

INVOICE

Date: 11/08/2009

File No. 0910118
Case No. FHA# 561-9460801

Prepared for:

Mia Gotti
Eastlake Mortgage, Inc.
165 NE Juniper Street Ste 202
Issaquah, WA 98027

Property Appraised:

Goyer, Matt
1408 12th Avenue #201
Seattle, WA 98122

Work Performed:

Condo Appraisal Fee (Fannie Mae Form1073):	\$ 450.00
FHA Fee:	\$ 50.00
	\$
	\$
	\$
	\$
	\$
Total Amount Due: \$ 500.00	

Please make checks payable to:

Apex Residential Appraisal
5413 S Puget Sound Ave #4
Tacoma, WA 98409

Apex Residential Appraisal
5413 S Puget Sound Ave #4
Tacoma, WA 98409
Phone: (253) 381-6666

11/08/2009

Eastlake Mortgage, Inc.
165 NE Juniper Street Ste 202
Issaquah, WA 98027

RE: Goyer, Matt
1408 12th Avenue #201
Seattle, WA 98122
File No. 0910118
Case No. FHA# 561-9460801

Dear Mia,

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

1408 12th Avenue #201, Seattle, WA 98122

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 11/07/2009 is:

\$ 474,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____

Randall Jackson
Certified Real Estate Appraiser

APPRAISAL REPORT OF

Matt Goyer
1408 12th Avenue #201
Seattle, WA 98122

AS OF

11/07/2009

PREPARED FOR

Mia Gotti
Eastlake Mortgage, Inc.
165 NE Juniper Street Ste 202
Issaquah, WA 98027

PREPARED BY

Randall Jackson
Apex Residential Appraisal
5413 S Puget Sound Ave #4
Tacoma, WA 98409



SUMMARY REPORT

Individual Condominium Unit Appraisal Report

SUBJECT	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.													
	Property Address 1408 12th Avenue #201			Unit # 201		City Seattle		State WA		Zip Code 98122				
	Borrower Goyer, Matt			Owner of Public Record Goyer, Matt						County King				
	Legal Description LOT UNIT 201 TRACE LOFTS CONDOMINIUM PCT UND INT 1.85 . . . (See Addendum)													
	Assessor's Parcel No. 866495 0030					Tax Year 2009		R.E. Taxes \$ 3,539.85						
	Project Name Trace Lofts			Phase # One		Map Reference TG 565 B5		Census Tract 0075.00						
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant			Special Assessments \$ None						HOA \$ 304.00		<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month		
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) N/A													
	Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe) N/A													
	Lender/Client Eastlake Mortgage, Inc. Address 165 NE Juniper Street Ste 202, Issaquah, WA 98027													
CONTRACT	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
	Report data source(s) used, offerings price(s), and date(s). Owner & Northwest Multiple Listing Service (NWMLS)													
CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A													
	Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) N/A													
	Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, report the total dollar amount and describe the items to be paid. N/A													
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.													
	Neighborhood Characteristics						Condominium Unit Housing Trends				Condominium Housing		Present Land Use %	
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Property Values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining		PRICE		AGE		One-Unit		75 %			
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		\$ (000)		(yrs)		2-4 Unit		5 %			
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths		225 Low New		Multi-Family		2 %					
	Neighborhood Boundaries Bounded on the north by E Aloha Street; on the east by 23rd Avenue E; on the west by I-5; and, on the south by James Street E.						650 High 80		Commercial		15 %			
							465-480 Pred. 0-10		Other Vacant		3 %			
	Neighborhood Description The subject is a well established building renovated in 2007, and located in an urban setting. Employment, entertainment, medical services, public transportation, public schools and churches are located in the Capital Hill community of Seattle. The subject is located near Madison Street, which intersects with the I-5 corridor approximately two miles to the west.													
	Market Conditions (including support for the above conclusions) General market conditions in the area are in a slight decline with most properties selling within three to six months, with conventional, FHA and VA as the standard financing options. Seller paid discount/concessions are not uncommon, and are more typical in FHA/VA loan products.													
	PROJECT SITE	Topography		Level with Street Grade		Size 0.26 Acres		Density Moderate		View Territorial/Good				
Specific Zoning Classification NC3P-65				Zoning Description Neighborhood Commercial Lowrise 65' height limit										
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? <input type="checkbox"/> Yes <input type="checkbox"/> No														
<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) N/A														
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. N/A														
Utilities Public Other (describe)		Public Other (describe)		Off-site Improvements--Type				Public Private						
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>		Water <input checked="" type="checkbox"/> <input type="checkbox"/>		Street Asphalt				<input checked="" type="checkbox"/> <input type="checkbox"/>						
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>		Natural Gas Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>		Alley None/Typical				<input type="checkbox"/> <input type="checkbox"/>						
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 530089 0630F FEMA Map Date 05/16/1995														
Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. N/A														
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe. No adverse easements or encroachments were noted at the time of the inspection.														
PROJECT INFORMATION	Data source(s) for project information Metroscan, NWMLS, County Records & Madrona Real Estate Services													
	Project Description <input type="checkbox"/> Detached <input type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input checked="" type="checkbox"/> Other (describe) Lowrise													
	General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete					
	# of Stories Five		Exterior Walls Brick		# of Units 42		# of Phases 1		# of Planned Phases		N/A			
	# of Elevators One		Roof Surface Rolled Comp		# of Units Completed 42		# of Units 42		# o f Planned Units		N/A			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Total # Parking One		# of Units For Sale 2		# of Units for Sale 2		# of Units for Sale		N/A			
	<input type="checkbox"/> Under Construction		Ratio (spaces/units) 1/1		# of Units Sold 38		# of Units Sold 38		# of Units Sold		N/A			
	Year Built 2007		Type Garage		# of Units Rented 10		# of Units Rented 10		# of Units Rented		N/A			
	Effective Age 1		Guest Parking Minimal		# of Owner Occupied Units 28		# of Owner Occupied Units 28		# of Owner Occupied Units		N/A			
	Project Primary Occupancy <input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant													
Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
Management Group - <input type="checkbox"/> Homeowners' Association <input type="checkbox"/> Developer <input checked="" type="checkbox"/> Management Agent - Provide name of management company. Madrona Real Estate Services, LLC., Maria Spano (206) 623-7662														
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe N/A														
Was the project created by the conversion of an existing building(s) into a condominium? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the original use and the date of conversion. The original building was a Singer Sewing Machine warehouse and was converted into condominium's in 2007. There are currently 42 residential condo's and two vacant retail units on street level.														
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe N/A														
Is there any commercial space in the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe and indicate the overall percentage of the commercial space. The street level is designated retail space.														

