

**UNIFORM RESIDENTIAL APPRAISAL REPORT**

Section: \_\_\_\_\_ File No. \_\_\_\_\_ 0144 UN

ESTIMATED SITE VALUE		\$ 75,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and, for HUD, VA and FHA, the estimated remaining economic life of the property):	
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:		75,075	Site value is based on similar land sales in the Missoula urban area.	
Dwelling	1,155 Sq. Ft. \$ 65.00	75,075		
	1,155 Sq. Ft. \$ 20.00	23,100		
Garage/Carport	252 Sq. Ft. \$ 12.00	3,024	Construction costs are based on the Marshall & Swift Residential Cost Manual and knowledge of local contractors' rates.	
Total Estimated Cost New		\$ 101,199		
Loss	Physical Functional External			
Depreciation	10120 9108	-19,220		
Depreciated Value of Improvements		\$ 81,971		
"As-is" Value of Site Improvements		\$ 7,500		
INDICATED VALUE BY COST APPROACH		\$ 164,471		

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	645 South 6th Street East	514 East Beckwith Avenue	636 Hastings Avenue	546 Woodworth Avenue
Proximity to Subject		9 blocks	12 blocks	13 blocks
Sales Price	\$ NA	\$ 175,000	\$ 166,000	\$ 169,500
Price/Gross Liv. Area	\$ 0.00	\$ 184.21	\$ 152.29	\$ 161.43
Date and/or Verification Sources	County & Inspection	MLS #113171 & Ext. Inspection	MLS #112859 & Ext. Inspection	MLS #111111 & Ext. Inspection
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION (+/-) Adjustment	DESCRIPTION (+/-) Adjustment	DESCRIPTION (+/-) Adjustment
Sales or Financing	Conv. Loan	Conv. Loan	Conv. Loan	Conv. Loan
Concessions	None	None	None	None
Date of Sale/Time	8/01 50DoM	7/01 40DoM	5/01 43DoM	
Location	University	University	University	
Leasehold/Prop Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	6,240 sf	Similar	Similar	Similar
View	Nhood	Nhood	Nhood	Nhood
Design and Appeal	Average	Average	Average	Average
Quality of Construction	Average	Average	Average	Average
Age	A60 E20	Similar	Similar	Similar
Condition	Average	Superior -35000	Superior -20000	Superior -20000
Abv'n Grdn	Total Dams Dgts	Total Dams Dgts	Total Dams Dgts	Total Dams Dgts
Room Count	5   2   1	5   2   1	5   2   1	5   2   1
Gross Living Area	1155 Sq. Ft.	950 Sq. Ft. +10250	1090 Sq. Ft. +3600	1050 Sq. Ft. +5250
Basement & Finished	1155 sf	665 sf +5900	1085 sf +1000	1050 sf +1250
Rooms Below Grade	25% finish	0 finish +4300	100% finish -11950	Partial
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFA/None	GFA/None	GFA/None	GFA/None
Energy Efficient Items	None noted	None noted	None noted	None noted
Garage/Carport	1 Car/None	1 Car/None	1 Car/None	2 Car/None -2500
Porch, Patio, Deck, Fireplace(s), etc.	None	Patio -500	1 Fireplace	1 Fireplace
Fence, Pool, etc.	None	Fence -1000	Fence -1000	Fence -1000
Net Adj. (total)		\$ 16,050	\$ 28,350	\$ 17,000
Adjusted Sales Price of Comparable		\$ 158,950	\$ 137,650	\$ 152,500
Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): All of the sales are recent (within 4 month of date of appraisal) and are felt to be very good indicators of current value for the subject property. Unlike the subject, all three of the comparables had been remodeled, typically at least the kitchen. The Sales Comparison Approach supports a value in the range of \$140,000 to \$160,000 with emphasis in the lower end of the range.				
ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Date	No prior	None known.	None known.	None known.
Source for prior sales	sale.			
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: None known.				
INDICATED VALUE BY SALES COMPARISON APPROACH		\$ 152,500		
INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$		NA / Mo. x Gross Rent Multiplier NA = \$		
This appraisal is made <input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the reports, alterations, inspections, or conditions listed below <input type="checkbox"/> subject to completion per plans and specifications.				
Conditions of Appraisal: This appraisal assumes 'as-is' condition of the property as of September 12, 2001.				
Final Reconciliation: Primary consideration was given to the value indication by the Sales Comparison Approach.				
The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 430/Fannie Mae Form 1004B (Revised 6/93)				
I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF September 12, 2001				
(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 152,500				
APPRAISER:		SUPERVISORY APPRAISER (ONLY IF REQUIRED):		
Signature		Signature	<input type="checkbox"/> Dis	<input type="checkbox"/> Did Not
Name	Craig P. Kosena, MAI	Name	Inspect Property	
Date Report Signed	4/29/01	Date Report Signed		
State Certification #	225	State Certification #	State	
State	MT	Or State License #	State	

