

Proposed Construction



Lot: 00, Block: 00, Section: 00 / Subdivision: Redacted

FOR

OPINION OF VALUE

3,650,000

AS OF

08/19/2026

BY

Boris Maslow
LendPort Appraisals, Inc.
28 River Oaks Circle
Baltimore, MD 21208
(410) 999-0033
info@LendPort.com
LendPort.com

Borrower/Client	Jane Doe					File No.	Plans & Specs
Property Address	1 Proposed Sample Ave						
City	Bethesda	County	Montgomery	State	MD	Zip Code	20814
Lender	Sample (Redacted)						

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LendPort Appraisals, Inc.
28 River Oaks Circle
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08/21/2026

Sample (Redacted)
1234 Redacted Dr
Baltimore, MD 21208

Re: Property: 1 Proposed Sample Ave
Bethesda, MD 20814
Borrower: Jane Doe
File No.: Plans & Specs

Opinion of Value: \$ 3,650,000
Effective Date: 08/19/2026

In accordance with your request, I have appraised the above-referenced property. The accompanying report presents my opinion of the market value of the fee-simple interest as of August 17, 2026.

The appraisal is made subject to completion per plans and specifications under the hypothetical condition that the existing improvements have been demolished and the proposed residence and related site improvements have been completed in accordance with the identified architectural plans, specifications, Selection Schedule, and construction contract. The proposed improvements were not complete as of the effective date. Use of this hypothetical condition may have affected the assignment results.

This report was developed and prepared in accordance with USPAP. No personal property was considered.

Subject to the hypothetical condition and the attached certification and limiting conditions, the opinion of market value, as proposed, is displayed above.

This opinion is contingent upon completion in substantial conformance with the identified plans and specifications.

Please contact me or my staff if we can be of further service.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Maslow'.



Boris Maslow
License or Certification #: 300 27565
State: MD Expires: 01/04/2028
info@LendPort.com

Uniform Residential Appraisal Report

Plans & Specs
File # Plans & Specs

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address1 Proposed Sample AveCityBethesdaStateMDZip Code20814

BorrowerJane DoeOwner of Public RecordJane DoeCountyMontgomery

Legal DescriptionLot: 00, Block: 00, Section: 00 / Subdivision: Redacted

Assessor's Parcel #00-00000000Tax Year2026R.E. Taxes \$30,621

Neighborhood NameRedactedMap Reference23224Census Tract7050.00

Occupant☒ Owner☐ Tenant☐ VacantSpecial Assessments \$126☐ PUDHOA \$0☐ per year☐ per month

Property Rights Appraised☒ Fee Simple☐ Leasehold☐ Other (describe)

Assignment Type☐ Purchase Transaction☐ Refinance Transaction☒ Other (describe)Proposed Construction Loan

Lender/ClientSample (Redacted)Address1234 Redacted Dr, Baltimore, MD 21208

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?☐ Yes☒ No

Report data source(s) used, offering price(s), and date(s).Per Bright, there are no known listings of the subject property in the prior 12 months.

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$Date of ContractIs the property seller the owner of public record?☐ Yes☐ NoData Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?☐ Yes☐ No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	☐ Urban ☒ Suburban ☐ Rural	Property Values	☐ Increasing ☒ Stable ☐ Declining	PRICE	AGE	One-Unit	90 %			
Built-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	Demand/Supply	☒ Shortage ☐ In Balance ☐ Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %			
Growth	☐ Rapid ☒ Stable ☐ Slow	Marketing Time	☒ Under 3 mths ☐ 3-6 mths ☐ Over 6 mths	1,018	Low0	Multi-Family	0 %			
Neighborhood Boundaries		Approximate neighborhood boundaries are Wilson Lane to the North, Bradley Boulevard to the			7,000	High109	Commercial	5 %		
South,Bradley Boulevard to the West, and MD-355 to the East.					2,335	Pred.76	Other	5 %		
Neighborhood Description		The subject is located in the Redacted subdivision of Bethesda, Montgomery County. The area is developed primarily with single-family detached dwellings on lots typically ranging from approximately 0.2 to 0.5 acres. Housing stock includes original early- to mid-20th-century residences together with renovated and newer construction. The neighborhood lies immediately west of the Bethesda central business district and is proximate to the Bethesda Metro station (Red Line), Wisconsin Avenue, and East-West Highway.								
Market Conditions (including support for the above conclusions)		As of the effective date, both marketing time and exposure time are estimated at under three months, assuming appropriate pricing, with no anticipated changes in market conditions based on current data and foreseeable trends. See attached addenda for detailed support and commentary.								

SITE

DimensionsNo survey providedArea13834 sfShapeTypicalViewN;Res;

Specific Zoning ClassificationR-90Zoning DescriptionResidential Zoning

Zoning Compliance☒ Legal☐ Legal Nonconforming (Grandfathered Use)☐ No Zoning☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?☒ Yes☐ NoIf No, describeSee the Site

Section in the addendum for a detailed highest and best use analysis.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	StreetAsphalt	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	AlleyNone	☐	☐

FEMA Special Flood Hazard Area☐ Yes☒ NoFEMA Flood ZoneXFEMA Map #24031C0365DFEMA Map Date09/29/2006

Are the utilities and off-site improvements typical for the market area?☒ Yes☐ NoIf No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?☐ Yes☒ NoIf Yes, describe

No apparent adverse site conditions or external factors were observed.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units ☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☐ Crawl Space	Foundation Walls	Concrete New	Floors	Hwf New
# of Stories2	☒ Full Basement ☐ Partial Basement	Exterior Walls	Brick,Cedar New	Walls	Drywall New
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area1,985 sq.ft.	Roof Surface	Slate/Copper New	Trim/Finish	Wood New
☐ Existing ☒ Proposed ☐ Under Const.	Basement Finish90 %	Gutters & Downspouts	Aluminum New	Bath Floor	Tile New
Design (Style)Colonial	☒ Outside Entry/Exit ☐ Sump Pump	Window Type	Insulated New	Bath Wainscot	Tile New
Year Built2027	Evidence of ☐ Infestation	Storm Sash/Insulated	Yes New	Car Storage	☐ None
Effective Age (Yrs)0	☐ Dampness ☐ Settlement	Screens	Yes New	☒ Driveway	# of Cars2
Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) #0	Driveway Surface	Paved
☐ Drop Stair ☒ Stairs	☐ OtherFuelGeoth/Ehp/ Gas	☒ Fireplace(s) #3	☐ FenceNone	☒ Garage	# of Cars2
☐ Floor ☐ Scuttle	Cooling ☒ Central Air Conditioning	☒ Patio/Deck2/0	☒ PorchPorch	☐ Carport	# of Cars0
☐ Finished ☐ Heated	☐ Individual ☐ Other	☐ PoolNone	☒ OtherTerrace	☐ Att. ☐ Det.	☒ Built-in
Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☒ Washer/Dryer ☐ Other (describe)					
Finished area above grade contains:7 Rooms3 Bedrooms3.2 Bath(s)4,038		Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.).		Custom millwork throughout, high-end plumbing and lighting fixtures per selection schedule, multiple fireplaces, rear terrace, attached two-car garage, and full basement with finished areas. The contract also mentions both geothermal / electric heat pumps and also mentions gas as the heating fuel.			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).		C1;No updates in the prior 15 years;Proposed new construction.			
Existing improvements are to be demolished. The subject will be a new Colonial-style dwelling built in accordance with the Thomson & Cooke Architects plans, March 5, 2026 Specifications, and Selection Schedule. Substantial completion is targeted for September 28, 2027. Upon completion the property will be in new condition and qualify for a C1 condition rating. Exterior amenities include a porch, terrace, and two patios. The basement will include a rec room, bedroom, bathroom, and an exercise room. Final quality, condition, room counts, and GLA are subject to verification and are based from architectural plan and takeoff.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ NoIf Yes, describe					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ NoIf No, describe					

