages: 1 of 2



File for Record at Request of:
First American Title Insurance Company

AFTER RECORDING MAIL TO:

Name: Shane Francis
Address: 825 Calhoun Avenue
Juneau, AK 99801
File No.: 0231-3119938 (AS)

STATUTORY WARRANTY DEED

THE GRANTOR, Carissa L. Frisbie, a single woman, whose mailing address is 1004 Sweeping Vine Ave, Las Vegas, NV 89183, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid, conveys and warrants to Shane Francis, an unmarried man, residing at 90 Spruce Street, Juneau, AK 99801, the following described real estate, situated in the Juneau Recording District, First Judicial District, State of Alaska:

The South 50.00 feet of Lot 6, Block 43, TOWNSITE OF JUNEAU, Juneau Recording District, First Judicial District, State of Alaska,

TOGETHER with that part of vacated Calhoun Avenue described as:

BEGIN at the South Corner of said Lot 6, run thence S 46 degrees 58' W 14.54 feet; to the Northeast side of Calhoun Avenue as established November 2, 1921;

thence, on the said Northeast line N 41 degrees 58' W 50.14 feet; thence, N 46 degrees 00' E 7.27 feet on the Southwest line of said Lot 6; thence S 49 degrees 43' E 50.25 feet to the point of beginning.

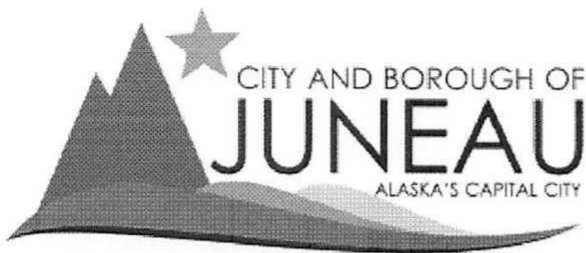
SUBJECT TO reservations, exceptions, easements, covenants, conditions and restrictions of record, if any.

Dated: 8/31/18, 2018.

Borrower Phillip J Joy						
Property Address 825 Calhoun Avenue						
City Juneau	County	City & Borough of Juneau	State AK	Zip Code	99801	
Lender/Client Cornerstone Home Lending, Inc.		Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801				

9/23/21, 11:24 AM

Parcel # 1C030A430050



Assessor's Database

Current Owner

SHANE FRANCIS
825 CALHOUN AVE, JUNEAU AK 99801

Parcel #: 1C030A430050 (Map)	Address: 825 CALHOUN AVE	Legal Desc. 1: JUNEAU TOWNSITE BL 43 LT 6 FR	Legal Desc. 2:
Prev. Owner: CARISSA L FRISBIE	Site Value: \$130800.00	Building PV: \$180200.00	Total PV: \$311000.00
Use Code: Residential	Exempt: No Data	Zoning: -Multi-Family-6,000 sq.ft. minimum lot size -10 units per acre	Tax Year: 2021
No. of Units: 001	Year Built: 1929		Gross Liv. Area: 001216 sqft
Garage: No	Garage Area: 000000	Lot Size: 2192.00	Last Trans: 20180907
City Water: Yes	City Sewer: Yes		
Exempt Land: 0	Exempt Building: 0	Exempt Total: 0	Road/No Road: Roaded

Search the Database

Search the database using the search box below. The field accepts any search parameter (owner’s name, address, parcel number, year built, etc.).

Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			

TAXES

The land was assessed at: \$130,800
Improvements: \$180,200
Total Assessment: \$311,000
Taxes for 2021: \$3,284.16 (Taxes based on 2021 Borough Assessment & Millage Rate of 10.56)

SCOPE OF WORK

The scope of work for this appraisal is to determine a opinion of the fair market value for 825 Calhoun Avenue, Juneau, Alaska 99801. The appraisal request was to perform a Uniform Residential Appraisal Report (Form 1004) with a 1004MC Addendum. Loan type was disclosed as a Conventional Home Purchase Loan. The intended user of this appraisal report is the lender/client. No additional intended users are identified by the appraiser. (See Limiting Conditions regarding definition of Market Value.)

The following steps were made in arriving at the final estimate of value included in the appraisal report of the subject property.
1) A preliminary search of all available resources was made to determine market trends, influences and other significant factors pertinent to the subject property. The property has been identified previously in this report.
2) A complete inspection of the property was preformed when possible. Although due diligence was exercised while at the property, the appraisers are not experts in such matters as soils, structural engineering, hazardous waste, etc., and no warranty is given as to these elements. See CONDITION below for further comments.
3) Research and collection of data (cost, improved sales, escrow sales, listings and income) were preformed as present in the subject's market area and sufficient in quantity to express an opinion of value as defined herein. We examined data from the State Recorders Office, our sales database, local realtors and the city records. Pertinent data are contained in this report.
4) The direct sales comparison, cost and income approaches to value were considered within this appraisal assignment. The results of these approaches to value are discussed at the conclusion of this report.

SITE

The subject site is an upland interior lot that is typical in size and shape for the immediate area, the site is a legal non-conforming lot and is grand fathered in for the current zoning. No updated plat was found. An AS-Built survey was available for review and no adverse easements, encroachments or other factors exist that would negatively affect the property value. There is a neighborhood, city scape and mountain range view from the site. There is public stairway access to the site and on street parking.

Special Note: The Subject site is only blocks from the State & Federal buildings within the downtown Juneau area and only about a 1/4 mile from the City & Borough of Juneau City Building and the downtown central business district. Typical amenities of the lot include: city water, sewer, street maintenance, stairway maintenance, AEL&P electricity, competitive telephone and cable service providers, Waste Management (WM) garbage disposal.

The site is zoned D10, which allows for multifamily, single family uses on not less than 6,000 square foot lots with 10 units per acre. The Subject lot, along with the majority of the surrounding lots, are substandard sized lots which were platted before zoning was established. The Subject site is grandfather in as a legal lot of record. The improvements on the property appear to conform with current zoning regulations, grandfather use. In the event of a major loss by fire, the subject could be rebuilt without having to obtain any variances, but would have to submit new construction plans for review, per city officials we spoke with.

IMPROVEMENT

Subject structure is a 2 story classic styled, single family home with partially finished basement. There are 2 bedrooms, 1 bathroom on the upper floor of the house, living room, dining area and kitchen on the main level and a minimal finished basement with utility area. The house was reportedly built in 1929 per the city assessment data. The exterior of the house consists of a metal roof covering, vinyl siding, vinyl thermal framed windows, metal exterior entry door and a concrete perimeter foundation with slab on grade in the basement area. These components are typical for the area. See the building sketch to understand room flow and layout. Interior amenities include sheetrock and wood T&G wall and ceiling coverings, hard wood, carpet and vinyl floor coverings and heated by a oil fired forced air heating system. Other features include: enclosed entry porch, decks, detached guest cabin (no plumbing or kitchen), minimal finished basement with utility washer/dryer, laundry sink and furnace, stairway.

CONDITION

Overall the structure is between C4 to C3 for condition based on the age of the improvements and Q3 for quality of construction. Per MLS prior upgrades include: total remodel of original house, metal roof, vinyl siding (1986), vinyl windows, metal doors, insulation, sheetrock, flooring, plumbing, etc., oil tank replacement 2018. No dates known for rest of remodel stages. No items of concern were noted during the inspection. Functional loss noted for only one bathroom on the upper floor of the house. No home inspection report was provided for review. The house was built before 1978 and could contain lead based paint.