Individual Condominium Unit Appraisal Report

PROJECT INFORMATION

Describe the condition of the project and quality of construction. The subject was converted in 2007 and is in compliance with Leed green construction guidelines, utilizing recycled wood flooring in the living room, dining room & hallway, and recycled rubberized flooring in the bathroom. All windows are vinyl encased double pane with full screens. The open ceiling consists of exposed fire sprinkler plumbing, tongue & groove cardecking, and solid wood structural beams.

Describe the common elements and recreational facilities. The roof top is dedicated to common space with large planter boxes, natural gas barbeque, and random patio furniture. There are no recreational facilities in the complex.

Are any common elements leased to or by the Homeowners' Association? ☐ Yes ☒ No If Yes, describe the rental terms and options. N/A

Is the project subject to ground rent? ☐ Yes ☒ No If Yes, \$ N/A per year (describe terms and conditions) N/A

Are the parking facilities adequate for the project size and type? ☒ Yes ☐ No If No, describe and comment on the effect on value and marketability. N/A

PROJECT ANALYSIS

I ☐ did ☒ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. Unavailable at the time of inspection.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? ☐ Yes ☒ No If Yes, report the charges and describe. N/A

Compared to other competitive projects of similar quality and design, the subject unit charge appears ☐ High ☒ Average ☐ Low If High or Low, describe N/A

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser? ☐ Yes ☒ No If Yes, describe and explain the effect on value and marketability. None noted

UNIT DESCRIPTION

Unit Charge \$ 304 per month X 12 = \$ 3,648 per year. Annual assessment charge per year per square feet of gross living area = \$ 4.04

Utilities included in the unit monthly assessment ☐ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☐ Water ☐ Sewer ☐ Cable ☒ Other (describe) Earthquake insurance and garbage.

General Description	Interior materials/condition	Amenities	Appliances	Car Storage
Floor # Two	Floors Crpt/Wd/Rubber/New	<input type="checkbox"/> Fireplace(s) # N/A	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels Five	Walls Drywall&Brick/New	<input type="checkbox"/> Woodstove(s) # N/A	<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Garage <input type="checkbox"/> Covered <input type="checkbox"/> Open
Heating Type FWA Fuel Elec	Trim/Finish Wood/New	<input type="checkbox"/> Deck/Patio N/A	<input checked="" type="checkbox"/> Disp <input checked="" type="checkbox"/> Microwave	# of Cars One
<input type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot Tile/New	<input type="checkbox"/> Porch/Balcony N/A	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned
<input type="checkbox"/> Other (describe) N/A	Doors Wood/New	<input type="checkbox"/> Other N/A	<input checked="" type="checkbox"/> Washer/Dryer	Parking Space # 201

Finished area above grade contains: 4 Rooms 1 Bedrooms 1 Bath(s) 904 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? ☒ Yes ☐ No If No, describe and comment on compatibility to other projects in the market area. N/A

Additional features (special energy efficient items, etc.) Double pane windows, energy efficient FWA heating, natural gas oven & cooktop, and insulated walls.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). No needed repairs were noted at the time of inspection. The subject property is in above average condition due to recent high quality construction, the use of high quality materials in a quality craftsmanship manner, and conscientious upkeep and maintenance.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe None noted at the time of the inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe N/A

PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain N/A

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) County records, Metroscan and property owner.

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) Metroscan, NWMLS and county records

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	8/28/2007	Not sold within the	Not sold within the	Not sold within the
Price of Prior Sale/Transfer	\$460,000	past 12 months	past 12 months	past 12 months
Data Source(s)	County Records/Metroscan	County Records/Metroscan	County Records/Metroscan	County Records/Metroscan
Effective Date of Data Source(s)	11/07/2009	11/07/2009	11/07/2009	11/07/2009

Analysis of prior sale or transfer history of the subject property and comparable sales There has been one transfer of the subject property in the past three years (see data above). A search of King County records has revealed no sales or transfers of ownership in the past 12 months regarding the sales comparables referenced in this report.