Freddie Mac Form 70 March 2005

UAD Version 9/2011Page 1 of 6

Fannie Mae Form 1004 March 2005

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

Plans & Specs

File # Plans & Specs

SALES COMPARISON APPROACH

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 3,975,000 to \$ 4,450,000 .								
There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,755,000 to \$ 4,600,000 .								
FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3		
Address 1 Proposed Sample Ave Bethesda, MD 20814		7602 Glenbrook Rd Bethesda, MD 20814		7113 Fairfax Rd Bethesda, MD 20814		5600 Brite Dr Bethesda, MD 20817		
Proximity to Subject		0.12 miles NW		0.31 miles SE		0.48 miles SW		
Sale Price	\$		\$ 4,600,000		\$ 3,200,000		\$ 3,800,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1099.43 sq.ft.		\$ 1085.11 sq.ft.		\$ 779.65 sq.ft.		
Data Source(s)		Bright #MDMC2226282;DOM 1		Bright #MDMC2218576;DOM 33		Bright #MDMC2226586;DOM 26		
Verification Source(s)		APN 07-00488383		APN 07-00447964		APN 07-00445750		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Undiscl;0		ArmLth Cash;0		ArmLth Conv;0		
Date of Sale/Time		s06/26;c04/26	0	s04/26;c04/26	0	s06/26;c05/26	0	
Location	N;Res;	N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Site	13834 sf	9225 sf	0	5569 sf	+25,000	37773 sf	-72,000	
View	N;Res;	N;Res;		N;Res;		N;Res;		
Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Colonial		DT2;Colonial		
Quality of Construction	Q3	Q3		Q3		Q3		
Actual Age	0	16	0	1	0	10	0	
Condition	C1	C3	+345,000	C1		C3	+285,000	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	0	Total Bdrms. Baths	0	
Room Count	7 3 3.2	9 4 3.1	+12,000	8 4 5.1	-36,000	11 4 4.1	-12,000	
Gross Living Area	4,038 sq.ft.	4,184 sq.ft.	-44,000	2,949 sq.ft.	+326,500	4,874 sq.ft.	-251,000	
Basement & Finished Rooms Below Grade	1985sf1787sfwo1rr1br1.0ba1o	2002sf1405sfwu1rr1br1.0ba1o	0	1315sf1315sfwu1rr1br1.0ba1o	+80,500	2149sf1700sfwo1rr1br1.0ba2o	0	
Functional Utility	Average	Average		Average		Average		
Heating/Cooling	FWA;CAC	FWA;CAC		FWA;CAC		FWA;CAC		
Energy Efficient Items	Typical	Typical		Typical		Typical		
Garage/Carport	2gbi2dw	2gbi2dw		2gbi2dw		2gbi2dw		
Porch/Patio/Deck	2Patio,Terrace;Prch	Patio;Porch;Balcony	+12,000	ScrPorch;Patio;Deck	+12,000	ScrPch;Prch;2Patos	0	
Other Factors / Details	Elevator	None Noted	0	None	0	Pool (4% adj)	-152,000	
Intra-Category Modifier Scale	None Noted	C3/Superior (2.5%)	-115,000	None Noted		None Noted		
Kitchen	Modern Kitchen	Modern Kitchen		Modern Kitchen		Modern Kitchen		
Net Adjustment (Total)		⊠ + □ -	\$ 210,000	⊠ + □ -	\$ 408,000	□ + ⊠ -	\$ -214,000	
Adjusted Sale Price of Comparables		Net Adj. 4.6 % Gross Adj. 11.5 %	\$ 4,810,000	Net Adj. 12.8 % Gross Adj. 15.0 %	\$ 3,608,000	Net Adj. 5.6 % Gross Adj. 20.6 %	\$ 3,586,000	
I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain								
My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.								
Data Source(s) Realist								
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.								
Data Source(s) Realist								
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	05/31/2024							
Price of Prior Sale/Transfer	\$3,100,000							
Data Source(s)	Doc #68053-389		Realist		Realist		Realist	
Effective Date of Data Source(s)	08/19/2026		08/19/2026		08/19/2026		08/19/2026	
Analysis of prior sale or transfer history of the subject property and comparable sales Per public records, the Subject transferred on 05/31/2024 for \$3,100,000 (Deed (Reg) - Doc #68053-389). The prior sale reflects a cash purchase of the subject which, based on the prior MLS listing, was in C3 condition overall. The improvements are well maintained and feature 2,852 sq ft above grade. The current owner intends to demolish the subject and rebuild a new construction home on the site.								
Researching the public records for the comparables show no sales or transfers reported within the required reporting time frames (12-months for conventional orders and 36-months for FHA orders).								
Summary of Sales Comparison Approach Condition adjustments of 5% are applied for variances of one full condition category; 7.5% for variances of two full condition categories. Lot size adjustments are applied only to comparables exceeding a difference of 6,917sf, which is half of the subjects 13,834 sq ft lot size. Comparables at or below this threshold require no lot size adjustment. Basement adjustments are based on total basement square footage, a more reliable data point than reported finished area, and are applied only where the variance exceeds 500 SF. No separate age adjustment is applied. The condition rating reflects the age variance between the subject and comparables. The elevator is considered a superadequacy with no reliable data indicating a measurable contribution to sale price. No adjustment is applied. A 4% adjustment is applied for the in-ground pool, supported by secondary data. Interviews with market participants indicate a reasonable adjustment range of 3% to 5%, and 4% was applied. 7602 Glenbrook Rd (built 2010, 16 years actual age) would typically warrant a C3 rating for age-related wear. The 2024 kitchen and primary bath renovation, two years prior to sale, places it at the upper end of the C3 band. The standard 7.5% two-grade condition adjustment is applied in the Condition row; a 2.5% offset is applied in the Intra-Category Modifier Scale row for the renovation, for a net 5% condition adjustment.								
Indicated Value by Sales Comparison Approach \$ 3,650,000								
RECONCILIATION								
Indicated Value by: Sales Comparison Approach \$ 3,650,000 Cost Approach (if developed) \$ Income Approach (if developed) \$								
Based on the definition of market value used for this assignment, the sales comparison approach is the most credible and reliable valuation method used to develop an opinion of market value since it reflects real transactions between the buyer and seller in an open market. The cost approach was not developed since it would not produce more credible results. More details regarding the exclusion of the cost and income approaches can be found in their sections.								
This appraisal is made ☐ "as is", ☒ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. This appraisal is completed subject to the Hypothetical Condition that construction is complete in accordance with the plans and specifications. See attached Addenda.								
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 \$ 3,650,000 , as of 08/19/2026 , which is the date of inspection and the effective date of this appraisal.								

Uniform Residential Appraisal Report

Plans & Specs

File # Plans & Specs

SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6						
	Address		1 Proposed Sample Ave Bethesda, MD 20814		5425 Harwood Rd Bethesda, MD 20814			5015 Elm St Bethesda, MD 20814			7613 Glenbrook Rd Bethesda, MD 20814						
	Proximity to Subject				0.45 miles NW			0.39 miles SE			0.16 miles N						
	Sale Price		\$		\$ 3,300,000			\$ 3,799,999			\$ 4,450,000						
	Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 621.82 sq.ft.			\$ 1012.52 sq.ft.			\$ 1086.16 sq.ft.						
	Data Source(s)				MDMC2222830;DOM 51			Bright #MDMC2248506;DOM 5			Bright #MDMC2231976;DOM 106						
	Verification Source(s)				Bright MLS / Tax Records			APN 07-00486998			APN 07-00485287						
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		
	Sales or Financing				Armlth				Listing				Listing				
	Concessions				VA;99000		0										
	Date of Sale/Time				s06/26;c05/26		0		Active		0		Active		0		
	Location		N;Res;		N;Res;				N;Res;				N;Res;				
	Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple				
	Site		13834 sf		8948 sf		0		6667 sf		+21,500		13034 sf		0		
	View		N;Res;		N;Res;				N;Res;				N;Res;				
	Design (Style)		DT2;Colonial		DT2.5;Colonial		0		DT2.5;Colonial		0		DT2;Colonial				
	Quality of Construction		Q3		Q3				Q3				Q3				
	Actual Age		0		0				3		0		6		0		
	Condition		C1		C1				C2		+190,000		C2		+222,500		
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	0	Total	Bdrms.	Baths	0	Total	Bdrms.	Baths	0
	Room Count		7	3	3.2	10	5	4.1	-12,000	9	6	5.1	-36,000	9	4	4.1	-12,000
	Gross Living Area		4,038 sq.ft.		5,307 sq.ft.		-380,500		3,753 sq.ft.		+85,500		4,097 sq.ft.		0		
	Basement & Finished		1985sf1787sfwo		1921sf1921sfwo		0		1206sf1206sfwu		+93,500		1843sf1750sfwu		0		
	Rooms Below Grade		1rr1br1.0ba1o		1rr1br1.0ba1o				1rr1br2.0ba1o		-12,000		1rr1br1.0ba1o				
	Functional Utility		Average		Average				Average				Average				
	Heating/Cooling		FWA;CAC		FWA;CAC				FWA;CAC				FWA;CAC				
	Energy Efficient Items		Typical		Typical				Typical				Typical				
	Garage/Carport		2gbi2dw		2gbi2dw				2gbi2dw				2gbi2dw				
	Porch/Patio/Deck		2Patio,Terrace;Prch		Scr.Porch;Balc;Patio		+12,000		Patio;Porch		+24,000		Lrg Porch(2x);Patio		+12,000		
	Other Factors / Details		Elevator		None Noted		0		Elevator (Rough in)		0		None Noted		0		
	Intra-Category Modifier Scale		None Noted		None Noted				None Noted				None Noted				
	Kitchen		Modern Kitchen		Modern Kitchen				Modern Kitchen				Modern Kitchen				
	Net Adjustment (Total)				☐ + ☒ -		\$ -380,500		☒ + ☐ -		\$ 366,500		☒ + ☐ -		\$ 222,500		
	Adjusted Sale Price				Net Adj. 11.5 %				Net Adj. 9.6 %				Net Adj. 5.0 %				
	of Comparables				Gross Adj. 12.3 %		\$ 2,919,500		Gross Adj. 12.2 %		\$ 4,166,499		Gross Adj. 5.5 %		\$ 4,672,500		
	SALE HISTORY	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).															
		ITEM		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
		Date of Prior Sale/Transfer		05/31/2024													
		Price of Prior Sale/Transfer		\$3,100,000													
		Data Source(s)		Doc #68053-389		Realist			Realist			Realist					
		Effective Date of Data Source(s)		08/19/2026		08/19/2026			08/19/2026			08/19/2026					
		Analysis of prior sale or transfer history of the subject property and comparable sales															
		No sales or transfers were reported within the required reporting time frames for the comparables above (12-months for conventional orders and 36-months for FHA orders).															
	ANALYSIS / COMMENTS	Analysis/Comments 5425 Harwood Rd reported seller concessions for the comparable sale equate to 3% of the gross sales price (\$99,000). This level of concession is typical for the subject's market area and does not artificially inflate the sales price; therefore, a cash equivalency adjustment is not warranted. 5015 Elm St has a data discrepancy for GLA among the listing and tax records. The building sketch was reviewed and the GLA was reported from the floor plan attached to the MLS listing.															
Condition adjustments of 5% are applied for variances of one full condition category; 7.5% for variances of two full condition categories.																	
Lot size adjustments are applied only to comparables exceeding a difference of 6,917sf, which is half of the subjects 13,834 sq ft lot size. Comparables at or below this threshold require no lot size adjustment. Basement adjustments are based on total basement square footage, a more reliable data point than reported finished area, and are applied only where the variance exceeds 500 SF. This adjustment is applied in addition to, and independent of, itemized room-count adjustments.																	
No separate age adjustment is applied. The condition rating reflects the age variance between the subject and comparables.																	
The elevator is considered a super adequacy in this market; no reliable data indicates a measurable contribution to sale price. No adjustment is applied.																	
A 4% adjustment is applied for the in-ground pool, supported by secondary data. Interviews with market participants indicate a reasonable adjustment range of 3% to 5%, and 4% was selected as representative of this range.																	