This appraisal is completed AS-IS with no correction noted. If a home inspection report is done any required corrections by the home inspector should be signed off by the home inspector.

The appraisal inspection is not an evaluation for structural code compliance. The appraiser is not an engineer, contractor, etc., and should there be any questions as to the structural integrity or code compliance of the subject property, experts in those areas should be consulted. However, the appraiser would note anything clearly or obviously wrong during the appraisal inspection.

ADVERSE ENVIRONMENTAL CONDITIONS PRESENT

The appraiser's routine inspection and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

MARKET CONDITIONS & COVID-19 PANDEMIC:

As is mentioned on page one: "Currently inventory in most housing market sectors is declining due to a limited supply. Homes have been selling quickly, under 90 days when priced appropriately. " Low interest rates have spurred on a lot of refinancing activity, and helped keep sales occurring even and supply has decreased. As we are all aware there are many government mandates and suggestions, for social distancing, and the cancellation of most public gatherings due to COVID-19, which has been classified as a global pandemic by the WHO. As of the effective date of this appraisal we have yet to see a negative real estate market reaction to values from the COVID-19 pandemic in the local area. Low interest rates appear to be helping keep things moving. As many travel advisories and restrictions have been applied, the local economy is bracing for a large decrease in tourism revenue and visitor counts for the summer of 2020 (prior to COVID-19 it was estimated that 1.4 million cruise ship passengers would come through Juneau). This potential major hit to the local economy may cause a negative affect on the local housing market in the future. currently we are seeing less sales occurring, which at least in part is due to less supply as some potential sellers are not yet listing their homes with everything going on. This appraisal is completed under the extraordinary assumption that there will not be a significant long-term shift in demand or supply which would result in a change in market prices of real estate in this area. If the extraordinary assumptions within this report were to be proven false that could impact the opinions and conclusions expressed in this appraisal.

Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			

SALES COMPARISON COMMENTS

A thorough search was made to find the most comparable properties to the subject which have sold recently. The sources of information include the local Juneau MLS, appraisers, real estate brokers, state recorders office, and the assessor's records. Attempts by the appraiser were made to find sales that bracketed the quality, size, condition and age of the subject. The sales used are the most recent and comparable available and result in the fewest overall adjustments for those in the subject's neighborhood.

SALES COMPARISON COMMENTS

There are relatively few recent similar sales in this small city such as the subject. Attempts by the appraiser were made to find sales that bracketed the quality, size, condition and age of the subject. Due to the lack of sales it is often necessary to use sales which vary in gross living area as well as sales more than 6-12 months old and are located outside of the subject's immediate neighborhood. As there is great disparity in size, value and design of the comparables, net and gross adjustments for individual sales often exceed established appraisal guidelines. This is unavoidable. The sales used are the most recent and comparable available and result in the fewest overall adjustments for those in the subject's neighborhood. All sales were either confirmed by a physical inspection by the appraiser or by other local appraisers, principals, or parties knowledgeable to the transaction. None of the available information for the sales were found to have unusual seller paid concessions.

Adjustments to the comparable sales were made for significant factors which were inferior or superior to the value of the subject. Specific adjustments are derived using extraction by paired sales technique, discussions with other appraisers, realtors, developers, contractors and/or review of cost data.

ADJUSTMENTS

LOCATION: Adjustments for location were made based upon recent vacant land sales and extracted improved property sales in which the building value was extracted to obtain an improved site value. The Subject site location was adjusted at \$165,000. All comparable's were adjusted to the subject's immediate location.

SITE: Upland lots typically do not sell on a dollar per square foot basis. Adjustments to the comparables were made for extra privacy and/or extra lot utility. Adjustment were made at \$5,000 per increase/decrease for each adjustment as compared to the Subject.

VIEW: Adjustments were made at \$10,000 per increase/decrease in view amenity as compared to the subject.

QUALITY OF CONSTRUCTION: Adjustments for quality of construction were made for materials used in the construction and for workmanship. Adjustments were made at \$20,000 per increase/decrease as compared to the subject. Due to the new appraisal reporting standards no half adjustments are now reported, but they are still made, thus 1/2 adjustments were made as needed.

ACTUAL AGE: No adjustments were made within this column, but were reflected in Effective Age adjustments at the bottom of the grid.

CONDITION: Adjustments were made at \$10,000 per increase/decrease in the condition of the improvements as compared to the subject. Due to the new appraisal reporting standards no half adjustments are now reported, but they are still made, thus 1/2 adjustments were made as needed.

BEDROOM: Adjustment for bedrooms were made at \$5,000 per bedroom.

BATHROOM: Adjustments for bathroom's were made at \$2,000 per fixture as compared with the subject.

GROSS LIVING AREA: Adjustments were uniformly made to the comparable's at \$50.00 per square foot based upon market extractions.

BASEMENT: Adjustments for basements were made at \$35/SF for finished basements, \$25/SF for minimal finished basements and \$15/SF for unfinished basements.

ROOMS BELOW GRADE: Adjustments within this column were made for additional bathroom fixtures in the basement similar to bedrooms and baths above.

FUNCTIONAL UTILITY: The Subject was adjusted \$5,000 for one bathroom on the top floor. Comparable 1 was adjusted \$35,000 for an estimated cost to cure to bring the structure into an average condition rating (Was converted to offices). Comparable 5 was adjusted for an estimated cost to cure, home was an estate sale being sold AS-IS, boarded up and a contractor's bid to bring to lender financable at \$130,000.

HEATING AND COOLING: Adjustments to heating were made for higher cost to install heating systems (Floor Radiant) as compared to lower cost to install heating systems (electric baseboard or monitor oil stove). Floor Radiant heating system was adjusted at \$10,000, heat pump at \$7,500, hot water baseboard & forced air systems were adjusted at \$5,000, Monitor (Toyo, Lazer) oil fired system at \$2,000 and electric baseboard at \$1,000. (Any combination added together and divided by the area of coverage).

ENERGY EFFICIENT ITEMS: Adjustments were made derived from market sales activity and were made at \$2,500 per adjustment, ie: between 3 star (Standard), 4 star (Above Standard) and 5 star. HRV Ventilation systems were adjusted at an additional \$2,500.

GARAGE/CARPORT: Garage adjustments are based upon market extraction which are \$7,500 for a single car garage, \$10,000 for one(+) car garage and \$15,000 for a two car garage. Carport adjustments are \$4,000 for a single car and \$6,000 for a two car carport. No off street parking area was adjusted at (\$5,000).

