

# Uniform Residential Appraisal Report

File No. 1444TRA  
Case No. 34-34-6-1444TRA  
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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 8627 S 165 ST	City OMAHA	State NE	Zip Code 68136-1354
Borrower Myrna Loy		Owner of Public Record THIN MAN HOMES INC.	
County SARPY			
Legal Description MERIDIAN PARK REPLAT TWO, LOT 103			
Assessor's Parcel # 011589463	Tax Year 2010	R.E. Taxes \$ 371	
Neighborhood Name MERIDIAN PARK REP TWO		Map Reference 266	Census Tract 0106.13
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant			
Special Assessments \$ 12,256		<input checked="" type="checkbox"/> PUD	HOA \$ 261 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client HOME LOANS/DEPT OF VETERANS AFFAIRS Address 000 STREET ANYWHERE, NE 68154-3537			
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). DOM 52 THE DATA SOURCE IS BUILDER. PROPERTY LISTED 10-2-10 AT \$214,000 AND WENT OFF MARKET AS A CANCELED LISTING, 11-30-10, AFTER 59 DAYS ON MARKET, WITH FINAL LIST PRICE AT \$210,000.			

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. ARMS LENGTH SALE. CONTRACT DATED 11-23-10 AND PURCHASE AGREEMENT WITH SELECTED OPTIONS TO COMPLETE THE HOME. BASE COST \$195,000 PLUS OPTIONS FOR FINAL PRICE AT \$205,000.

Contract Price \$205,000 Date of Contract 11/23/2010 Is the property seller the owner of public record?  Yes  No Data Source(s) COUNTY RECORD

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.

**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 <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 85%
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	168 Low new	Multi-Family 5%
Neighborhood Boundaries CORNHUSKER RD ON THE SOUTH, 180TH ST ON THE WEST, HARRISON ST ON THE NORTH AND 144TH ST ON THE EAST.		230 High 6	Commercial 5%
		196 Pred. 3	Other %
Neighborhood Description SUBJECT AREA LOCATED IN THE SW OMAHA SUBURBS WITHIN SARPY COUNTY. A HEARTHSTONE HOMES DEVELOPMENT CONSISTING OF AVERAGE QUALITY HOMES OF MOSTLY 2-STORY STYLE HOMES REPEATED THROUGHOUT THE AREA. MAJOR TRANSPORTATION ROUTES ADJACENT THE AREA, NEW SCHOOLS AND CHALCO RECREATION/LAKE AREA NEARBY. Yearly dues for green spaces.			
Market Conditions (including support for the above conclusions) SEE ADDITIONAL COMMENTS ON PAGE 3.			

Dimensions 60x114.72x60.09x118.01 Area EST 6,983 sf Shape RECTANGULAR View N;RES

Specific Zoning Classification SARPY COUNTY RD-50-PD Zoning Description SINGLE FAMILY RESIDENCE

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

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe

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"/>	Street CONCRETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley NONE	<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 # 31153C0041H FEMA Map Date 5/3/2010							
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
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							
SITE IMPROVEMENTS CONSIST OF PATIO OFF BASEMENT WALKOUT, WOOD DECK OFF MAIN LEVEL TO REAR YARD AND 3 CAR CONCRETE DRIVEWAY.							

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	POURED CONC/GD	Floors	CPT,VINYL/GOOD
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	VINYL LAP/GD	Walls	DRYWALL/GD
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,275 sq. ft.	Roof Surface	ASPHALT/GD	Trim/Finish	PTD WD/GOOD
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	METAL/GD	Bath Floor	VINYL/GOOD
Design (Style) 2 STORY	<input checked="" type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	VIN DBL HUNG/GD	Bath Wainscot	FIBERGLASS/NEW
Year Built 2010	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	INSULATED/GD	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	YES/GD	<input checked="" type="checkbox"/> Driveway	# of Cars 3
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	CONC/NEW
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs <input type="checkbox"/> Other	<input type="checkbox"/> Other <input type="checkbox"/> Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars 3
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck BOTH	<input type="checkbox"/> Porch FRONT	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool NONE	<input type="checkbox"/> Other NONE	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 2,942 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.) STANDARD ENERGY EFFICIENT ITEMS.					

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).

C1. SUBJECT PROPERTY IS RECENTLY COMPLETE NEW CONSTRUCTION AND IS IN GOOD CONDITION. MAIN LEVEL HAS ENTRY INTO LIVING ROOM, HIGH CEILINGS THROUGHOUT, FAMILY ROOM WITH CORNER FIREPLACE, KITCHEN WITH WOOD CABINETS, FORMICA COUNTERS, FULL APPLIANCES. 1/2 BATH, DEN & MAIN FLOOR LAUNDRY OFF KITCHEN. 2ND FLOOR MASTER BEDROOM HAS SITTING ROOM, LARGE BATH WITH JET TUB & SEPARATE SHOWER. 3 SECONDARY BEDROOMS AND MAIN BATH. 100% BASEMENT IS INSULATED WITH GOOD UTILITY WITH A WALKOUT TO REAR YARD.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe

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