Uniform Residential Appraisal Report

Plans & Specs

File # Plans & Specs

ADDITIONAL COMMENTS

ADDITIONAL MARKET RESEARCH:

A search of closed sales of detached single-family dwellings constructed in 2010 or later was performed within an approximate 2.5-mile radius of the subject. Filters included Residential property type, Detached structure type, non-condominium ownership, and closed status for the period August 19, 2025 through August 19, 2026. The search returned 99 transactions.

Sale prices ranged from \$1,350,000 to \$6,250,000, with a median of \$2,600,000. Reported above-grade living area ranged widely, with a median near 4,000 square feet. Of the 99 sales, 73 report living area as Estimated; only 26 report Assessor living area. Assessor measurements are considered the more reliable source in this market.

Sales with reported above-grade living area between 3,500 and 4,500 square feet (the size range most similar to the subject’s proposed 4,038 square feet) generally closed between the low-to-mid \$2,000,000s, with a median of approximately \$2,440,000. The highest-priced sales in the overall data set (\$5,250,000 to \$6,250,000) involve dwellings with substantially larger above-grade living areas (5,359 to 9,253 square feet) and are not comparable to the subject on a size basis.

Within the Edgemoor subdivision, three sales were identified: one 2010 dwelling that closed at \$4,600,000 (4,206 SF, Estimated), one 2025 dwelling that closed at \$3,200,000 (3,950 SF, Estimated), and one 2024 dwelling that closed at \$2,900,000 (4,079 SF, Estimated). Many recent new-construction sales in the broader data set also carry Estimated living-area figures, limiting the precision of price-per-square-foot comparisons.

The data provide useful context for location and general price range but are limited by the high proportion of Estimated living-area figures and the scarcity of Assessor-verified sales of similar size and new-construction quality within Edgemoor itself.

COST APPROACH:

The Cost Approach was not developed for this assignment. The subject's market area lacks a sufficient volume of vacant land sales to support credible site valuation by direct sales comparison, and extraction of site value from improved sales is unreliable in a market where the prevailing transaction pattern involves acquisition of an improved property followed by demolition and new construction. An adequate body of comparable completed new-construction sales supports credible results by the Sales Comparison Approach alone, consistent with USPAP Standards Rule 1-4(b).

Q3 Quality Rating Reported for all Properties:

The proposed dwelling reflects an architect-designed traditional style with high-quality materials, including slate and copper roofing, masonry brick and stone exterior, geothermal HVAC, and a moderate-to-high degree of designer detail throughout. Design and construction methods are consistent with quality-built homes in this market segment rather than a one-of-a-kind or architecturally unique structure; finish specifications, while high-end, rely on established product lines rather than custom fabrication. This corresponds to the Q3 definition under Fannie Mae Selling Guide B4-1.3-06.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The subject is a proposed new construction, appraised subject to a hypothetical condition that the improvements have been completed. The cost approach is not required by Fannie Mae and is omitted unless it produces a credible opinion of market value. The lack of unimproved residential lot sales, combined with the unreliability of extracting site value in a market where some transactions typically involve demolition and rebuilding, result in the exclusion of the cost approach. Site value was obtained by using the allocation method. Site values exceeding 30% land to value ratios are indicative of positive economic factors with no negative impact on value or marketability.

ESTIMATED	☐ REPRODUCTION OR	☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	_____	=\$	1,300,000
Source of cost data			DWELLING	4,038 Sq.Ft. @ \$	_____	=\$
Quality rating from cost service			Effective date of cost data	1,985 Sq.Ft. @ \$	_____	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					_____	=\$
The age-life method is used for estimating depreciation and for developing adjustments			Garage/Carport	Sq.Ft. @ \$	_____	=\$
using the depreciated cost method. The total economic life was obtained from published			Total Estimate of Cost-New _____=\$			
data in the 2025 National Building Cost handbook and is directly correlated to the subjects			Less	Physical	Functional	External
quality rating.			Depreciation			=\$ ()
			Depreciated Cost of Improvements		_____	=\$
Q2 - Q3 Ratings = 70 Years Economic Life Q4 - Q5 Ratings = 60 Years Economic Life			"As-is" Value of Site Improvements		_____	=\$
Estimated Remaining Economic Life (HUD and VA only)			60 Years	INDICATED VALUE BY COST APPROACH _____=\$		

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$

X Gross Rent Multiplier

= \$

Indicated Value by Income Approach

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

The income approach was not developed since it would not produce more credible results than the sales comparison approach based on the assignment conditions and the definition of market value defined on the following page.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?

☐ Yes ☐ No

Unit type(s)

☐ Detached ☐ Attached

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

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)
Was the project created by the conversion of existing building(s) into a PUD?		
☐ Yes ☐ No If Yes, date of conversion.		
Does the project contain any multi-dwelling units?		
☐ Yes ☐ No Data Source		
Are the units, common elements, and recreation facilities complete?		
☐ Yes ☐ No If No, describe the status of completion.		
Are the common elements leased to or by the Homeowners' Association?		
☐ Yes ☐ No If Yes, describe the rental terms and options.		
Describe common elements and recreational facilities.		

Uniform Residential Appraisal Report

Plans & Specs

File # Plans & Specs

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

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

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

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

Uniform Residential Appraisal Report

Plans & Specs

File # Plans & Specs

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

Plans & Specs

File # Plans & Specs

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

Certified Residential Real Estate Appraiser

Signature



Name

Boris Maslow

Company Name

LendPort Appraisals, Inc.

Company Address

28 River Oaks Circle

Baltimore, MD 21208

Telephone Number

(410) 999-0033

Email Address

info@LendPort.com

Date of Signature and Report

08/21/2026

Effective Date of Appraisal

08/19/2026

State Certification #

300 27565

or State License #

or Other (describe)

State #

State

MD

Expiration Date of Certification or License

01/04/2028



ADDRESS OF PROPERTY APPRAISED

1 Proposed Sample Ave

Bethesda, MD 20814

APPRAISED VALUE OF SUBJECT PROPERTY \$

3,650,000

LENDER/CLIENT

Name

No AMC

Company Name

Sample (Redacted)

Company Address

1234 Redacted Dr, Baltimore, MD 21208

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

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 6 of 6

Fannie Mae Form 1004 March 2005

Form 1004UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Addendum

File No. Plans & Specs

Borrower/Client	Jane Doe						
Property Address	1 Proposed Sample Ave						
City	Bethesda	County	Montgomery	State	MD	Zip Code	20814
Lender	Sample (Redacted)						

LendPort Appraisals, Inc.