PORCH, PATIO, DECK AREAS: Adjustments in this column were made for the amount of decks, porches, etc. that were involved in the sale and averaged. Adjustments were made for significant differences in decks, porches, enclosed porches, etc. as compared to the Subject

OTHER ITEMS: Adjustments for backup or secondary heating systems: wood stoves were made at \$1,000, pellet stoves, fireplaces, Toyo, Lazer or Monitor (gravity fed, forced air systems) at \$2,000 and for extensive rock or brick fireplaces at \$3,000. Hot tubs are adjusted between \$3,000 to \$5,000(depending on size), jetted tubs are adjusted between \$2,000 to \$3,000 (depending on size), sauna's at \$2,000, steam showers at \$1,000. Attic storage is adjusted at \$1,000, usable Attic area is adjusted similar to basement area above. Extra kitchens were adjusted at \$10,000 for a standard sized kitchen and \$5,000 for small kitchens. Fencing was adjusted at \$2,000, small sized sheds at \$1,000, medium sized sheds at \$2,000, and large sheds at \$5,000. Good landscaping at \$3,000, average landscaping at \$2,000. Paved and/or concrete parking for at least two cars was adjusted at \$5,000. Smaller and/or larger paved parking between \$2,000-\$10,000 depending on the size of the parking area. The Subject's detached guest cabin was adjusted at \$10,000.

EFFECTIVE AGE: Adjustments for effective age were made at \$1,000 per year for updating and good maintenance that is not picked up in the condition reporting.

Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			

RECONCILIATION

The sales used are the most recent and comparable available and result in the fewest overall adjustments. The indicated value by the three appraisal approaches to value are:

- 1) Cost Approach = \$370,100
- 2) Sales Comparison = \$370,000
- 3) Income Approach = N/A

- The cost approach involves replacement cost or actual cost of construction for the area and then depreciated. Information for the cost of construction was obtained through the Marshal & Swift computer program and local contractors who supplied current cost of construction estimates. The cost approach was market derived and supports the sales comparison analysis, thus given weighting in the final analysis.

- The sales comparison approach considered four closed sales, one pending sale and one current listing to determine the market value for the subject. The comparables used indicated a range of value from \$341,600 to \$372,200. All closed comparables were considered in the final analysis, due to the lack of similar comparable as to the Subject property. See Market Sales Analysis below.

MARKET SALES SEARCH

The original sales search was made within the Juneau MLS and Southeast Appraisal Services in-house database systems. The original search was within one year of the date of the inspection for single family sales in the Downtown Juneau, Douglas and West Juneau market areas with GLA sizes from 700sf to 1100sf. with 5 closed sales and 1 active listing located. The search was expanded to Juneau Area Wide with 26 closed sales, 1 pending sale and 2 active listings located. The Subject's immediate area was considered first and then expanded to include other Market area sales. The sales used are similar to the subjects market area and are considered to be in similar and competing neighborhoods and buyers would see all neighborhoods equally when making purchasing decisions.

Special Note: The Subject property did not show in the search as it was reported on the MLS at a GLA of 1221sf.

Market Sales Analysis:

Subject: Location: DwnTwn-Stair Access, Site: 2192sf, View: Filtered Ocean, Quality: Q3, Condition: C4-C3, Bedrooms: 2, Bathroom: 1, GLA: 927sf, Basement: Unfinished 333sf, Room Basement: None, Functional: Average(-), Heating/Cooling: FWA, Energy Eff: Standard, Garage: None (No Off Street Parking), Deck/Porch: EP 50sf, Dk 447sf, Other Items: Cabin 160sf, Laundry Sink, Other Items-Yard: Lndscp, Fence and Effective Age: 18yrs.

Comparable 1: is a very recent sale similar in within the downtown location but inferior for location but superior for no stairway access(Similar), approximately 0.23 miles away. Selected to bracket the upper range of GLA. This comparable was similar in most aspects except for: View: Res;Mtns, Quality: Q4, Condition: C3, Bedrooms: 4, Bathrooms: 2, GLA: 1080sf, Basement: Finished 499sf, Unfinished 581sf, Functional: Avg(CTC), Garage/Carport: Off Street Parking, Porch/Deck: Inferior, Other Items: None, Other Items-Yard: GrvIDr and Effective Age: 20yrs. Overall this comparable sale required low net adjustments and moderate gross adjustments and supports the market value derived.

Comparable 2: is a very recent sale similar in within the downtown location but inferior for location (Severe Avalanche Zoned Area) but superior for no stairway access(Inferior), approximately 0.55 miles away. Selected to bracket the lower range of Sales Price & Bathrooms. This comparable was similar in most aspects except for: Location: DwnTwn-Avalanche Zone, View: Res;Mtns, Quality: Q4, Bedrooms: 1, GLA: 952sf, Basement: Finished 877sf, Unfinished 75sf, Functional: Avg, Heating/Cooling: Heat Pump, Garage/Carport: 2 Car Carport with Off Street Parking, Other Items: Storage, and Other Items-Yard: CCDr, no fence. Overall this comparable sale required low net adjustments and moderate gross adjustments and supports the market value derived.

Comparable 3: is an older sales located in the Douglas location which is superior for location for no stairway access(Superior), approximately 2.37 miles away. Selected to bracket the lower range of GLA. This comparable was similar in most aspects except for: Location: Superior, Quality: Q4, Condition: C4, GLA: 822sf, Basement: None, Functional: Avg, Garage/Carport: Off Street Parking, Other Items: Hot Tub, Other Items-Yard: GrvIDr, no fence and Effective Age: 20yrs. Overall this comparable sale required low net adjustments and moderate gross adjustments and supports the market value derived.

Comparable 4: is an older sales located in the Douglas location which is superior for location for no stairway access(Superior), approximately 2.08 miles away. Selected to bracket the upper range of Sales Price and Lower range of GLA. This comparable was similar in most aspects except for: Location: Superior, Quality: Q4-Q3, Condition: C3, GLA: 660sf, Basement: None, Functional: Avg, Heating/Cooling: EBB&Monitor, Energy Eff: 4.5 Star Rating, Garage/Carport: Off Street Parking, Deck/Porch: Inferior, Other Items: Finished Cabin Apartment, Loft, Other Items-Yard: GrvIDr, no fence and Effective Age: 10yrs. Overall this comparable sale required low net adjustments and moderate gross adjustments and supports the market value derived.

Comparable 5: selected because it was a Downtown Juneau active listing, approximately 0.18 miles away. This active listing was included due to lender guidelines to include two non-closed sales within the market grid. This active listing was similar in all aspects except for: Location: Superior (off street parking but busy street), Site: 4090sf (2 Lots), View: Res;Mts, Bathrooms: 1.1, GLA: 935sf, Basement: UnFinished 599sf, Functional: Avg(CTC), Garage/Carport: 2 Car Garage, Deck/Porch: Inferior, Other Items: None, Other Items-Yard: GrvIDr, and Effective Age: 20yrs. Overall this active listing required moderate to high net/gross adjustments and was given less overall consideration in the final analysis as no offers have been received and is being sold AS-IS being boarded up.

Comparable 6: selected because it was a Mendenhall Valley pending sale, approximately 8.58 miles away. This pending sale was included due to lender guidelines to include two non-closed sales within the market grid. This pending sale was similar in all aspects except for: Location: Inferior but does have off street parking, Site: 7952sf, View: Res;Mtsn, Bedrooms: 3, Bathrooms: 1.1, GLA: 1080sf, Basement: None, Functional: Avg, Garage/Carport: 1 Car Garage, Deck/Porch: Inferior, Other Items: None, Other Items-Yard: AspDr, and Effective Age: 10yrs. Overall this pending sale required low net adjustments and moderate gross adjustments and was given less overall consideration in the final analysis as the actual sales price is currently unknown.