**FannieMae** Polly Steier BIRMINGHAM, AL 35203  
**Desktop Underwriter Quantitative Analysis Appraisal Report** File No. PRV726

**THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.**

Property Address: 645 SOUTH 6TH STREET EAST City: MISSOULA State: MT Zip Code: 59801  
 Legal Description: R 2 OF LOT 12, ALL OF LOT 13, W 1/2 OF LOT H, BLOCK 36 MONTANA ADDITION County: MISSOULA  
 Assessor's Parcel No.: 22057902 Tax Year: 2000 S.E. Times: 1,424.22 Special Assessments: NONE  
 Borrower: CLIENT-SUSAN LIANE Current Owner: SAN-CAR CORPORATION Occupant: Owner Tenant  Vacant  
 Neighborhood or Project Name: UNIVERSITY AREA Project Type: PUD Condominium HOA \$ NONE N/A  
 Sales Price: \$ N/A Date of Sale: N/A Description: \$ amount of loan charges/concessions to be paid by seller: NONE KNOWN  
 Property rights appraised:  Fee Simple  Leasehold Map Reference: GEO 2200 22 3 06 03 Census Tract: 0006

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

Location:  Urban  Suburban  Rural Property values:  Increasing  Stable  Declining  
 Built up:  Over 75%  25-75%  Under 25% Demand/Supply:  Shortage  In balance  Over supply  
 Growth rate:  Rapid  Stable  Slow Marketing time:  Under 3 mos.  3-6 mos.  Over 6 mos.  
 Neighborhood boundaries: BOUNDARIES INCLUDE SOUTH FIFTH STREET EAST TO THE NORTH, THE UNIVERSITY OF MONTANA CAMPUS TO THE EAST, SOUTH HIGGINS AVENUE TO THE WEST, AND SOUTH AVENUE EAST TO THE SOUTH IN URBAN MISSOULA. Single family housing PRICE (\$000): 110 Low 25 High 100+ Condominium housing PRICE (\$000): N/A Low N/A High  
 Dimensions: 41' X 130' SQUARE FEET PER PLAT Site area: 6,240 SQUARE FEET PER PLAT Shape: RECTANGULAR  
 Specific zoning classification and description: R-1 PER OFFICE OF COMMUNITY DEVELOPMENT  
 Zoning compliance:  Legal  Legal nonconforming (Grandfathered use)  Illegal, attach description  No zoning  
 Highest and best use of subject property as improved (or as proposed per plans and specifications):  Present use  Other use, attach description  
 Utilities: Public  Other  Public  Other Off-site improvements: Type: Public Private  
 Electricity:  Water  Sewer  Street: ASPHALT  Alley: PAVED   
 Gas:  Sanitary sewer  Sheet:  Alley:   
 Are there any apparent adverse site conditions (assessments, encroachments, special assessments, etc.)?  Yes  No If Yes, attach description.  
 Source(s) used for physical characteristics of property:  Interior and exterior inspection  Exterior inspection from street  Previous appraisal files  
 MLS  Assessment and tax records  Prior inspection  Property owner  Other (describe):  
 No. of Stories: ONE Type (Det/Hi): DET Exterior Walls: WD FRAME Roof Surface: ASPH SHINGLE Manufactured Housing:  Yes  No  
 Does the property generally conform to the neighborhood in terms of style, condition and construction materials?  Yes  No If No, attach description.  
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?  
 Yes  No If Yes, attach description.  