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APPRAISAL ADDENDUM

Scope, Methodology, and Reconciliation

This addendum is part of the appraisal prepared by Boris Maslow with an effective date of 08/19/2026. It explains what I reviewed, how I analyzed the available information, and how I reconciled the value opinion. Property-specific comments and conclusions are reported in the form, Additional Comments section, and the related addenda.

DISCLOSURES & USPAP COMPLIANCE

Purpose, Intended Use, and Users: The purpose of this appraisal is to develop a credible opinion of market value for the identified real property interest as of the effective date. The opinion is subject to the assignment conditions and certifications included in the report.

For a mortgage-related appraisal, the intended user is the Lender/Client. For FHA financing, the Department of Housing and Urban Development (HUD) is also an intended user. No other use or reliance is authorized without written consent from the appraiser and client. This addendum does not change the intended use, intended users, certifications, assumptions, or limiting conditions stated elsewhere in the report or required by law.

Prior Services: I performed no services involving the subject property, as an appraiser or in any other capacity, during the three years before accepting this order.

SCOPE OF WORK & DATA VERIFICATION

Property Observation & Limitations: I personally performed an onsite visual observation of the subject’s readily accessible interior and exterior areas. I noted characteristics relevant to the appraisal, apparent quality and condition, and readily observable adverse conditions affecting safety, soundness, structural integrity, marketability, or value.

The appraisal observation was performed for valuation purposes and is not a home inspection, engineering study, environmental assessment, boundary survey, title examination, permit search, or code inspection. I did not perform destructive testing, inspect concealed components, determine the remaining service life of systems, or warrant future operation. When utilities were active, accessible components were operated through normal controls only, without comprehensive testing. Matters requiring technical, legal, environmental, survey, title, permit, or code expertise should be evaluated by the appropriate qualified professional or public authority.

The zoning designation and apparent use were researched and reported for appraisal purposes. Unless included in the assignment, I did not conduct a permit search or determine compliance with building, fire, electrical, plumbing, accessibility, setback, easement, or similar regulatory requirements. Relevant conditions identified through observation, disclosure, or normal appraisal research are reported and analyzed. Subsequent information that materially changes a relied-upon fact or condition may require review of the assignment results.

Data Research and Verification: Sources used in this assignment are identified in the report and may include MLS, SDAT, local tax and land records, CoreLogic/Realist, peer databases, photographs, client documents, and market participants. Material information was reviewed for reasonableness and consistency, and material discrepancies are addressed in the property-specific narrative.

Comparable interiors were not personally observed unless otherwise stated. Their characteristics are based primarily on MLS information, listing photographs, public records, and other identified sources.

Property Condition and Assignment Requirements: For each assignment, I identify and report readily observable deficiencies that could affect safety, soundness, structural integrity, marketability, or value. Their effect is analyzed, and an appraisal condition is stated when warranted. When a condition cannot be adequately evaluated within the appraisal’s scope, further evaluation by a qualified professional may be required. The appraisal does not constitute a general code-compliance certification or determine property or loan eligibility.

Hypothetical Conditions & Extraordinary Assumptions: This appraisal is completed subject to the Hypothetical Condition that construction of the proposed improvements is complete in accordance with the plans and specifications prepared by Thomson & Cooke Architects, dated March 5, 2026, and the Selection Schedule dated March 5, 2026, as the improvements did not exist in their completed form as of the effective date of this appraisal.

Above-grade gross living area of 4,038 square feet excludes the 824-square-foot attic level. Per the Selection Schedule, the attic Loft is unfinished; Bedroom 4, Bath 4, and Bedroom 5 within the attic are provided rough-in only and are not included as finished space in this analysis. The appraiser has relied on the Selection Schedule as the basis for this determination. This represents an Extraordinary Assumption under USPAP Standards Rule 1-2(f); should the attic level be finished to habitable standards, an updated appraisal would be required to reflect the change in gross living area and value. The plans, as presented for this assignment, indicate the attic will remain unfinished. The plans do not depict a separate two-story foyer or cathedral ceiling within the primary living areas. A central open stairwell, elevator shaft, attic stair opening, and sloped attic ceilings are shown. These conditions will be verified upon completion and may result in a difference between the plan-derived and final measured GLA.

If any of these hypothetical conditions are proven to be false, they may impact the opinion of market value. See the Reconciliation Addendum or the Additional Comments section for more information.

Addendum					File No. Plans & Specs		
Borrower/Client	Jane Doe						
Property Address	1 Proposed Sample Ave						
City	Bethesda	County	Montgomery	State	MD	Zip Code	20814
Lender	Sample (Redacted)						

LendPort Appraisals, Inc.

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SUBJECT SECTION

Property Address: I report the property address based on the physical address observed, client-provided information, public records, and USPS conventions. When interchangeable locality names apply to the same postal address, I may use the locality requested by the client or shown in title-related materials, provided the property is consistently identified and there is no effect on the analysis or value conclusion.

Owner of Record: Tax records available as of the effective date identify Jane Doe as the owner of record. Tax records may take time to update after a transfer, they may not show a recent ownership change. Current title evidence is needed to confirm ownership and vesting.

Taxes and Assessments: Annual real estate taxes are reported as \$30,621 using MLS public-record data, SDAT, and/or Realist. This assessment reflects the site and the current improvements, which are being demolished, and does not reflect the proposed new construction that is the subject of this appraisal. Real estate taxes will be reassessed by SDAT upon completion of the proposed improvements and will differ, likely materially, from the amount currently reported. Special assessments are reported as \$126.00, per SDAT. Minor reporting differences in the annual tax amount among data sources, by themselves, do not affect value or marketability in a measurable way.

Subject Data Sources and Legal Description: Subject characteristics are reconciled from my observation and review of the contractor agreement, architectural plans, public records, assessment data, client-provided documents, peer databases, and other identified sources. I address material inconsistencies in the property-specific narrative located in the form, the Reconciliation Addendum, and in the Additional Comments section. The legal description and parcel identifier were obtained from tax and assessment records and may differ from the long form legal description used by title. Title evidence controls legal ownership, vesting, easements, restrictions, and the final legal description.

CONTRACT SECTION

If applicable, the listing and contract analysis appears in the Reconciliation Addendum in compliance with USPAP Standards Rule 1-5.

NEIGHBORHOOD SECTION

Market Analysis and Trends: Neighborhood boundaries identify the subject's competitive market area and are not jurisdictional lines. Land-use estimates are based on observation, mapping, and available public information; "Other" may include roads, parks, schools, institutional uses, utilities, and open space. The neighborhood price range and predominant value reflect a broad group of properties, while comparable selection focuses on sales that compete more directly with the subject. Sales from nearby competing areas may be used when relevant, with supported location differences adjusted. A value outside the predominant range does not, by itself, indicate over- or under-improvement.

Market trends and time adjustments are based on relevant market evidence. Increasing or declining trends are reported only when sufficient data establish a measurable, consistent direction; stable is reported when the analysis supports no significant directional change. Each comparable is analyzed from its contract date through the effective date. A broader market trend does not automatically establish the adjustment applicable to that interval, and a time adjustment is applied only when the evidence supports a measurable effect on value. Detailed support is reported in the Market Conditions Addendum when applicable.

SITE SECTION

Site Data, Zoning, and Highest and Best Use: Site dimensions, area, and zoning come from the identified public records, maps, surveys, plats, or MLS. They are reported for appraisal purposes and are not a boundary survey or legal opinion of compliance. When required, the opinion of site value is obtained by using the allocation method when required by the client.

Highest and Best Use Analysis: The subject site and proposed improvements were analyzed for legal permissibility, physical possibility, financial feasibility, and maximum productivity. The property is currently improved with an existing single-family residence; however, this appraisal is developed under the hypothetical condition that the existing improvements have been demolished and the proposed residence has been completed in accordance with the plans and specifications.

The 13,834-square-foot site is zoned R-90 and permits detached single-family residential use. According to the plans prepared by Thomson & Cooke Architects, the proposed building coverage is 22.16%, or 3,065 square feet, and the proposed building height is 28 feet 4 inches. These measurements are within the reported zoning limitations. The proposed detached residential use is therefore legally permissible and physically possible based on the information provided.

As though vacant, the highest and best use is development with a detached single-family residence consistent with applicable zoning and the residential character of the competitive market. As proposed under the stated hypothetical condition, continued use as a detached single-family residence represents the highest and best use. The market data analyzed in this appraisal supports residential improvements of generally similar use, size, and quality. No alternative use permitted under current zoning was identified that would be expected to produce a higher residual land value.