Individual Condominium Unit Appraisal Report

SALES COMPARISON ANALYSIS	There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 439,000 to \$ 599,000 .													
	There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 420,000 to \$ 600,000 .													
	FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
	Address 1408 12th Avenue #201 and Unit # Seattle, WA 98122					737 Olive Way #2106 Seattle, WA 98101			1609 Summit Avenue #401 Seattle, WA 98122			530 Broadway E #323 Seattle, WA 98102		
	Project Name and Phase Trace Lofts One					Olive 8 Condominium's One			The Crawford One			Brix Condominium's One		
	Proximity to Subject					0.78 miles W			0.44 miles W			0.75 miles N		
	Sale Price		\$ N/A			\$ 428,000			\$ 490,000			\$ 480,000		
	Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.			\$ 529.70 sq. ft.			\$ 426.46 sq. ft.			\$ 490.80 sq. ft.		
	Data Source(s)		Visual/Metroscan			Visual/Metroscan/NWMLS			Visual/Metroscan/NWMLS			Visual/Metroscan/NWMLS		
	Verification Source(s)		County Records			County/MLS# 29084742			County/MLS# 29062344			County/MLS# 29077267		
	VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment		
	Sale or Financing		N/A			Conventional			Conventional			Conventional		
	Concessions		N/A			None Noted			None Noted			None Noted		
	Date of Sale/Time		N/A			10/30/2009			6/26/2009-SP/LP -41,000			10/10/2009		
	Location		Urban			Urban			Urban			Urban		
	Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
	HOA Mo. Assessment		304			448			427			463		
	Common Elements and Rec. Facilities		Parking Rooftop			Parking Rec Facilities/Sup -5,000			Parking None/Inf +5,000			Parking None/Inf +5,000		
	Floor Location		Second			First			Forth			Third		
	View		Territorial/Good			Neighborhood/Inf +28,000			Neighborhood/Inf +28,000			Neighborhood/Inf +28,000		
	Design (Style)		Attached Condo			Attached Condo			Attached Condo			Attached Condo		
	Quality of Construction		Good			Good			Good			Good		
	Actual Age		1E/2A			1E/1A			3E/6A +2,000			1E/1A		
	Condition		Good			Good			Good			Good		
	Above Grade Room Count		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
			4	1	1	4	1	1.0	4	1	1.50	5	2	2.0
	Gross Living Area		904 sq. ft.			808 sq. ft. +2,880			1,149 sq. ft. -7,350			978 sq. ft. -2,220		
	Basement & Finished Rooms Below Grade		None N/A			None/Eq N/A			None/Eq N/A			None/Eq N/A		
	Functional Utility		Average			Average			Average			Average		
	Heating/Cooling		FWA/N/A			Heat Pump/Sup -2,000			FWA/Eq			Baseboard/Inf +2,000		
	Energy Efficient Items		Average			Average			Average			Average		
	Garage/Carport		1-Garage			1-Garage/Eq			1-Garage/Eq			1-Garage/Eq		
	Porch/Patio/Deck		None			None/Eq			None/Eq			None/Eq		
	Fireplace		None			1-Fireplace/Sup -1,500			None/Eq			1-Fireplace/Sup -1,500		
	Fence		None			None/Eq			None/Eq			None/Eq		
	Days On Market(DOM)		N/A			75 DOM			8 DOM			109 DOM		
Net Adjustment (Total)					<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 22,380			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -15,350			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 27,280			
Adjusted Sale Price of Comparables					Net Adj: 5% Gross Adj : 9% \$ 450,380			Net Adj: -3% Gross Adj: 17% \$ 474,650			Net Adj: 6% Gross Adj: 9% \$ 507,280			
Summary of Sales Comparison Analysis. A comprehensive search of the subject's immediate neighborhood revealed few closed sales similar to the subject's age, view quality, room count, and having sold within the last three to six months. For this reason, the search parameters were broadened to include one sale beyond a man-made boundary (I-5), and one property having it's sale date beyond today's standard of three month's, but less than six months from this report's effective date. All sales are closed, and considered the most reliable indicators of market value as of the effective date of this report. Also, all comps were given equal consideration in making a determination of market value due to their close proximity and similarities to the subject. However, the mid range of the adjusted sale price was determined to be the most accurate estimate of market value for the subject property.														
**The photograph representing comp #1 has been imported from the NWMLS web site.														
Indicated Value by Sales Comparison Approach \$ 474,000														
INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae)													
	Estimated monthly Market Rent \$		N/A		X Gross Rent Multiplier		N/A		=\$		N/A		Indicated Value by Income Approach (optional)	
Summary of Income Approach (including support for market rent and GRM). This type of property (and the subject) is predominantly owner-occupied. The Income Approach provides minimal applicability in determining an opinion of market value due to the lack of sufficient data, which is why the Income Approach was not utilized.														
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 474,000 Income Approach (if developed) \$ N/A													
	There is sufficient data to develop an indication of value by the sales comparison approach. The cost approach is inapplicable and the income approach has insufficient data to form a reliable indication of estimated market value.													
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Subject is appraised "AS IS." No personal property was included in this valuation.													
	Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 474,000 as of 11/07/2009 , which is the date of inspection and the effective date of this appraisal.													

File No. 0910118
Case No. FHA# 561-9460801

Borrower	Goyer, Matt				
Property Address	1408 12th Avenue #201				
City	Seattle	County	King	State	WA Zip Code 98122
Lender/Client	Eastlake Mortgage, Inc.		Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027	