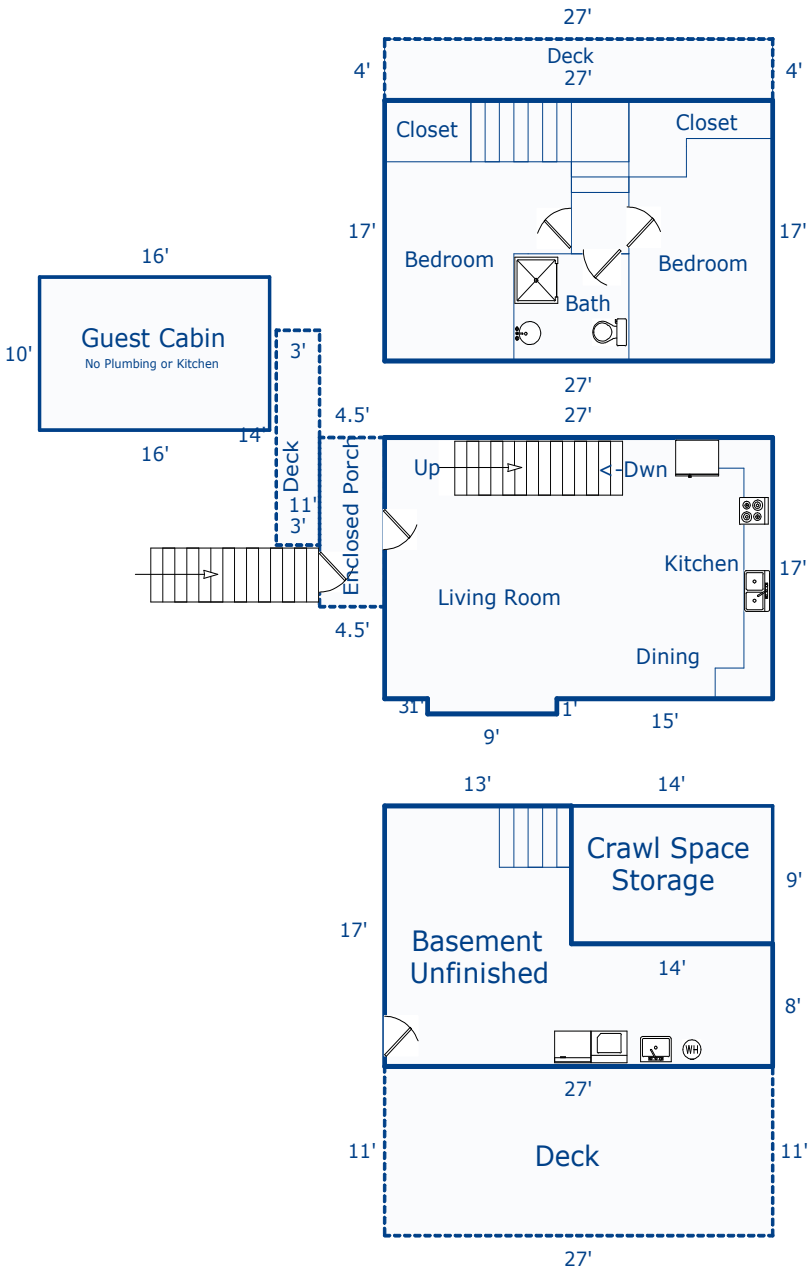
- The income approach was considered but given less overall weighting as insufficient rental data was located for single family homes within the area because they are normally purchased for shelter and not for investment purposes.

In conclusion: The analysis above has considered all effects on market, including the three approaches to value with the most weighting applied to the sales comparison approach, as it best reflects the sales activity within the area that can be compared to the subject property.

It is my opinion that the AS-IS for 825 Calhoun Avenue, Juneau, Alaska 99801 on September 30, 2021 assuming reasonable marketing time to be:

\$370,000
***** THREE HUNDRED SEVENTY THOUSAND DOLLARS *****

Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address	9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801		

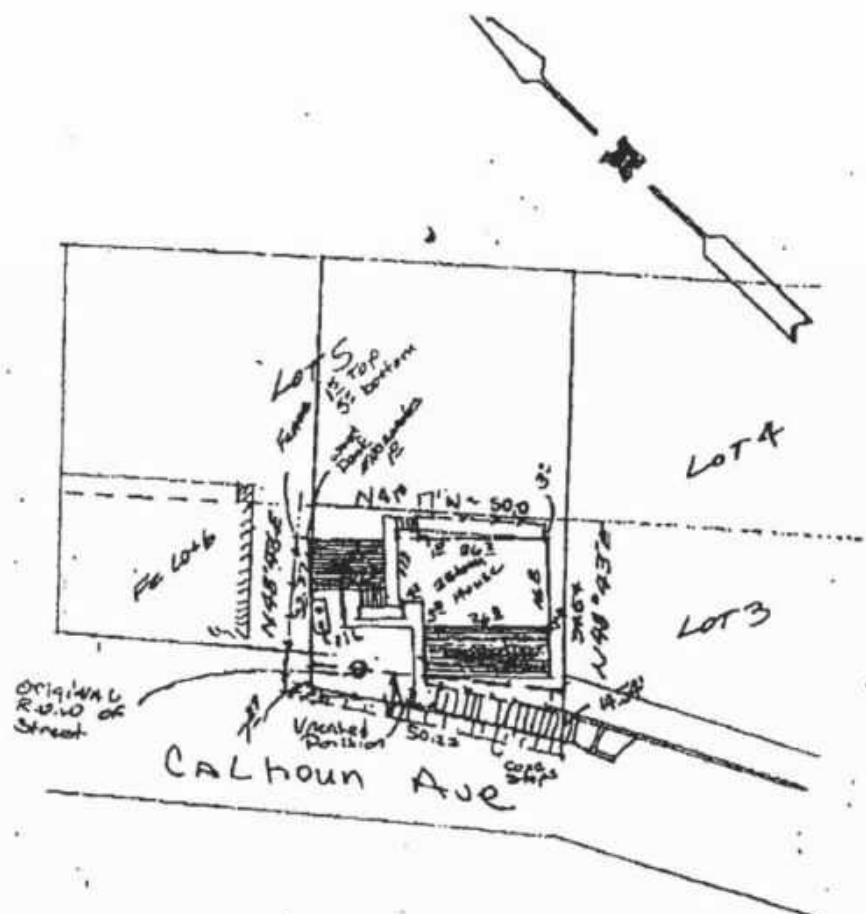


Sketch by Apex Sketch v5 Standard™

Comments:

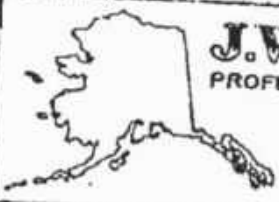
AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN				
Code	Description	Net Size	Net Totals	Breakdown			Subtotals	
GLA1	First Floor	468.00	927.00	First Floor			9.00	
	Second Floor	459.00		9.0	x	1.0		
BSMT	Basement	333.00	333.00	17.0			459.00	
				x	27.0			
P/P	Deck	297.00		Second Floor			459.00	
	Enclosed Porch	49.50		17.0	x	27.0		
OTH	Deck	42.00	496.50					
	Deck	108.00						
	Crawl Space Storage	126.00						
	Cabin	160.00						
Net LIVABLE Area		(rounded)	927	3 Items			(rounded)	927

Borrower Phillip J Joy					
Property Address 825 Calhoun Avenue					
City Juneau	County	City & Borough of Juneau	State AK	Zip Code	99801
Lender/Client Cornerstone Home Lending, Inc.		Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT, THAT ALL WALKS, ROADS, EASEMENTS, AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.