The subject reportedly transferred for \$3,100,000 in 2024 as an improved property through an arms-length cash transaction. That sale included the existing residence and is not considered a vacant-land transaction. The existing improvements are being demolished under the current scope of work

Addendum						File No. Plans & Specs	
Borrower/Client	Jane Doe						
Property Address	1 Proposed Sample Ave						
City	Bethesda	County	Montgomery	State	MD	Zip Code	20814
Lender	Sample (Redacted)						

and do not contribute value under the hypothetical condition. The cash financing status and the owner’s equity position do not affect the property’s highest and best use.

The reported project cost materially exceeds the market value indicated upon completion. This cost-to-value disparity does not, by itself, establish that the proposed residence is an over improvement or that detached residential use is not the property’s highest and best use. It indicates that the owner’s acquisition, demolition, design, and construction expenditures may not be fully recoverable through market value. Market value reflects the actions of typical market participants and does not presume dollar-for-dollar recognition of the owner’s actual expenditures. The analysis recognizes that this is an owner-user project rather than a speculative development.

IMPROVEMENTS SECTION

Quality and Condition Ratings: The subject’s quality rating reflects its observed design, materials, workmanship, and construction features. Its condition rating reflects its observed physical condition, maintenance, and updating. Both ratings are reported on an absolute basis.

Kitchen Classification: Kitchen descriptions in the Improvements section reflect the presence or estimated date of updates (e.g., new standard appliances, new laminate countertops) regardless of material grade or market reaction. Kitchen classifications used in the Sales Comparison Grid (Standard, Updated, Modern) instead reflect market-perceived material quality and contributory value, not recency. A kitchen described as “updated” on page one of the URAR may therefore be classified as Standard in the grid where materials do not meet the market threshold for a measurable value premium. Where this discrepancy exists between the two sections, it is intentional.

Sketch: The building sketch illustrates the general room layout and orientation. Minor variances from the actual floor plan may exist due to structural obstacles, chimneys, or bump-outs affecting measurable area, and the lower-level sketch may not always match the exact first-floor footprint for the same reasons. The subject’s GLA was obtained from the builder plans and specs and may not reflect ANSI standards.

SALES COMPARISON APPROACH

Adjustment Methodology & Support: Adjustments reflect supported market reaction to material differences and are not based on rules of thumb or physical differences alone. Support may include paired or grouped sales, sensitivity analysis, statistical analysis, depreciated cost, market-participant information, and other methods appropriate to the available data. Adjustments are applied only when the evidence supports a measurable effect on value and are reconciled for reasonableness in light of the market evidence. Adjustments may be calculated as a percentage of the comparable’s sale price or on an itemized, per-feature basis. Adjustment amounts are typically rounded to the nearest \$500, consistent with the level of precision supported by the data. Differences without a supported measurable effect on value are not adjusted.

Concessions and Market Conditions: Known sales or financing concessions are analyzed for their actual effect on price rather than adjusted dollar-for-dollar. Falling within this market’s typical range (generally 3–6%) does not, by itself, mean a concession had no effect. An adjustment is applied if the analysis shows a measurable price effect or if it is discovered that the sales price was inflated using creative financing.

Condition, Quality, Age, Location, & View: Condition and quality ratings are assigned on an absolute basis under UAD definitions. Properties sharing the same rating (e.g., C3) may still fall toward opposite ends of that rating band, differing in observed wear, maintenance, or component replacement - warranting intra-category adjustments despite sharing the same standardized rating when market evidence supports it. Age adjustments are based on effective age and are usually captured within the condition adjustment to avoid duplication; an additional age adjustment applies only when necessary.

Room Count, GLA, & Lot Size: Bedroom and bath differences are considered together with layout, utility, conformity, and buyer response. Bedroom count adjustments are applied on the row above the room count if applicable while the room count row is reserved for bathroom adjustments. Comparable GLA obtained from secondary sources is reviewed for material inconsistencies. First hand data is favored if there is a conflict. GLA adjustments are only applied if the difference exceeds the 100 sq ft threshold. Lot size adjustments are based on utility for typical residential use. Differences may exist without adjustment when the additional area provides no measurable utility, marketability, or contributory value.

Below-Grade Areas: Basement presence is a primary selection criterion for comparable sales. Finished below-grade space is analyzed primarily on a per-room basis rather than a strict price-per-square-foot calculation. Finished square-footage data are frequently inconsistent and unreliable; room count therefore provides a more uniform and consistent measure of utility. An additional adjustment may be considered when total basement area exceeds a threshold at which market evidence indicates a measurable impact.

HVAC, Amenities, & General Physical Differences: HVAC, exterior features, and other amenities are adjusted only when the market shows measurable contributory value; older systems common in unimproved homes may warrant an adjustment when supported, but minor features with limited utility do not automatically require one, and no additional adjustment is applied for fuel type alone. Physical differences generally receive no adjustment when negligible relative to price or when the feature cannot be isolated in MLS searches with enough credibility to support a reliable contributory value. Small patios, front stoops, fireplaces, fences, and other features only feature adjustments if there is a credible measurable contributory value. Features that don’t receive quantitative adjustments may still be considered in the qualitative analysis in the reconciliation.

Reconciliation Addendum

File No. Plans & Specs

Borrower/Client	Jane Doe				
Property Address	1 Proposed Sample Ave				
City	Bethesda	County	Montgomery	State	MD Zip Code 20814
Lender	Sample (Redacted)				

LendPort Appraisals, Inc.

Page 1 of 1

RECONCILIATION ADDENDUM

Comparable Selection: Comparable sales are selected based on competitive similarity, location, property features, condition, quality, sale date, and the reliability of the available information. Proximity and recency are important, but neither alone determines comparability. An older or more distant sale may be more useful when it brackets an important feature or requires fewer and better-supported adjustments. Closed, adequately verified sales are the primary evidence. Active and pending listings provide secondary evidence because their final terms are not yet known or may not be fully disclosed.

Gross Adjustment Weighted Reconciliation

- Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	4,600,000	4.6	11.5	4,810,000	26.88
Comp #2:	3,200,000	12.8	15	3,608,000	24.92
Comp #3:	3,800,000	5.6	20.6	3,586,000	21.77
Comp #4:	3,300,000	11.5	12.3	2,919,500	26.43
Comp #5:	3,799,999	9.6	12.2	4,166,499	
Comp #6:	4,450,000	5	5.5	4,672,500	

ESTIMATED INDICATED VALUE OF THE SUBJECT: \$3,744,000. After reconciling with other market indicators, the final opinion of value is \$3,650,000.

In the Gross Adjustment Methodology above, greater weight was given to the comparable(s) that required the least gross adjustments when those sales also demonstrated strong overall similarity to the subject. Gross adjustment percentage is only one reconciliation tool and does not by itself measure proximity, recency, data reliability, or other qualitative factors. Final weighting also considers these qualitative elements, as discussed below. Active and pending listings are reviewed to gauge market trends but serve only as secondary indicators of value. List prices may be strategically lowered to attract interest or inflated beyond market support. Unsettled listings lack disclosed contract details and their eventual sales prices may differ significantly from their current reported list price. Settled, verified sales remain the cornerstone of this analysis.

Limitations of Gross Weighted Reconciliation: The weighted indication is one reconciliation tool; it is not a value calculator. It assigns greater mathematical weight to sales with lower gross adjustments. However, gross adjustment percentage alone does not measure proximity, recency, data reliability, feature matching, the relative importance of individual adjustments, or the overall strength of a comparable. My final reconciliation of the adjusted range includes consideration for qualitative factors and all relevant market factors.

CONCLUSION & SUMMARY

Reconciliation Summary: The four settled comparable sales produced indicated values ranging from \$2,919,500 to \$4,810,000, with gross adjustments ranging from 11.5% to 20.6%. Comparables 2, 3, and 4 cluster between \$2,919,500 and \$3,608,000, while Comparable 1 indicates a materially higher value of \$4,810,000. This higher indication is supported by Comparable 1's location closest to the subject (0.12 miles) and its low adjustment burden (4.6% net, 11.5% gross), but its distance from the remaining settled sales warrants caution against allowing a single comparable to disproportionately drive the concluded value.

The gross-adjustment-weighted calculation, which gives greater mathematical weight to comparables requiring the least adjustment, produced an indicated value of \$3,744,000. However, as noted throughout this analysis, gross adjustment percentage alone does not measure the relative influence a single outlying sale should carry against a cluster of consistent, mutually supporting settled sales. Greater qualitative weight is given here to the consistency demonstrated by Comparables 2, 3, and 4, tempering the influence of Comparable 1's higher indication.

Comparables 5 and 6 are active listings and were not included in the weighted calculation; list prices do not reflect disclosed, verified transaction terms and serve only as secondary evidence of current market conditions. Both indicate values above the concluded figure (\$4,166,499 and \$4,672,500, respectively), supporting that the value conclusion is conservative relative to current market offerings rather than overstated.