FEATURE		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SPENDING #5				COMPARABLE LISTING #6				
Address 1408 12th Avenue #201 and Unit # Seattle, WA 98122		319 Summit Avenue E #503 Seattle, WA 98102			1605 E Pike Street #201 Seattle, WA 98122			1408 12th Avenue #406 Seattle, WA 98122								
Project Name and Phase		Trace Lofts One			319 Summit One			The Opal One				Trace Lofts One				
Proximity to Subject					0.70 miles NW			0.26 miles E				Same Building				
Sale Price		\$ N/A			\$ 457,000			\$ 470,000				\$ 449,500				
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.			\$ 521.69 sq. ft.			\$ 537.76 sq. ft.				\$ 569.71 sq. ft.				
Data Source(s)		Visual/Metroscan			Visual/Metroscan/NWMLS			Visual/NWMLS				Visual/NWMLS				
Verification Source(s)		County Records			County/MLS# 29034642			County/MLS# 29098019				County/MLS# 29136483				
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION +(-) \$ Adjustment			DESCRIPTION +(-) \$ Adjustment				DESCRIPTION +(-) \$ Adjustment				
Sale or Financing		N/A			Conventional			Pending Sale				Active Listing				
Concessions		N/A			None Noted			None Noted				None Noted				
Date of Sale/Time		N/A			8/31/2009			Pending Sale				Active Listing				
Location		Urban			Urban			Urban				Urban				
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple				Fee Simple4				
HOA Mo. Assessment		304			435			150				306				
Common Elements and Rec. Facilities		Parking Rooftop			Parking None/Inf +5,000			Parking None/Inf +5,000				Parking Rooftop				
Floor Location		Second			Fifth			Second				Forth				
View		Territorial/Good			Territorial/Good			Neighborhood/Inf +28,000				Territorial/Good				
Design (Style)		Attached Condo			Attached Condo			Attached Condo				Attached Condo				
Quality of Construction		Good			Good			Good				Good				
Actual Age		1E/2A			1E/3A			2E/5A +1,000				1E/2A				
Condition		Good			Good			Good				Good				
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths			
Room Count		4	1	1	5	2	1.8	-3,000	4	1	1.5	-2,000	4	1	1.0	
Gross Living Area		904 sq. ft.			876 sq. ft.			+840	874 sq. ft.			+900	789 sq. ft.			+3,450
Basement & Finished Rooms Below Grade		None N/A			None/Eq N/A			None/Eq N/A				None/Eq N/A				
Functional Utility		Average			Average			Average				Average				
Heating/Cooling		FWA/N/A			FWA/Eq			FWA/Eq				FWA/Eq				
Energy Efficient Items		Average			Average			Average				Average				
Garage/Carport		1-Garage			Off Street/Inf +3,000			1-Garage				1-Garage/Eq				
Porch/Patio/Deck		None			Balcony/Sup -3,000			None/Eq				None/Eq				
Fireplace		None			1-Fireplace/Sup -1,500			1-Fireplace/Sup -1,500				None/Eq				
Fence		None			None/Eq			None/Eq				None/Eq				
Days On Market(DOM)		N/A			158 DOM			96 DOM				43 DOM				
Net Adjustment (Total)					[X] + [] - \$ 1,340			[X] + [] - \$ 31,400				[X] + [] - \$ 3,450				
Adjusted Sale Price of Comparables					Net Adj: 0% Gross Adj : 4% \$ 458,340			Net Adj: 7% Gross Adj: 8% \$ 501,400				Net Adj: 1% Gross Adj: 1% \$ 452,950				

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales				
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE #PENDING #5	COMPARABLE #LISTING #6
Date of Prior Sale/Transfer	8/28/2007	Not sold within the	Not sold within the	Not sold within the
Price of Prior Sale/Transfer	\$460,000	past 12 months	past 12 months	past 12 months
Data Source(s)	County Records/Metroscan	County Records/Metroscan	County Records/Metroscan	County Records/Metroscan
Effective Date of Data Source(s)	11/07/2009	11/07/2009	11/07/2009	11/07/2009
Summary of Sales Comparison Analysis. The subject property is in compliance with FHA's minimum property requirements, and all utilities were turned on and working in satisfactory condition.				

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1408 12th Avenue #201 City Seattle State WA ZIP Code 98122

Borrower Goyer, Matt

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Total # of Comparable Active Listings				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Sales Days on Market				<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Comparable List Price				<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listing Days on Market				<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

N/A

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☐ No If yes, explain (including the trends in listings and sales of foreclosed properties).

N/A

Cite data sources for above information.

N/A

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

N/A

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: Trace Lofts

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)	11	5	3	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)	1.83	1.67	1.00	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining
Total # of Active Comparable Listings	17	9	5	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	9.29	5.39	5.00	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Are foreclosures sales (REO sales) a factor in the project? ☐ Yes ☒ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

The condominium units in the subject building are currently owned by the original buyer's, with the exception of four units retained by the builder/contractor. There were no REO/Bank owned, or foreclosed units in the subject's building at the time of the inspection.

Summarize the above trends and address the impact on the subject unit and project.

Market conditions in the area are in a slight decline with most properties selling within six months of the original listing date and within 85%-97% of list price, with conventional, FHA, and VA as the standard financing options. Seller paid discount/concessions are not uncommon & appear to be at 3% to 5% over the past 12 month's, and are more typical in FHA/VA loan products. The market for condominium's in the subject's neighborhood of Capital Hill appears to have less of a decline in value compared to adjacent neighborhoods.

Signature 

Appraiser Name Randall Jackson
Company Name APEX RESIDENTIAL APPRAISAL
Company Address 5413 S Puget Sound Ave #4, Tacoma, WA 98409
State License/Certification #1702289 State WA
Email Address apex_1@comcast.net

Signature

Supervisor Name
Company Name
Company Address
State License/Certification # State
Email Address

APEX RESIDENTIAL APPRAISAL
COMMENT ADDENDUM

File No. 0910118
Case No. FHA# 561-9460801

Borrower Goyer, Matt			
Property Address 1408 12th Avenue #201			
City Seattle	County King	State WA	Zip Code 98122
Lender/Client Eastlake Mortgage, Inc.		Address 165 NE Juniper Street Ste 202, Issaquah, WA 98027	

COMMENTS ADDENDUM

This appraisal report is a summary report as defined by the Appraisal Standards Board of the Appraisal Foundation and complies with the Uniform Standards of Professional Appraisal Practice (USPAP).

FHA GUIDELINES AND REQUIREMENTS

This Appraisal Report meets FHA guidelines and requirements set forth by FHA.

PURPOSE AND FUNCTION:

The purpose of this appraisal is to provide the appraiser’s best estimate of market value of subject property as of the effective date. The function of this appraisal is to assist the lender in evaluating the subject property for real estate lending purposes.

LEGAL DESCRIPTION

The legal description provided is based on information extracted from County Records as the deed or title was not provided to the appraiser for this appraisal. Please see title report and subject documents for complete legal description.

NEIGHBORHOOD

The neighborhood is characterized by a mixture of single family homes, condominiums, and small multifamily dwellings on average sized lots in an urban environment. The neighborhood consists of homes with different designs and styles, ages, and sizes. The subject is conveniently located to major highways, public schools, shopping, employment and transportation. These and other services and facilities are available within a one mile radius.