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property?  
 Yes  No If Yes, attach description.  
 I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.  
 My research revealed a total of 6 sales ranging in sales price from \$ 137,500 to \$ 148,000.  
 My research revealed a total of 1 listings ranging in list price from \$ 0 to \$ 169,000.  
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3
Address	645 S 6TH ST EAST MISSOULA, MONTANA	711 BROOKS STREET MISSOULA, MONTANA	648 EAST SUSSEX AVENUE MISSOULA, MONTANA	526 BEVERLY AVENUE MISSOULA, MONTANA
Proximity to Subject		1 MILE SOUTHWEST	15 BLOCKS SOUTH	11 BLOCKS SOUTHWEST
Sales Price	\$ N/A	\$ 168,000	\$ 155,000	\$ 168,000
Price/Gross Living Area	\$	\$ 162.14	\$ 118.68	\$ 174.45
Data & Verification Sources	MLS #112272	MLS #112272	MLS #112448	
VALUE ADJUSTMENTS	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		0	0	0
Date of Sale/Time	8-29-2001	0	7-27-2001	0
Location	URBAN	0	URBAN	-5,000
Site	6,240 SQ FT	8,775 SQ FT	6,000 SQ FT	6,500 SQ FT
View	NEIGHBORS	0	NEIGHBORS	0
Design (Style)	1 STORY AV	1 STORY AV	1 STORY AV	1 STORY av
Actual Age (Yrs.)	61 E 16-17	71 E 10-12	50+ E 16-17	60+/- E 10-12
Condition	AVERAGE	GOOD	AVERAGE	GOOD
Above Grade	Total :Rdms: Baths		Total :Rdms: Baths	Total :Rdms: Baths
Rooms Count	5 : 2 : 1	4 : 2 : 1	5 : 3 : 1	5 : 2 : 1
Gross Living Area	1,103 Sq. Ft.	1,036 Sq. Ft.	1,306 Sq. Ft.	963 Sq. Ft.
Basement & Finished	1,103 SQ FT	1,036 SQ FT	1,258 SQ FT	841 SQ FT
Rooms Below Grade	300 +/- S/F FIN	780 S/F FIN	300 SQ FT FIN	504 SQ FT FIN
Garage/Carport	1 CAR GARG	2 CAR GARAGE	1 CAR GARAGE	1 CAR GARAGE
OTHER	NONE	COVD PATIO	NONE	DECK
OTHER	NONE	FENCE	NONE	FENCE
Net Adj. (Total)		+14,300	+4,900	+13,600
Adjusted Sales Price of Comparables		\$ 153,700	\$ 150,100	\$ 154,600
Date of Prior Sale	NONE FOUND	NONE FOUND	NONE FOUND	NONE FOUND
Price of Prior Sale	\$ N/A	\$ NONE FOUND	\$ NONE FOUND	\$ NONE FOUND

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: NO PRIOR SALES OF THE SUBJECT NOR COMPARABLES WERE FOUND IN MLS DATA IN THE PAST YEAR.  
 Summary of sales comparison and value conclusion: THE PURPOSE OF THE APPRAISAL IS TO ESTIMATE MARKET VALUE FOR THE SUBJECT. THE INTENDED USERS OF THIS REPORT ARE SUSAN LIANE OF GILLESPIE REALTY AND HER CLIENTS. ESTIMATED EXPOSURE TIME TO THE MARKET IS 0-3 MONTHS. THE SUBJECT HAS AN UNFINISHED ATTIC WITH STAIRCASE ACCESS. THE BASEMENT APPEARS TO BE IN AVERAGE TO FAIR CONDITION. DIFFICULT TO INSPECT THOROUGHLY DUE TO PERSONAL CHAT'RL. SEE COMMENTS ON ADDENDUM. THE SUBJECT HAS THE "CHARM" OF UNIVERSITY AREA HOMES WITH WOOD FLOORS, WOODWORK, AND ARCHITECTURAL CHARACTERISTICS OF THE ERA. THE INTERIOR HAS POTENTIAL. KITCHEN IS DATED. SOUTH 6TH STREET PART IS A BUSY ARTERIAL IN THE UNIVERSITY AREA.  
 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, or  subject to the following repairs, alterations or conditions

BASED ON AN  EXTERIOR INSPECTION FROM THE STREET OR AN  INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 153,000, AS OF OCTOBER 3, 2001.