After reconciling the weighted calculation against the qualitative strength and consistency of the three-sale cluster formed by Comparables 2, 3, and 4, and cross-checking against current market offerings, my opinion of market value is \$3,650,000.

Conclusion & Hypothetical Conditions: This appraisal is made subject to the hypothetical condition that, as of the effective date, the existing dwelling and related improvements have been demolished and the proposed residence, garage, site improvements, permits, county building inspections, and landscaping have been completed in substantial conformance with the final approved plans, specifications, construction contract, and other documents specifically identified in this report. The proposed improvements were not complete as of the effective date. Use of this hypothetical condition may have affected the assignment results. See the Disclosures & Compliance Addendum for additional narrative regarding the hypothetical conditions and extraordinary assumptions applicable to this assignment.

Based on the analysis contained in this report, my opinion of the market value of the subject property, as proposed, is \$3,650,000.

Proposed Construction / Hypothetical Condition Addendum

File No. Plans & Specs

Borrower/Client	Jane Doe						
Property Address	1 Proposed Sample Ave						
City	Bethesda	County	Montgomery	State	MD	Zip Code	20814
Lender	Sample (Redacted)						

The complete architectural plans, specifications, and Selection Schedule prepared by Thomson & Cooke Architects (dated March 5, 2026) were thoroughly reviewed by the appraiser and are retained in the workfile. These documents are not included in this sample report because they contain sensitive personal and project-specific information that would violate privacy requirements for a redacted sample appraisal.

ASSIGNMENT CONDITIONS

The subject is located at 1 Sample Ave, Bethesda, Maryland 20814. The assignment is a conventional refinance appraisal of the fee-simple interest in a one-unit, owner-occupied property. The client is Redacted Bank, and the intended use is mortgage-financing analysis.

The site is presently improved with a dwelling constructed in 1952. This appraisal is developed subject to the hypothetical condition that the existing improvements have been demolished and the proposed residence, garage, and related site improvements have been completed in substantial conformance with the final plans, specifications, construction contract, and applicable approvals identified in this report. The proposed improvements were not complete as of the effective date, and use of this hypothetical condition may have affected the assignment results.

PROPOSED IMPROVEMENTS AND BUILDING AREA

The proposed improvements consist of a custom, architect-designed residence with two finished above-grade levels, a basement, an unfinished attic, and an attached two-car garage.

First Floor: 2,147 SF
Second Floor: 1,891 SF
Above-Grade GLA: 4,038 SF
Basement: 1,985 total SF
Attic: 824 SF (unfinished per base scope)
Garage: 548 SF

GLA includes the first and second floors only; basement and garage are reported separately and excluded from GLA.

The architectural plans depict a loft, Bedrooms 4 and 5, and Bath 4 within the attic. However, the plans and Selection Schedule identify attic finishing as an add alternate to the base contract, and no executed document confirming acceptance of that alternate was provided. The entire attic is therefore reported as unfinished. Bedrooms 4 and 5 and Bath 4 are rough-in only and are excluded from GLA and finished room count.

PROPOSED ROOM CONFIGURATION

The first floor includes a foyer, study, dining room, kitchen, parlor, mudroom, two powder rooms, pantry/bar area, elevator, and circulation areas. The second floor includes the primary bedroom suite, Bedrooms 2 and 3, three full bathrooms, laundry room, elevator, and circulation areas.

The 1,985 SF basement includes a recreation room, exercise room, plan-labeled bedroom, bathroom, storage areas, mechanical rooms, an elevator equipment room, and circulation areas. The plans do not separately calculate finished versus unfinished basement area; basement finish is therefore reported at an estimated 90%. Legal bedroom status and required emergency egress for the below-grade bedroom remain subject to final approved plans, permits, and completed construction. Basement adjustments are applied on a per-room-count and total-square-footage basis; any variance between the 90% estimate and actual finished area has no impact on the value conclusion.

Above Grade: 7 Rooms / 3 Bedrooms / 3 Full and 2 Half Bathrooms
Below Grade: 1 Rec Room / 1 Bedroom / 1 Full Bathroom / 1 Other Room (Exercise Room)
Total Completed Bathrooms: 4 Full and 2 Half
Attic: Unfinished / rough-in only; excluded from GLA and room count

CONSTRUCTION MATERIALS AND FEATURES

The proposed residence includes a poured-concrete foundation and basement; painted brick and cedar siding; Spanish slate roofing with copper components; and painted wood insulated windows. Ceiling heights are approximately 9'8" in the basement and first floor and 9' on the second floor.

Interior features include five-inch character-grade white oak flooring, tile in wet areas, custom millwork and built-ins, white oak stairs with mahogany rails, three fireplace locations, a custom kitchen with stone surfaces and panel-ready appliances, and a primary bathroom with marble finishes, freestanding tub, curbless shower, and radiant floor heating. Additional features include an elevator serving the basement through second floor, outdoor living and landscaping improvements, and an approximately 548 SF attached two-car garage.

The signed budget includes a geothermal HVAC allowance with one heat pump per floor, electric air filters, and humidifiers; however, the plumbing scope also provides gas service to four HVAC units. Final heating source, backup arrangement, equipment count, and zoning are not established by the submitted documents and require verification.

CONDITION AND QUALITY:

The improvements are proposed and did not exist in completed form as of the appraisal inspection. If completed in accordance with the final plans and specifications and not previously occupied, the improvements would qualify for a C1 condition rating.

Quality Rating: Q3 - The proposed dwelling reflects an architect-designed traditional residence with high-quality materials, including slate and copper roofing, masonry brick and stone exterior, custom millwork, and geothermal mechanical systems, combined with a moderate-to-high degree of designer detail. Design and construction methods are consistent with quality-built homes in this market segment rather than a one-of-a-kind or architecturally unique structure. The reported quality rating reflects the proposed scope of construction and remains subject to verification upon completion.

Elevation Sketches

The complete architectural plans, specifications, and Selection Schedule prepared by Thomson & Cooke Architects (dated March 5, 2026) were thoroughly reviewed by the appraiser and are retained in the workfile. These documents are not included in this sample report because they contain sensitive personal and project-specific information that would violate privacy requirements for a redacted sample appraisal.

1 Right Elevation

1/4" = 1'-0"



2 Front Elevation

1/4" = 1'-0"



Front & Right Elevations

Location	Notes

A2-1

Right Elevation / Front Elevation

2 Left Elevation

1/4" = 1'-0"



1 Rear Elevation

1/4" = 1'-0"



Rear & Left Elevations

Location	Notes

A2-2

Left Elevation / Rear Elevation

Comparable Photo Page

Borrower/Client	Jane Doe					
Property Address	1 Proposed Sample Ave					
City	Bethesda	County	Montgomery	State	MD	Zip Code 20814
Lender	Sample (Redacted)					



Comparable 1

7602 Glenbrook Rd	
Prox. to Subject	0.12 miles NW
Sale Price	4,600,000
Gross Living Area	4,184
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Res;
View	N;Res;
Site	9225 sf
Quality	Q3
Age	16



Comparable 2

7113 Fairfax Rd	
Prox. to Subject	0.31 miles SE
Sale Price	3,200,000
Gross Living Area	2,949
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	5.1
Location	N;Res;
View	N;Res;
Site	5569 sf
Quality	Q3
Age	1



Comparable 3

5600 Brite Dr	
Prox. to Subject	0.48 miles SW
Sale Price	3,800,000
Gross Living Area	4,874
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;
Site	37773 sf
Quality	Q3
Age	10

Comparable Photo Page

Borrower/Client	Jane Doe					
Property Address	1 Proposed Sample Ave					
City	Bethesda	County	Montgomery	State	MD	Zip Code 20814
Lender	Sample (Redacted)					



Comparable 4

5425 Harwood Rd	
Prox. to Subject	0.45 miles NW
Sale Price	3,300,000
Gross Living Area	5,307
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;
Site	8948 sf
Quality	Q3
Age	0



Comparable 5

5015 Elm St	
Prox. to Subject	0.39 miles SE
Sale Price	3,799,999
Gross Living Area	3,753
Total Rooms	9
Total Bedrooms	6
Total Bathrooms	5.1
Location	N;Res;
View	N;Res;
Site	6667 sf
Quality	Q3
Age	3



Comparable 6

7613 Glenbrook Rd	
Prox. to Subject	0.16 miles N
Sale Price	4,450,000
Gross Living Area	4,097
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	4.1
Location	N;Res;
View	N;Res;
Site	13034 sf
Quality	Q3
Age	6

MARKET ANALYSIS

powered by  TrueTracts

Market area and submarket area definition: The appraiser employed a data-driven approach, powered by a machine-learning analytical tool, to define the Subject's Submarket and Market Area, and to identify Competing Submarkets. This tool groups properties based on similar relationships between home features and sale prices, independent of city, zip code, or census boundaries—eliminating any potential for arbitrary biases.