SUBJECT SITE

The subject site is within the Trace Lofts Condominium complex. The site receives its access from either Madison Street, or 12th Avenue, both are publicly maintained roads. Topographically, the site is mostly level with street grade. No title report or survey was provided. Information provided is from County Records and personal inspection.

SUBJECT IMPROVEMENTS

The subject is a two year old single floor condominium with a total of 904 sq. ft. of GLA (Gross Living Area). The subject is considered to have an estimated remaining economic life of sixty years.

The interior of the home has a living room, dining room, kitchen, entry, utility area, one bedroom and one full bathroom. The kitchen has stone countertops and granite backsplash, with appliances to include: dishwasher, oven, disposal, microwave and gas cooktop. The interior is considered to be in above average condition due to recent high quality construction, the use of high quality materials, and good maintenance and upkeep.

The exterior of the subject has mostly brick siding with rolled composition roofing, and built-in scuppers and metal downspouts. There is a secured basement garage and one unit owned by each resident. A covered front porch protects the front entrance with an intercom system which controls access to the building. The exterior is considered to be in above average condition due to new quality construction, good maintenance and conscientious upkeep.

APEX RESIDENTIAL APPRAISAL
COMMENT ADDENDUM

File No. 0910118
Case No. FHA# 561-9460801

Borrower Goyer, Matt			
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ENVIRONMENTAL:

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on the property. The appraiser is not qualified to detect such substances. The presence of substances such as asbestos, lead paint, urea formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such condition for which any expertise or engineering knowledge is required to discover.

SALES COMPARISON

A thorough and extensive search was made for comparable sales in the subject's market area. All sales are typical and reflective of the types of properties and improvements located and sold in the subject's market area. All sales are reported closed. Gross Living Areas (GLA) reported for the comparable sales is based on information extracted from County Records. Slight variations in gross living area will have little effect on the final estimate of market value.

Bracketing is a form of market data analysis and valuation. Estimated market value is bracketed within the sales prices and the adjusted sales prices of the three sales comparables.

All sales are located within the subject's market area. Physical characteristic dollar adjustments are derived from market abstraction methodology and buyers reaction.

Age and condition adjustments for the comparables were combined to reflect their actual age, estimated effective age, and the overall condition of the improvements as compared to the subject. Effective age adjustments were made at \$1000 per year.

Above grade living areas were adjusted at \$30 per square foot of difference and rounded. Bathrooms were valued at \$4000 per full bath and \$2000 per half bathroom. Fireplaces were valued at \$1500 per unit. Superior territorial views were valued at \$28,000 per unit. Garage parking is valued at \$3000 per car storage unit. Buildings having rec facilities were valued at \$5000 per unit.

INCOME APPROACH

The income approach to value was not utilized in estimating the market value for the subject property because the immediate area is not normally associated with single family rental property, nor is the contemplated use of the subject property other than an owner occupied residence. Therefore, this approach could not be accurately developed due to insufficient data.

STATEMENT OF COMPETENCY

I hereby submit that I have the necessary education, training, necessary data sources, knowledge, and extensive experience in appraising this type of property in which to competently complete this appraisal assignment in a professional manner.

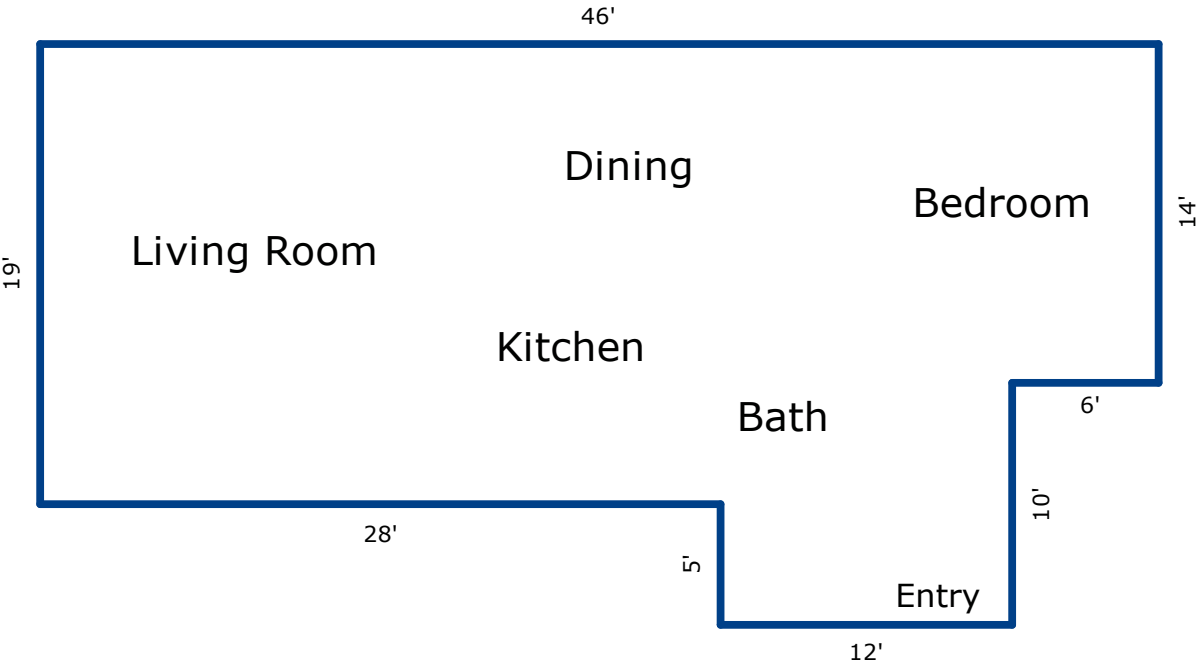
CONCLUSION

In the final reconciliation, only the sales data analysis was given consideration in determining the estimated market value for the subject.