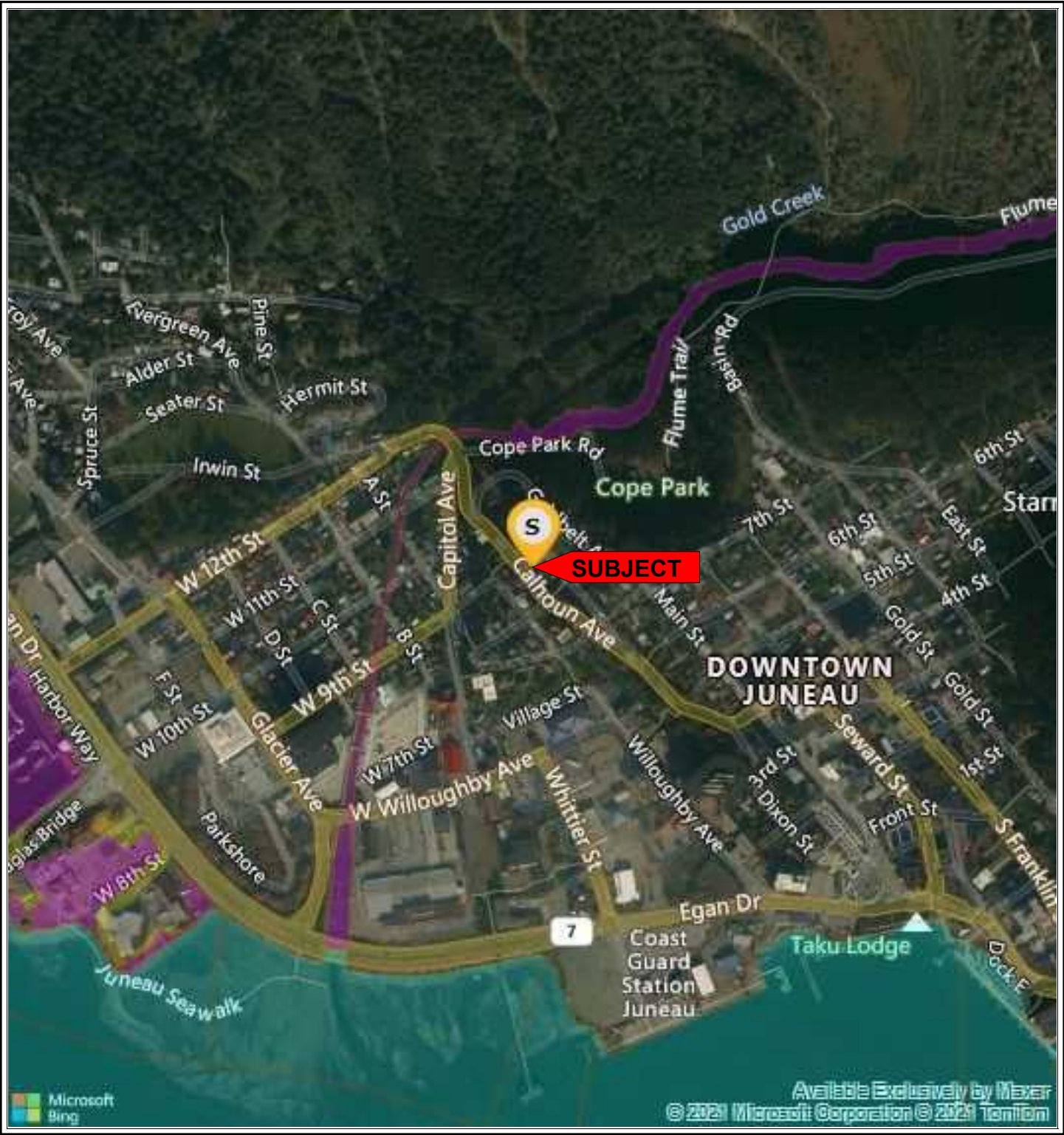


	J.W. BEAN PROFESSIONAL SURVEYOR 1070 ARCTIC CIRCLE JUNEAU - ALASKA (907) 789-0380 SURVEYOR - PLANNER	AS-BUILT SURVEY of S.E. 50.00 LOT 6, Block 43 and vacated portion of Calhoun Street Townsite of Juneau, U.S.S. 7		
		DESIGNED BY P.J. FOLDER	JOB NO. 11854	DATE 10/17/95

Borrower Phillip J Joy						
Property Address 825 Calhoun Avenue						
City Juneau	County	City & Borough of Juneau	State AK	Zip Code	99801	
Lender/Client Cornerstone Home Lending, Inc.		Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801				



Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address	9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801		



Flood Map Legends

- Flood Zones
- Areas inundated by 100-year flooding
 - Areas inundated by 500-year flooding
 - Areas of undetermined but possible flood hazards
 - Floodway areas with velocity hazard
 - Floodway areas
 - COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): _____ Out

