

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 0144 UN

ESTIMATED SITE VALUE \$ 75,000

ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:

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
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

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): Site value is based on similar land sales in the Missoula urban area. Construction costs are based on the Marshall & Swift Residential Cost Manual and knowledge of local contractors' rates.

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 Ltr. 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 Dgths	Total Dams Dgths	Total Dams Dgths	Total Dams Dgths
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.			
within year of appraisal				

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 "as is" subject to the repairs, alterations, inspections, or conditions listed below 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: Signature *Kraig P. Kosena* SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature Dis Did Not Inspect Property

Name Kraig P. Kosena, MAI Date Report Signed 4/29/01 State Certification # 225 State MT State

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FannieMae Polly Steier
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 14, BLOCK 36 MONTANA ADDITION County: MISSOULA
 Assessor's Parcel No.: 22057902 Tax Year: 2000 R.E. Taxes: \$ 1,824.22 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 Other: 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/As) 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 \$ 168,000.
 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 #112448	
VALUE ADJUSTMENTS	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions				
Date of Sale/Time		8-29-2001 0	7-27-2001 0	7-27-2001 0
Location	URBAN	URBAN 0	URBAN 0	URBAN -5,000
Site	6,240 SQ FT	8,775 SQ FT 0	6,000 SQ FT 0	6,500 SQ FT 0
View	NEIGHBORS	NEIGHBORS 0	NEIGHBORS 0	NEIGHBORS 0
Design (Style)	1 STORY AV	1 STORY AV 0	1 STORY Av 0	1 STORY av 0
Actual Age (Yrs.)	61 E 16-17	71 E 10-12 -5,000	50+ E 16-17 0	60+/- E 10-12 -5,000
Condition	AVERAGE	GOOD -5,000	AVERAGE 0	GOOD -5,000
Above Grade	Total :Rdms: Baths	Total :Rdms: Baths	Total :Rdms: Baths	Total :Rdms: Baths
Rooms Count	\$: 2 : 1	4 : 2 : 1	\$: 3 : 1	5 : 2 : 1
Gross Living Area	1,103 Sq. Ft.	1,036 Sq. Ft. +1,300	1,306 Sq. Ft. -4,100	963 Sq. Ft. +2,800
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 -2,100	300 SQ FT FIN -800	504 SQ FT FIN +300
Garage/Carport	1 CAR GARG	2 CAR GARAGE -2,000	1 CAR GARAGE 0	1 CAR GARAGE 0
OTHER	NONE	COVD PATIO -1,000	NONE 0	DECK -1,000
OTHER	NONE	FENCE -500	NONE 0	FENCE -500
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 PAIR CONDITION. DIFFICULT TO INSPECT THOROUGHLY DUE TO PERSONAL CHAIR'L. 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