After all adjustments were made a range of indicated values were formed, collectively they support each other and the value conclusion. All comps were given equal consideration in making a determination of market value due to their close proximity and many similarities as is evident by the minimal net and gross adjustments.

Borrower	Goyer, Matt			
Property Address	1408 12th Avenue #201			
City	Seattle	County	King	State WA Zip Code 98122
Lender/Client	Eastlake Mortgage, Inc.			
	Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027		

MAIN FLOOR



Sketch by Apex Medina™
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	904.0	904.0
Net LIVABLE Area		(rounded)	904

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
46.0	x	14.0	644.0
5.0	x	40.0	200.0
5.0	x	12.0	60.0
3 Items		(rounded)	904

APEX RESIDENTIAL APPRAISAL
SUBJECT PHOTO ADDENDUM

File No. 0910118
Case No. FHA# 561-9460801

Borrower	Goyer, Matt			
Property Address	1408 12th Avenue #201			
City	Seattle	County	King	State WA
Lender/Client	Eastlake Mortgage, Inc.		Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027



**FRONT OF
SUBJECT PROPERTY**
1408 12th Avenue #201
Seattle, WA 98122



**REAR OF
SUBJECT PROPERTY**

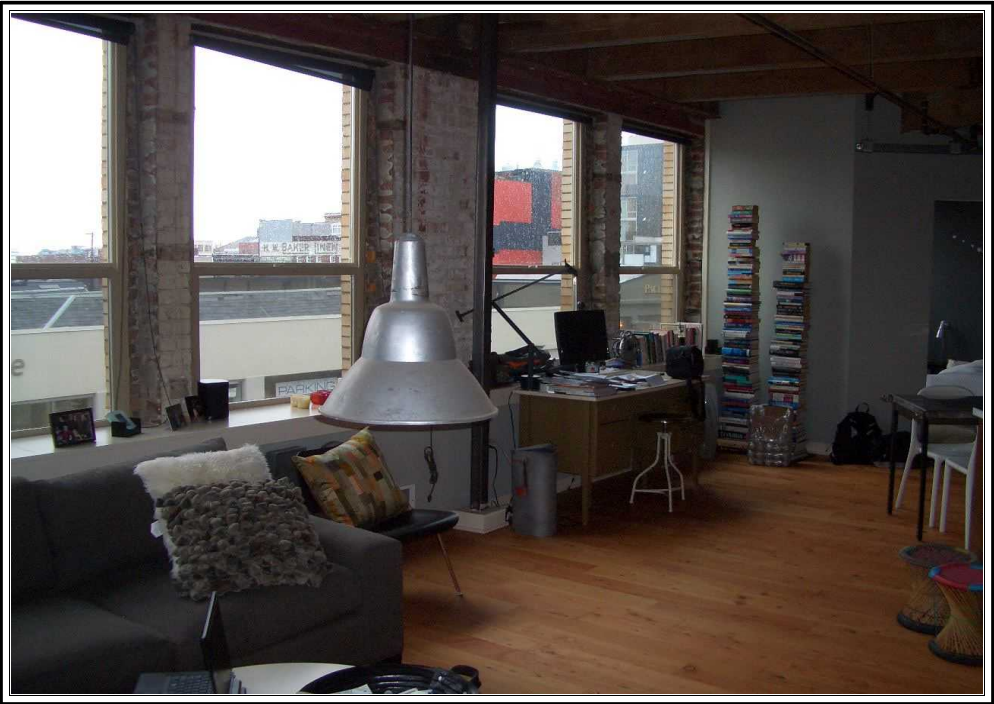


STREET SCENE

APEX RESIDENTIAL APPRAISAL
SUBJECT PHOTO ADDENDUM

File No. 0910118
Case No. FHA# 561-9460801

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Subject's Living Room & View
Obscured By Weather



Subject's Main Bathroom



Subject's Kitchen

APEX RESIDENTIAL APPRAISAL
COMPARABLES 1-2-3

File No. 0910118
Case No. FHA# 561-9460801

Borrower	Goyer, Matt			
Property Address	1408 12th Avenue #201			
City	Seattle	County	King	State WA
				Zip Code 98122
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	Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027		