Within 250 ft. of multiple flood zones? _____ Not within 250 feet

Community: _____ 020009

Community Name: _____ JUNEAU, CITY AND BOROUGH OF

Map Number: _____ 02110C1566E

Zone: _____ X _____ Panel: _____ 02110C 1566E _____ Panel Date: _____ 09/18/2020

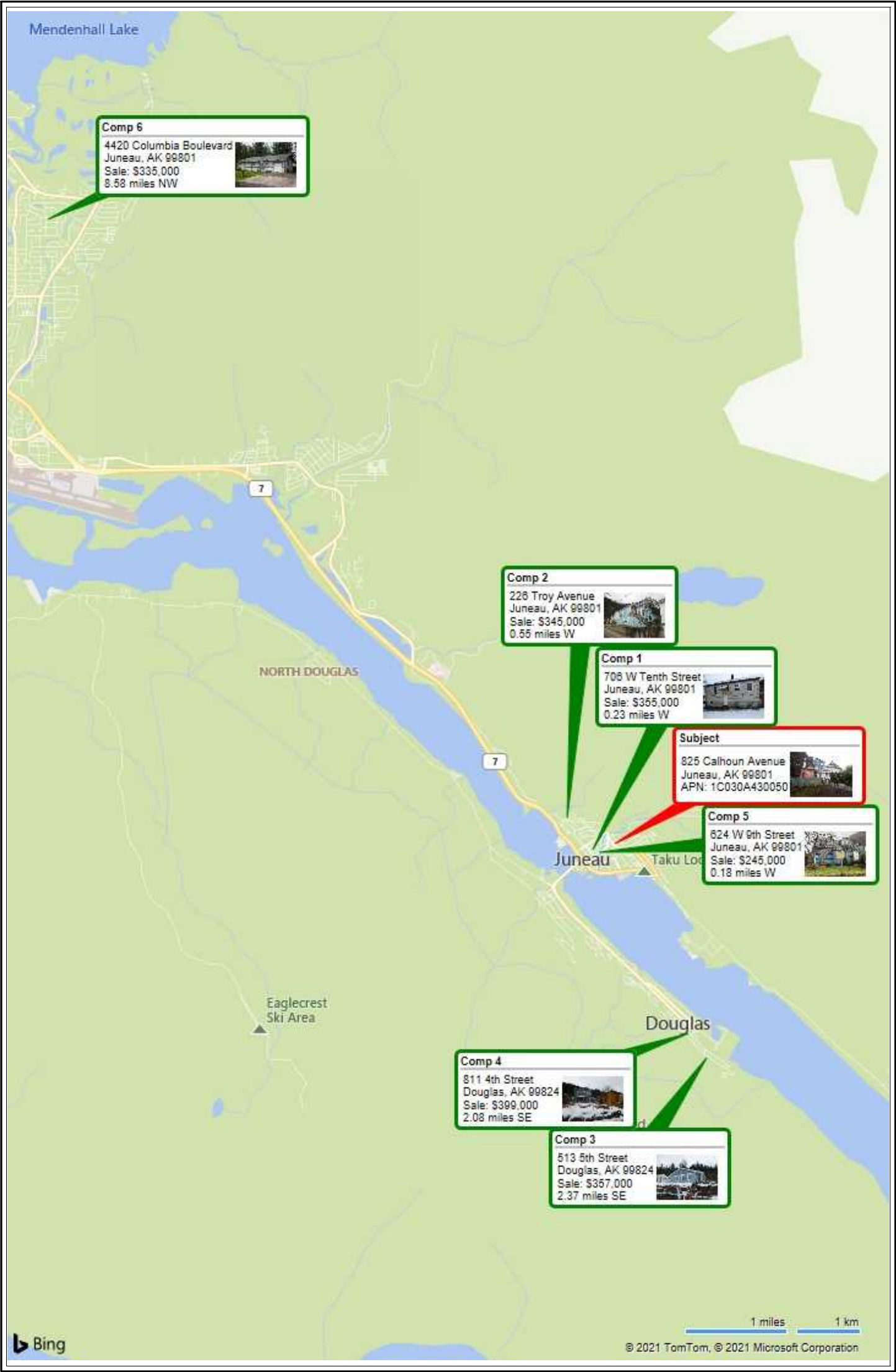
FIPS Code: _____ 02110 _____ Census Tract: _____ 0005.00

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.

Southeast Appraisal Services, LLC
LOCATION MAP ADDENDUM

File No. 20-21-299
 Tracking# MERC-40967184

Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address	9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801		



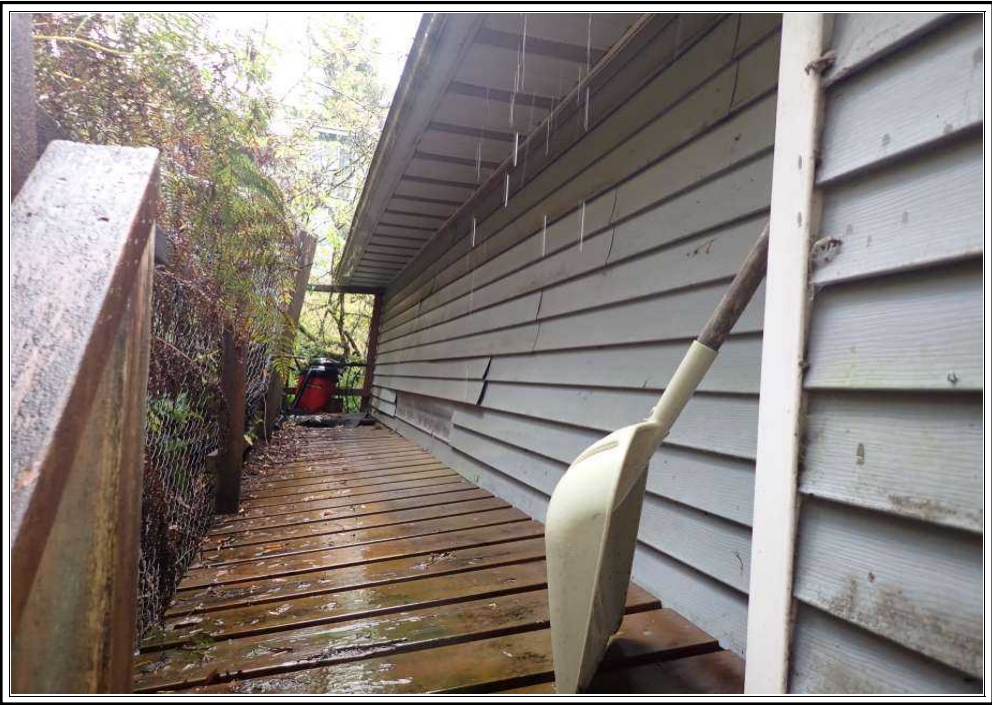
Southeast Appraisal Services, LLC
SUBJECT PHOTO ADDENDUM

File No. 20-21-299
Tracking# MERC-40967184

Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.		Address	9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			



**FRONT OF
SUBJECT PROPERTY**
825 Calhoun Avenue
Juneau, AK 99801



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower Phillip J Joy						
Property Address 825 Calhoun Avenue						
City Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client Cornerstone Home Lending, Inc.			Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			