The appraiser used this data to define the Subject's Submarket, and applied filters like GLA and lot size to limit the analysis to only competitive properties.

Feature filters applied:

- **Baths:** 3 - 7
- **Bedrooms:** 3 - 7
- **Garage Spaces:** ≤ 3
- **GLA:** 3,050 - 5,050 sqft
- **Lot Size:** 7,000 - 21,780 sqft
- **Sold Price:** \$1,550,000 - \$4,953,000 (Note: this price filter was only applied to remove extreme price outliers)

The tool then trains a statistical model on the past 5 years of competing home sales within the appraiser-defined Subject Submarket where it learns the specific relationship between features, time, and sale price within those boundaries. It then uses that model to predict the sale prices of surrounding properties, learning which areas are locationally similar to the Subject's Submarket. Since the model controls for feature and time differences, it is able to isolate locational value differences and generate an intuitive Heatmap where similar Competing Submarkets are indicated in green, inferior locations in blue, and superior locations in red.

Definitions:

Market Area - the broader geographic region where buyers consider alternative properties that compete with the subject in terms of features, price range, and market conditions. The market area includes the Neighborhood, Subject's Submarket, and Competing Submarkets. On the heatmap, it is represented by a thin green polygon.

Subject's Submarket - contains the subject property and the core group of competing properties that typically includes most of the selected comparables. It often aligns with the Neighborhood boundaries, though they may differ. On the heatmap, it is represented by a thick black polygon.

Neighborhood - a congruous group of complementary land uses. Often the same as the Subject Submarket (gold w/ black outline polygon). When the Neighborhood differs from the Subject Submarket, it is represented by a gold polygon. The appraiser can separately define this area to create a dataset specifically to be used to populate the following sections of an appraisal report:

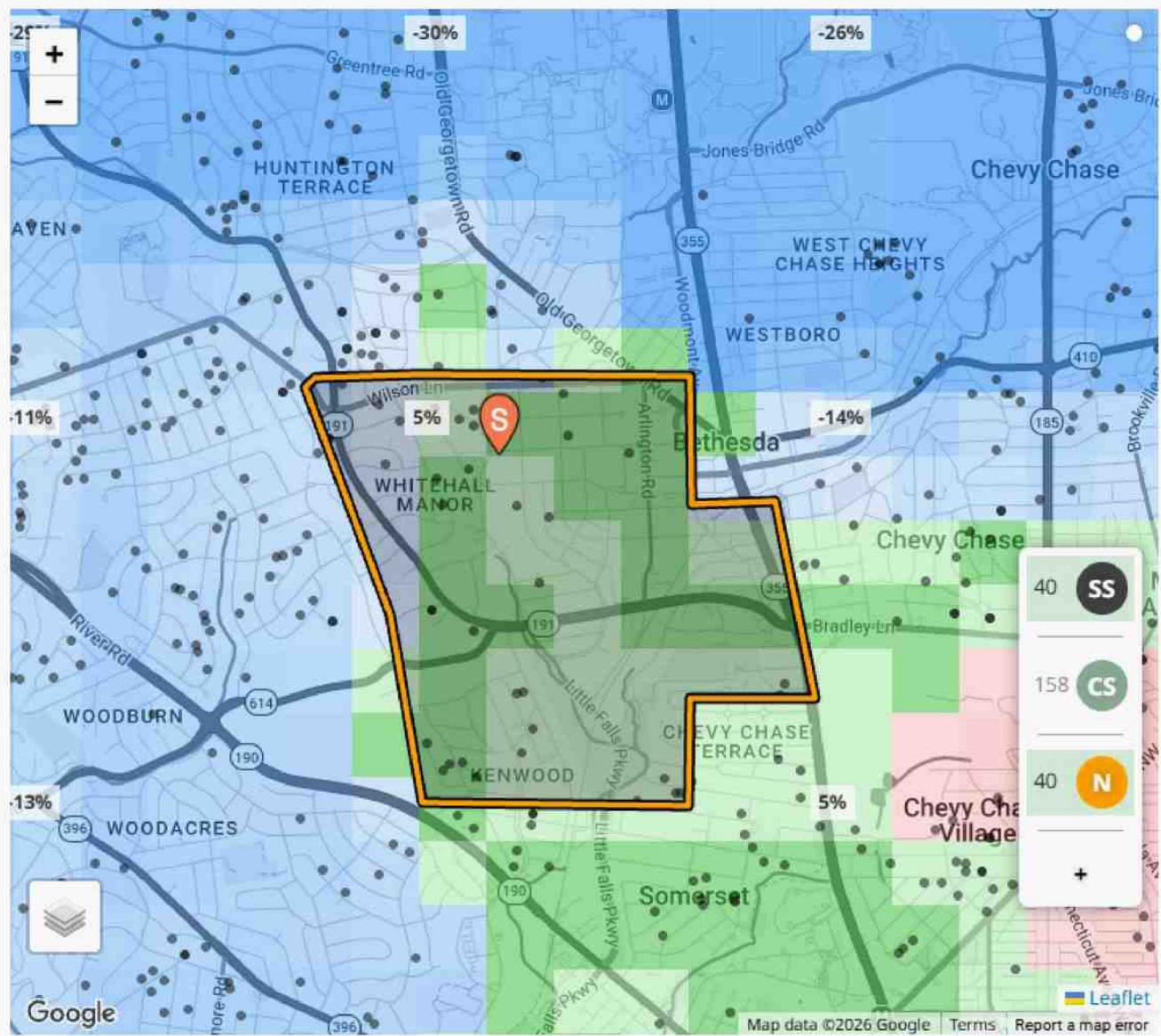
- Housing Price and Age ranges on Page 1
- Number of comparable listings and sales on Page 2
- The 1004MC form, if included

Competing Submarkets - groups of competing properties that are often crucial for providing sufficient data to establish credible market trends and meet three conditions:

1. They are located within the Market Area.
2. They have features that lie within the filters applied to the Subject's Submarket.
3. They appear in green areas of the heatmap, indicating similar locations.

The heat map on the next page visually represents this data.

Market Area Heatmap



Map Legend

Map Markers

-  **Subject Property**
-  **Black Dot:** A home that sold within the past 5 years. It lies within the appraiser's filters
-  **Green Dot:** A home that sold within the past 5 years. It lies within the appraiser's filters, and sits in a similar competing submarket

Polygons

-  **Subject's Submarket**
-  **Subject's Neighborhood**
-  **Subject's Submarket = Subject's Neighborhood**
-  **Subject's Market Area**

Heatmap

-  **Similar Location (<3%):** No location adjustments to comps necessary
-  **Similar Location (3% - 6%):** Location adjustments to comps may or may not be necessary
-  **Inferior Location (-6% or more):** Homes sell for less after adjusting for feature differences. The darker the blue, the bigger the difference
-  **Superior Location (+6% or more):** Homes sell for more after adjusting for feature differences. The darker the red, the bigger the difference

White Area of Map: No home sales within the past 5 years that lie within the appraiser's filters

Market Conditions Analysis - Page 3

Market Analysis and Time Adjustments: To analyze market conditions, identify trends, and calculate time adjustments, the tool gathers and utilizes data from home sales that:

- Are located within the appraiser-defined Market Area (green polygon)
- Have similar features (defined by the filters applied by the appraiser and reported above)
- Are in a similar Competing Submarket (green areas within the Market Area)

Instead of relying on raw sale prices, which can be misleading due to variations in home features, the tool applies a Generalized Additive Model (GAM) to adjust sale prices to account for feature differences before plotting the data and generating the trend line.

The tool fits a nonlinear curve to the data and calculates the time adjustment by comparing the average adjusted sale price at the comparable's contract date to the most recent month's average (see Monthly Time Adjustment Table below which shows the indicated time adjustment to apply to the Contract Month of the Comparable sale).

In line with the Fannie Mae Selling Guide, overall market trends in the Unit Housing Trends section of this report are based on competitive properties and reflect the overall movement of the market based on a minimum of 12 months of data. When insufficient sales exist within the subject's neighborhood, the dataset is expanded to include competing properties from Competing Submarkets in the broader market area. Also, in line with the Fannie Mae Selling Guide, the time adjustments made to the Comparables may differ from the overall trend.

Market Conditions Analysis - Page 4



Based on an analysis of 55 similar home sales over the past 12 months in the subject's market area, the average adjusted sale price has increased from \$2,765,000 to \$2,780,200, an implied change of +0.5%. Based on this information, the overall market trend has been reconciled to be relatively stable.