COMPARABLE SALE # 1
737 Olive Way #2106
Seattle, WA 98101



COMPARABLE SALE # 2
1609 Summit Avenue #401
Seattle, WA 98122

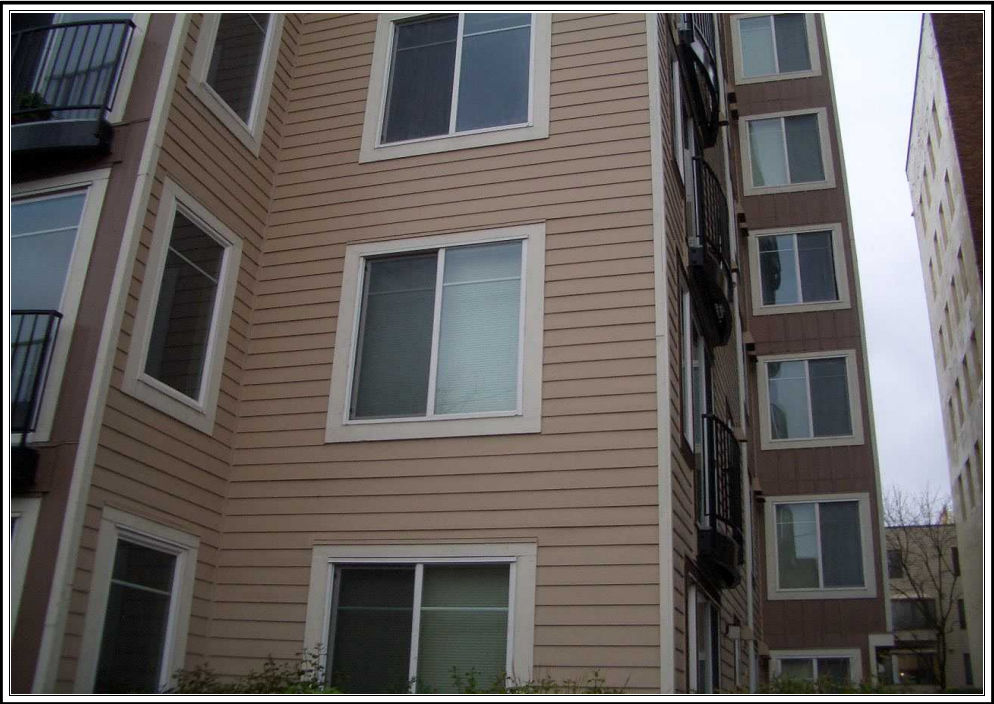


COMPARABLE SALE # 3
530 Broadway E #323
Seattle, WA 98102

APEX RESIDENTIAL APPRAISAL
COMPARABLES 4

File No. 0910118
Case No. FHA# 561-9460801

Borrower	Goyer, Matt		
Property Address	1408 12th Avenue #201		
City	Seattle	County	King
		State	WA
		Zip Code	98122
Lender/Client	Eastlake Mortgage, Inc.		
	Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027	



COMPARABLE SALE # 4
319 Summit Avenue E #503
Seattle, WA 98102



COMPARABLE PENDING #5
1605 E Pike Street #201
Seattle, WA 98122



COMPARABLE LISTING #6
1408 12th Avenue #406
Seattle, WA 98122

APEX RESIDENTIAL APPRAISAL
PLAT MAP

File No. 0910118
Case No. FHA# 561-9460801

Borrower	Goyer, Matt		
Property Address	1408 12th Avenue #201		
City	Seattle	County	King
		State	WA
		Zip Code	98122
Lender/Client	Eastlake Mortgage, Inc.		
	Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027	



APEX RESIDENTIAL APPRAISAL
LOCATION MAP ADDENDUM

File No. 0910118
Case No. FHA# 561-9460801

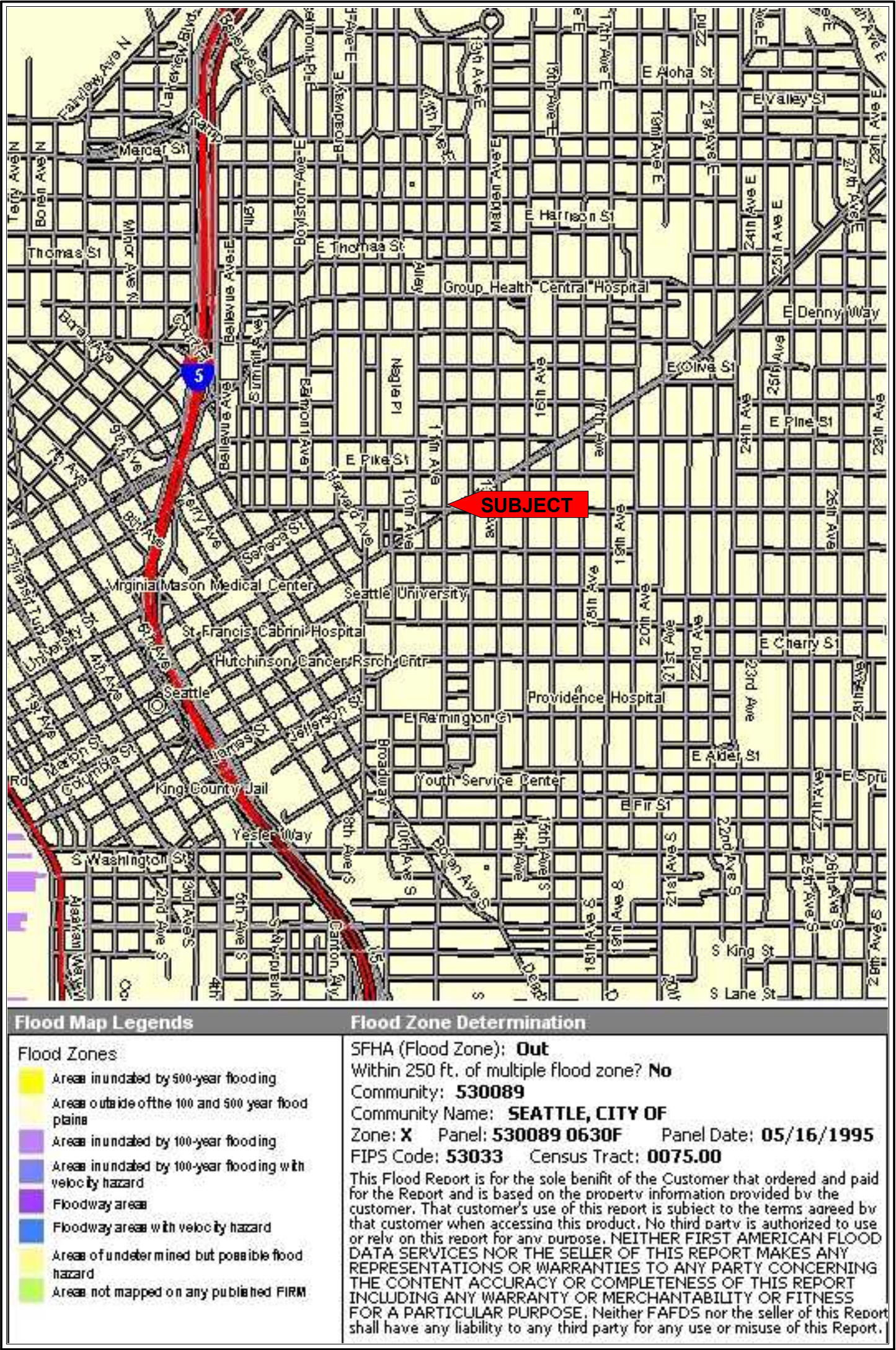
Borrower	Goyer, Matt		
Property Address	1408 12th Avenue #201		
City	Seattle	County	King
		State	WA
		Zip Code	98122
Lender/Client	Eastlake Mortgage, Inc.		
	Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027	