Front of Main House



Guest Cabin



Inside Guest Cabin



Inside Guest Cabin



Back of Guest Cabin



Under Guest Cabin



Side of House



Kitchen



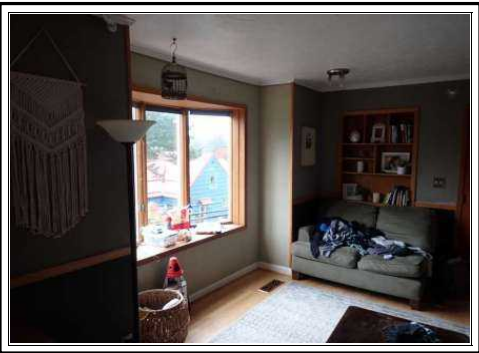
Kitchen & Dining



Utility



Furnace



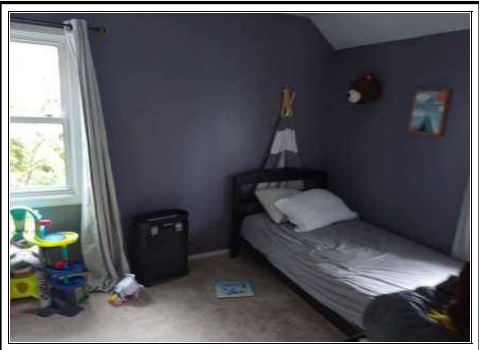
Living Room



Bathroom



Bathroom

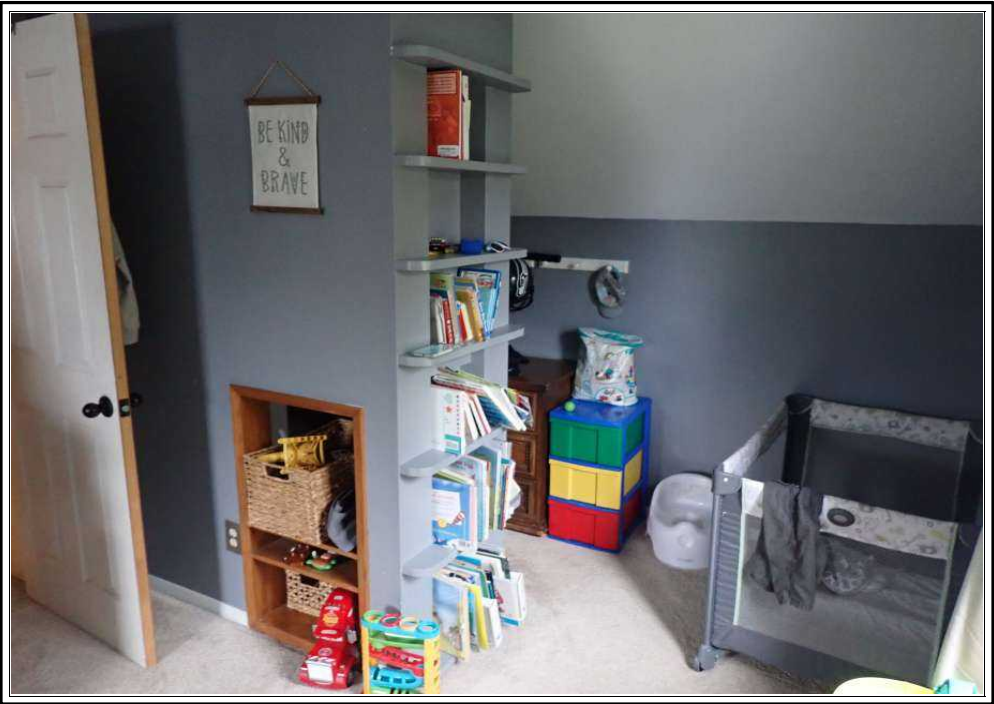


Bedroom

Southeast Appraisal Services, LLC
SUBJECT PHOTO ADDENDUM

File No. 20-21-299
 Tracking# MERC-40967184

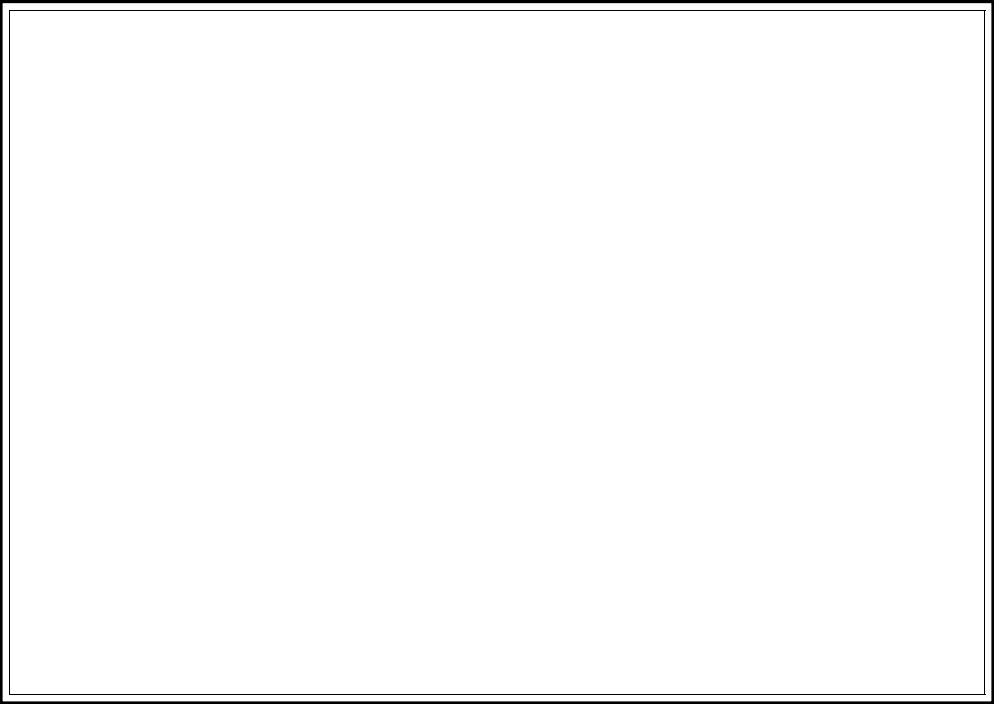
Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address	9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801		



Bedroom (Same as last photo)



Bedroom



Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address	9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801		

COMPARABLE SALE # 1
706 W Tenth Street
Juneau, AK 99801



COMPARABLE SALE # 2
226 Troy Avenue
Juneau, AK 99801



COMPARABLE SALE # 3
513 5th Street
Douglas, AK 99824



Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address	9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801		



COMPARABLE SALE # 4
811 4th Street
Douglas, AK 99824



COMPARABLE SALE # 5
624 W 9th Street
Juneau, AK 99801



COMPARABLE SALE # 6
4420 Columbia Boulevard
Juneau, AK 99801

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

Signature

Shawn Kantola

Name

Shawn Kantola

Company Name

Southeast Appraisal Services, LLC

Company Address

P.O. Box 32361
Juneau, AK 99803

Telephone Number

9077890871

Email Address

skantola@alaskaappraisal.com

Date of Signature and Report

10/15/2021

Effective Date of Appraisal

09/30/2021

State Certification #

702

or State License #

or Other (describe)State #

State

AK

Expiration Date of Certification or License

06/30/2023

ADDRESS OF PROPERTY APPRAISED

825 Calhoun Avenue

Juneau, AK 99801

APPRAISED VALUE OF SUBJECT PROPERTY \$ 370,000

LENDER/CLIENT

Name

Mercury Network

Company Name

Cornerstone Home Lending, Inc.

Company Address

9105 Mendenhall Mall Road, Suite 142
Juneau, Alaska 99801

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

File No. 20-21-299
Tracking# MERC-40967184

Borrower/Client <u>Phillip J Joy</u>			
Address <u>825 Calhoun Avenue</u>			Unit No. _____
City <u>Juneau</u>	County <u>City & Borough of Juneau</u>	State <u>AK</u>	Zip Code <u>99801</u>
Lender/Client <u>Cornerstone Home Lending, Inc.</u>			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- | | |
|---|---|
| <input checked="checked" type="checkbox"/> Appraisal Report | This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a). |
| <input type="checkbox"/> 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.
- Unless otherwise indicated, I have performed no 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 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- ☒ I have **NOT** performed services, as an appraiser or in another 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.