1 - 12 Months

Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
+0.5%	+0.5%	+0.5%	+0.5%	+0.4%	+0.4%	+0.3%	+0.3%	+0.2%	+0.2%	+0.1%	+0.1%

13 - 24 Months

Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
+1.8%	+1.6%	+1.4%	+1.3%	+1.2%	+1.0%	+0.9%	+0.8%	+0.8%	+0.7%	+0.6%	+0.6%

Months of Housing Supply Trend

1.1 months
Current Supply



-5.4 months
12-month change



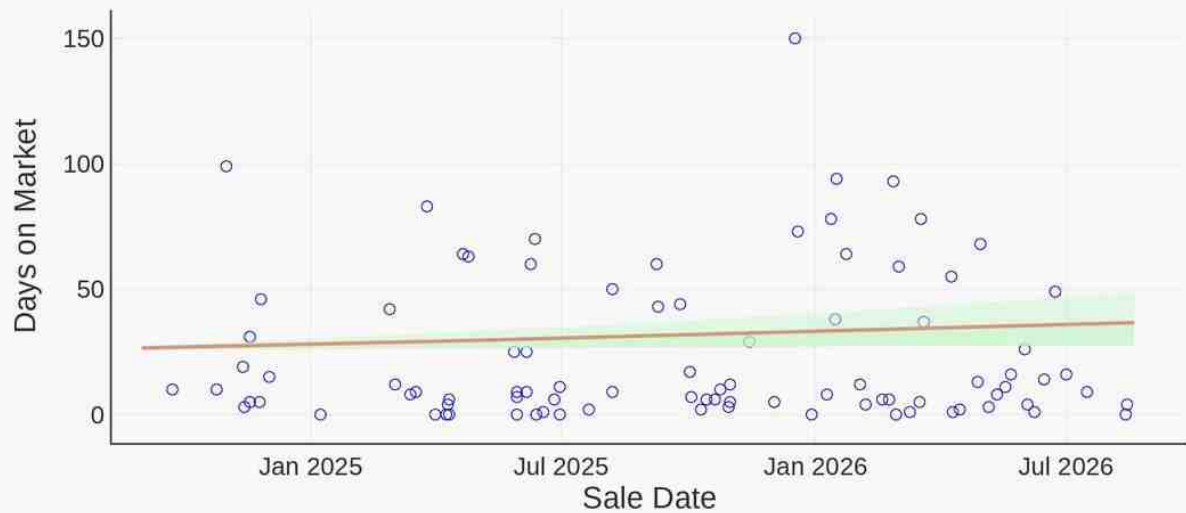
Based on an analysis of similar homes over the past 12 months in the subject's market area with statuses of Closed, Active, Pending, Cancelled or Expired, the average months of supply has decreased from 6.5 months to 1.1 months, an implied change of -5.4 months. Based on the current 1.1 months of supply, the supply of homes is In Shortage.

Marketing Time (DOM) Trend

37 days
Current DOM



+6 days
12-month change



Based on an analysis of 55 similar home sales over the past 12 months in the subject's market area, the average Days on Market has increased from 31 days to 37 days, an implied change of +6 days.

ADJUSTMENT ANALYSIS

powered by  TrueTracts

Overview

The adjustments utilized in this appraisal report are supported by a multi-faceted analytical approach, incorporating four data-driven methods: Generalized Additive Model (GAM), Peer Adjustments, Depreciated Cost, and Sensitivity Analysis. These analyses build upon the curated dataset developed during the Market Analysis process in TrueTracts, which defines the subject’s competitive market area using data-driven criteria and identifies a refined set of competing properties. That same dataset, originally used to support time adjustments, now serves as the foundation for feature-level adjustments as well—ensuring consistency throughout the analysis. The appraiser evaluated each indicator for every feature, exercising professional judgment to determine the most appropriate adjustment based on the data. In some cases, a single method provided sufficient support, while in others, a combination of methods was used to reinforce the conclusion. This data-driven, yet appraiser-controlled, process ensures that each adjustment accurately reflects the market's response to differences in each feature and is statistically defensible.

The following sections summarize the four adjustment methods, each offering a distinct view of how the market responds to property features, helping to produce precise and well-supported conclusions. Together, they create a robust, cross-validated foundation for credible, well-supported adjustments.

Generalized Additive Model (GAM)

GAM is a powerful, statistical modeling approach used to derive adjustments by analyzing how all property features collectively influence sale price. Unlike simple linear models that apply constant rates, GAM is able to capture both linear and non-linear trends—such as the law of diminishing returns—and allows the appraiser to see how a feature’s impact changes across its range. Because GAM evaluates all variables simultaneously, it performs thousands of calculations to understand how features interact rather than treating them in isolation. This results in a more accurate, realistic view of how each feature contributes to value, controlling for the influence of other characteristics.

Importantly, GAM results are highly interpretable and transparent, with each feature visualized as a smooth curve accompanied by a 90% credible interval—giving appraisers clear, data-supported guidance. However, like any other modeling approach, GAM can be influenced by multicollinearity, particularly with overlapping features such as quality and condition. For this reason, final adjustment decisions remain under the appraiser’s judgment, informed by both analytics and professional expertise, as well as corroborating indicators like Depreciated Cost, Peer Adjustments, and Sensitivity Analysis.

Depreciated Cost

Depreciated Cost offers a data-backed approach to deriving adjustments by estimating the remaining contributory value of a feature rather than its full replacement cost. This method begins by calculating replacement cost using local market data and then applies depreciation based on the property's effective age and condition. As a result, adjustments reflect the actual value a feature contributes to the whole property, ensuring a logical, transparent, and defensible basis for appraisal conclusions.

Peer Adjustments

Peer Adjustments offer a market-supported, data-driven approach by analyzing a robust set of appraiser-selected adjustments on similar properties in the same and/or similar markets. These peer adjustments are not arbitrary—they were derived using a combination of 12 traditional appraisal methods, including paired sales, depreciated cost, and regression analysis, ensuring deep analytical support and reliability. To aid in reconciliation, the appraiser was provided a percentile-based range from the 10th to the 90th percentile, allowing for credible, defensible adjustments.

Sensitivity Analysis

Sensitivity Analysis is a data-driven, modified form of paired sales analysis that helps appraisers fine-tune adjustments derived from primary methods such as GAM, Peer Adjustments, and Depreciated Cost. Rather than relying on identical paired sales, it isolates a single variable by analyzing the adjusted sale prices of comparables—after all other features have been accounted for—to determine the adjustment that minimizes the mean absolute difference between them. This process brings the comps into the closest overall alignment and reveals how the market responds to the feature in question based on actual buyer and seller behavior. While not typically used as a primary basis for adjustments, it serves as a valuable secondary check that enhances accuracy, supports market-aligned conclusions, and strengthens the overall credibility of the appraisal.

Note: Adjustment values displayed in this report are based on data-driven analyses. However, rounding may have been applied in the sales comparison grid. As a result, reported adjustments may differ slightly from the exact indicated values below.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale 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 Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale 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
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
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
Avg	Average	Average/Adequate
Gd	Good	Above Average, Exceeds typical expectations
Similar / Inferior / Superior	"Similar", "Inferior", or "Superior"	Relative description used to compare a feature to the subject
Standard	Standard	Not significantly updated. Average or Adequate
Adequate or Typical	Adequate or Typical	Average/Adequate/Typical for the Market
(+) or (-)	(+) or (-)	Used to reflect higher or lower range of condition or quality ratings.

Appraiser Qualifications and Competency

File No. Plans & Specs

Borrower/Client	Jane Doe					
Property Address	1 Proposed Sample Ave					
City	Bethesda	County	Montgomery	State	MD	Zip Code 20814
Lender	Sample (Redacted)					



Boris Maslow
Certified Real Estate Appraiser
LendPort Appraisals, Inc.
(410) 999-0033 Call or Text
info@LendPort.com / LendPort.com

Appraisal Qualifications & Geographic Competency Statement:

I am a Maryland Certified Residential Real Estate Appraiser (License No. 30027565) with more than 20 years of experience appraising one- to four-unit residential properties in the Baltimore metropolitan area. I reside in Baltimore County and work regularly in Baltimore City and the surrounding Maryland counties that comprise my typical assignment area. Continuous practice in these markets supports familiarity with local neighborhood characteristics, housing stock, and factors that affect residential value.

Assignment experience includes single-family residences and 2- to 4-unit properties, as well as water-privileged sites, new construction, and distressed properties. Scope has included both as-is and subject-to valuations.

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License # (300) 27565
Proof of E&O insurance is maintained on file with the client.
To protect confidential business information from non-intended users, the E&O declarations page is not embedded within this appraisal report.

Respectfully,
Boris Maslow, Certified Real Estate Appraiser

Signature

Name Boris Maslow

Date Signed 08/21/2026

State Certification # 300 27565

Or State License #

State MD

State

Signature

Name

Date Signed

State Certification #

Or State License #

State

State