APEX RESIDENTIAL APPRAISAL
FLOOD MAP ADDENDUM

File No. 0910118
Case No. FHA# 561-9460801

Borrower	Goyer, Matt				
Property Address	1408 12th Avenue #201				
City	Seattle	County	King	State	WA
				Zip Code	98122
Lender/Client	Eastlake Mortgage, Inc.	Address	165 NE Juniper Street Ste 202, Issaquah, WA 98027		



Individual Condominium Unit Appraisal Report

File No. 0910118

Case No. FHA# 561-9460801

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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. FHA is also considered an "Intended User".

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

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

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

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

Individual Condominium Unit Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Individual Condominium Unit Appraisal Report

File No. 0910118
Case No. FHA# 561-9460801

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Randall Jackson
Name Randall Jackson
Company Name APEX RESIDENTIAL APPRAISAL
Company Address 5413 S Puget Sound Ave #4
Tacoma, WA 98409
Telephone Number (253) 381-6666
Email Address apex_1@comcast.net
Date of Signature and Report 11/08/2009
Effective Date of Appraisal 11/07/2009
State Certification # 1702289
or State License # _____
or Other (describe) _____ State # _____
State WA
Expiration Date of Certification or License 7/03/2010

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 _____

ADDRESS OF PROPERTY APPRAISED

1408 12th Avenue #201
Seattle, WA 98122

APPRAISED VALUE OF SUBJECT PROPERTY \$ 474,000

LENDER/CLIENT

Name Mia Gotti
Company Name Eastlake Mortgage, Inc.
Company Address 165 NE Juniper Street Ste 202
Issaquah, WA 98027
Email Address _____

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 _____

APEX RESIDENTIAL APPRAISAL
Appraiser License Certificate

File No. 0910118
Case No. FHA# 561-9460801

STATE OF WASHINGTON

DEPARTMENT OF LICENSING – BUSINESS AND PROFESSIONS DIVISION

THIS CERTIFIES THAT THE PERSON NAMED HEREON IS AUTHORIZED, AS PROVIDED BY LAW, AS A
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER



RANDALL JOHN JACKSON
APEX RESIDENTIAL APPRAISAL
11815 ALAMEDA AVENUE SW
LAKEWOOD WA 98498

Cert/Lic No.
1702289

Issued Date
08/30/2006

Expiration Date
07/03/2010

Elizabeth A. Luce
Director

PL-630-159 (R/2/04)

Borrower Goyer, Matt

Property Address 1408 12th Avenue #201

City Seattle

County

King

State WA

Zip Code

98122

Lender/Client Eastlake Mortgage, Inc.

Address 165 NE Juniper Street Ste 202, Issaquah, WA 98027

GENERAL STAR NATIONAL INSURANCE COMPANY
Financial Centre
P.O. Box 10360
Stamford, Connecticut 06904-2360

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA814514

Renewal of Number:

1. **NAMED INSURED:** Randall J Jackson
STREET ADDRESS: 11815 Alameda Avenue SW
Lakewood, WA 98498

2. **POLICY PERIOD:** Inception Date: 09/17/2009 Expiration Date: 09/17/2010
Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMIT OF LIABILITY:**
Each Claim: \$ 300,000
Aggregate: \$ 600,000
Claim Expenses have a separate Limit of Liability:
Each Claim: \$ 300,000
Aggregate: \$ 600,000

4. **DEDUCTIBLE:** Each Claim: \$500.00 Aggregate: \$1,000.00

5. **RETROACTIVE DATE:** 09/17/2009

If a date is indicated, this policy will not provide coverage for any Claim arising out of any act, error, omission or personal injury which occurred before such date.

6. **ANNUAL PREMIUM:** \$ 459.00

7. **ENDORSEMENTS:**
This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

GSN-07-AP-122(07/2007) GSN-07-AP-849WA (01/2008)
GSN-07-AP-201 (06/2007) GSN-07-AP-375 (10/2007)

8. **MANAGING AGENT**
Herbert H. Landy Insurance Agency, Inc.
75 Second Avenue, Suite 410

Needham, Massachusetts 02494-2876

Authorized Representative

GSN-07-AP-720 (06/2007)
Producer Code: 00026230
Date: 09/17/2009

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Page 1 of 1

Class Code: 73128
SLA#:

APEX RESIDENTIAL APPRAISAL

DIGITAL SIGNATURE AUTHENTICATION

File No. 0910118
Case No. FHA# 561-9460801

Borrower Goyer, Matt			
Property Address 1408 12th Avenue #201			
City Seattle	County King	State WA	Zip Code 98122
Lender/Client Eastlake Mortgage, Inc.		Address 165 NE Juniper Street Ste 202, Issaquah, WA 98027	

This report contains an electronic digital signature(s) affixed by the appraiser(s). This advanced technology has been authorized by the Appraisal Standards Board of the Appraisal Foundation as compliant under specific reporting guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). The process not only acknowledges the authenticity of a printed paper copy of the report but also the file in its state of electronic storage.

The technology encompasses transmission integrity, signature security, and record keeping for each individual appraiser that affixes the signature. The appraiser has sole personal control of affixing a signature certifying its authenticity and accepting responsibility for content analysis, and conclusions in the report.

Signature



Randall Jackson
Certified Real Estate Appraiser

Date

11/08/2009