Significant Assistance provided by James W. Canary, Alaska Certified Residential Appraiser, License 212, VA & FHA Appraiser

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: A reasonable exposure time is approximately 90 days or less, in the subject's market area, for the property to sell at appraised value. Exposure time is defined by USPAP as the estimated length of time that 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.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- | | | | |
|-------------------------------------|---|---------------|---|
| <input checked="" type="checkbox"/> | A reasonable marketing time for the subject property is | <u><90</u> | day(s) utilizing market conditions pertinent to the appraisal assignment. |
| <input checked="" type="checkbox"/> | A reasonable exposure time for the subject property is | <u><90</u> | day(s). |

APPRAISER**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature _____

Shawn Kantor

Name Shawn Kantola

Date of Signature 10/15/2021

State Certification # 702

or State License #

State AK

Expiration Date of Certification or License 06/30/2023

Effective Date of Appraisal 09/30/2021

Signature

Name

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License _____

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior Only from street ☐ Interior and Exterior

Market Conditions Addendum to the Appraisal Report

MARKET RESEARCH & ANALYSIS

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 Address825 Calhoun AvenueCityJuneauStateAKZIP Code99801

BorrowerPhillip J Joy

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.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)	10	8	8	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	1.67	2.67	2.67	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Comparable Active Listings	1	1	3	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	0.60	0.37	1.12	<input 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	350,250	352,250	347,500	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Sales Days on Market	3	5	4	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Comparable List Price	347,500	345,000	335,500	<input type="checkbox"/>	Increasing	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Median Comparable Listings Days on Market	3	6	4	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Median Sale Price as % of List Price	101.87	101.44	100.17	<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 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.)

Sellers have been paying a portion of closing costs from 0-2% of the purchase price and has been stable through the last twelve months.

Insufficient information was available to determine seller concession trends.

See Next Page for Additional Comments

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.

The sources of information utilized include: local real estate agents, Juneau MLS, appraisers, on-site inspections, Southeast Appraisal Services sales database, the assessor, State recorder's office, contact with the buyers and/or sellers. Information on properties was compiled from these

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 analysis is inconclusive based on a small sample size. Utilizing the above analysis, and other analysis performed by both Southeast Appraisal Services, LLC., other local appraiser's data sheets and the assessors office the following conclusions were developed. Sales prices declined between August of 2006 to May 2009, after May 2009 the market stabilized and then started to increase slowly and that impact was felt until February of 2020 when the market started to stabilize. Housing demand/supply is considered stable to slightly increasing.

CONDO/CO-OP PROJECTS

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


Project Name: N/A

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 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	Shawn Kantola	Supervisor Name
Company Name	Southeast Appraisal Services, LLC	Company Name
Company Address	P.O. Box 32361, Juneau, AK 99803	Company Address
State License/Certification #	702 State AK	State License/Certification # State
Email Address	skantola@alaskaappraisal.com	Email Address

Borrower	Phillip J Joy						
Property Address	825 Calhoun Avenue						
City	Juneau	County	City & Borough of Juneau	State	AK	Zip Code	99801
Lender/Client	Cornerstone Home Lending, Inc.			Address 9105 Mendenhall Mall Road, Suite 142, Juneau, Alaska 99801			

Comment Addendum Supplementing/Replacing the 1004MC: Note: Information provided by SEAMLS does not typically include for sale by owner transactions.

The sales price as % of List Price provided on form 1004MC for each time period is estimated due to search limitations of the SEAMLS software program. SEAMLS calculates an average sales price to list price ratio. According to Fannie Mae Announcements, it is acceptable to report the results for this field as an average. This is general information and includes properties that may or may not be directly comparable to the Subject. This data does not include for sale by owner sales, unless a local realtor had one end of the deal and entered the information into SEAMLS. The Sales Price as % of List Price Ratio is currently about 95-99% for most property types in the Juneau area.

Sales Concessions:
Over the past 12 Months, seller paid loan charges vary greatly up to 2% of the sale price, anytime over 2% is considered a sales concession. There has not been an apparent increase in seller contributions in the current market. If applicable, sales concessions and/or seller paid loan charges for the subject property are disclosed on Page 1 of the appraisal report. Every effort has been made by the appraiser to determine sales or financing concessions for each comparable sale provided on the grid. Alaska is a non-disclosure State and lenders do not typically disclose the amount of closing cost or fees paid by the seller and this information is not available on the SEAMLS system. Local appraisers will usually note whether closing cost paid by the seller were excessive, otherwise the actual amount is typically not provided when appraisal information is shared. If closing cost or fees paid by the seller are determined to have affective the sales price of the comparable sale, an adjustment is made.

Market Trends:
The overall market trend year to date 2021 is values are increasing. There are currently few REO sales in the Juneau area. The appraiser's review of market data reportedly through SEAMLS and the Assessor's Office over the past 3 years shows market increases in value in our real estate market. Minimal paired sales are available but are being kept once a new sale becomes available. When analyzing a market grid typically the appraiser weights to the more recent closed sale transaction, but not always.

The 2019 Juneau and Southeast Economic Indicators state: "Juneau's home sale market was robust in 2018, with total transactions reaching a new high for the decade, passing the previous high set in 2016. While single family sales returned to 2016 volume (325), condominium sales accounted for the increase with 134 units changing hands compared to 110 in 2019 and 108 in 2018. The median transaction price of single-family homes increased by 1.2% from 2017 to 2018, and prices increased again in 2019-2021 for all categories of housing." SEAMLS currently reports the following data for the City & Borough of Juneau.

From January 1, 2020- December 31, 2020: 476 closed sales; 45 current pending sales, 82 current listings. The data includes various property types with a wide range of prices, views, waterfront vs uplands, etc. Approximately 476 closed sales in 2020, 430 closed sales in 2019, 448 in 2018, 382 in 2017, 610 in 2016, 448 in 2015, 246 in 2014, 218 in 2013, 193 in 2012, 188 in 2011, 205 in 2010

September 1, 2020- September 1, 2021-Single Family Residences: 240 closed sales, 58 current pending sales, 22 active listings.
Townhouses: 63 closed sales, 16 current pending sales, 1 active listing
Condominium: 129 closed sales, 17 current pending sales, 8 current active listings.
Multifamily (Duplex to 5-plexes): 24 closed sales, 5 current pending sale, 1 active listing.
Other property types (Mobile home on lot, Mobile Home, Cabin) 44 closed, 2 pending sale, 3 listings
Vacant Land: 28 Closed Sales, 7 Pending Sales, 21 active listings

The data search includes closed sales, pending sales and current listings of comparable properties in the Juneau Area. Properties included in the search for data vary in age, design, quality of construction, condition, effective age, location, etc. I have made an examination of publicly available information about the subject property and comparable sales by researching the City & Borough of Juneau Assessor records, on-line information provided by SEAMS, the Alaska Department of Natural Resources Recording Office and information shared by local appraisers, my own appraisal files, other real estate professionals. and our in house database system. The listings and sales data for our small community (14,000 +/- parcels) is limited for properties like the Subject. The appraiser's analysis of sales and listings data supports a stable market trend. Due to the Juneau area being a small community with a population of about 32,000 people and 14,000 private land parcels. Juneau has a limited market often resulting in comparables sales in excess of 1 mile distant and sales that have closed in excess of 90 day along with adjustments exceeding at least one if not two or all three of the industry standards for line, net and gross adjustments (10/15/25%). This was unavoidable due to the uniqueness of the subject, and the limited number of sales within the area

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

File No. 20-21-299
Tracking# MERC-40967184

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. 20-21-299
Tracking# MERC-40967184

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. 20-21-299
Tracking# MERC-40967184

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
Glfw	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