



Subject Property

Loan #	20251030	Inspection Type:	Interior	Inspection Date	11/06/2025
Order #	ANS-885359	House appears to be	☐ Occupied ☒ Vacant/Secured ☐ Vacant/Unsecured		
Property Address:	10537 Spring Garden Drive			Borrower	Sample Borrower
City/State/Zip	SAINT LOUIS, MO 63137			Client Name	Sample Client
Company Name:	Sample Company			Agent Name:	Sample Agent
Phone #:	(000) 000-0000			Email:	sample@email.com
APN:	00000000			Taxes:	\$1,426
Lender:	Sample Lender			Lender Address:	Sample Lender Address

General Market Conditions

Market Conditions	☐ Depressed ☐ Slow ☒ Stable ☐ Improving ☐ Excellent
Employment Conditions	☐ Declining ☒ Stable ☐ Increasing
Property Values	☐ Declining ☒ Stable ☐ Increasing
Predominant occupancy in the market area	☒ Owner Occupied ☐ Rental / Investment ☐ Commercial ☐ Vacant
Available Comparable Listings	☒ Normal Supply ☐ Over Supply ☐ Shortage
# of REO or Corporate Owned competing listings within 5 miles	2
Approximate number of comparable units for sale within 5 miles:	12
Number of boarded up homes within view of the subject	0

Neighborhood Comments The subject property neighborhood is located in St Louis, MO. The neighborhood remained stable in listing and closed sales inventory and values have also remained stable. The radius and closing dates used were within 1 miles and 6 months. The subject property is vacant , secured, without functioning utilities, and with notable deferred maintenance.

Subject Marketability

Range of values in the neighborhood:	20000	To	120000
The subject is an	☐ Over Improvement ☐ Under Improvement ☒ Appropriate improvement for the neighborhood		
Normal marketing time (days) in the area is	120		
Are all types of financing available for the property?	☒ Yes ☐ No	If no, explain	
Has the property been on the market in the last 12 months?	☐ Yes ☒ No	Last List Price	
Listing Company:		Listing Company Phone:	
Unit type:	☒ SF Detached ☐ SF Attached ☐ Condo ☐ Townhouse ☐ 2 Unit ☐ 3 Unit ☐ 4 Unit ☐ Co-Op ☐ Modular ☐ Mobile Home ☐ Vacant Land ☐ Other		

Marketability Comments The demand and supply are stable. The property values are also stable. Average marketing time is 120 days.

If condo or other association exists:	☐ Monthly ☐ Annually ☒ NA	Current?	☐ Yes ☒ No ☐ NA
HOA Fees/mo. \$			
HOA Fee Includes:	☐ Insurance ☐ Landscaping ☐ Pool ☐ Tennis	Other:	
Association Contact:		Phone #:	

Comparable Sales

	Subject	Sale #1	Sale #2	Sale #3
Address	10537 Spring Garden Drive	221 Glen Garry Road	258 Presley Drive	227 Presley Drive
City	SAINT LOUIS	SAINT LOUIS	SAINT LOUIS	SAINT LOUIS
Zip Code:	63137	63137	63137	63137
Data Source		MLS	MLS	MLS
Proximity		0.40	0.40	0.40
Orig List Date		09/22/2025	07/16/2025	07/28/2025
Original List Price		69,000	64900	\$79,000
Last List Price		69,000	64,900	\$79,000
Sale Date		10/15/2025	08/13/2025	09/30/2025
Sale Price		62250	62250	66500
DOM	0	2	26	10
Source of Funds		Cash	Conventional	Conventional
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	873	873	854	854
Actual Age	72	71	72	72
Lot Size (Sq.Ft.)	8734	7000	8712	6969
Rooms/Bed/Bath/HalfBath	7/3/2/0	6/3/1/0	6/3/1/0	6/3/1/0
Design	1 Story	1 Story	1 Story	1 Story
View/Comparison	None	None/Similar	None/Superior	None/Superior
Number of Units	1	1	1	1
Basement Type	Full	Full	Full	Full
Basement (Sq.Ft.)	816	816	816	816
Parking Type	Carport	None/Open Parking	None/Open Parking	None/Open Parking
# Parking Stalls	1	0	0	0
Pool / Spa	None	None	None	None
Condition	Fair	Fair	Fair	Average
Overall Comparability		Best	Better	Good

Comparable Sales Comments

Provide comments on positives and negatives between the subject and comparable sales.

Include your comments on the use of each sale, including distances and sale dates.

Sold 1 : Similar in GLA and condition. Inferior in lot size. Sold 2 : Similar in GLA , lot size, and condition. Sold 3 : Similar in GLA and superior in condition. Inferior in lot size.

As-Repaired Sales				
	Subject	Sale #1	Sale #2	Sale #3
Address	10537 Spring Garden Drive	10700 Spring Garden Drive	115 Spring Garden Drive	10458 Spring Garden Drive
City	SAINT LOUIS	SAINT LOUIS	SAINT LOUIS	SAINT LOUIS
Zip Code:	63137	63137	63137	63137
Data Source		MLS	MLS	MLS
Proximity		0.30	0.40	0.40
Orig List Date		05/14/2025	05/14/2025	05/05/2025
Original List Price		\$105,000	105000	\$120,000
Last List Price		105,000	105000	120,000
Sale Date		07/11/2025	07/11/2025	07/03/2025
Sale Price		101000	101000	110000
DOM	0	0	0	23
Source of Funds		Conventional	Conventional	Conventional
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	873	816	956	972
Actual Age	71	71	74	69
Lot Size (Sq.Ft.)	8,734	8551	8185	9439
Rooms/Bed/Bath/HalfBath	6/3/2/0	6/3/1/0	6/3/1/0	6/3/1/0
Design	1 Story	1 Story	1 Story	1 Story
View/Comparison	City	City/Superior	City/Superior	City/Superior
Number of Units	1	1	1	1
Basement Type	Full	Full	Full	Partial
Basement (Sq.Ft.)	816	816	816	954
Parking Type	Carport	Carport	None/Open Parking	Carport
# Parking Stalls	1	1	0	1
Pool / Spa	None	None	None	None
Condition	Good	Good	Good	Good
Overall Comparability		Best	Better	Good

As-Repaired Sales Comments

Provide comments on positives and negatives between the subject and as-repaired sales.
 Include your comments on the use of each as-repaired sale, including distances and sale dates.
 Sold 1 : Inferior in GLA and similar in lot size. Sold 2 : Inferior in GLA and lot size. Sold 3 : Superior in GLA and lot size.

Comparable Listings

	Subject	Listing #1	Listing #2	Listing #3
Address	10537 Spring Garden Drive	10601 Spring Garden Drive	10624 Spring Garden Drive	244 Estridge Road
City	SAINT LOUIS	SAINT LOUIS	SAINT LOUIS	SAINT LOUIS
Zip Code:	63137	63137	63137	63137
Data Source		MLS	MLS	MLS
Proximity		0.10	0.20	0.40
Orig List Date		10/02/2025	09/16/2025	07/18/2025
Original List Price		\$70,000	\$24,900	\$54,200
Last List Price		70000	24900	54200
Sale Date				
Sale Price				
DOM	0	25	6	68
Source of Funds				
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.		0	0	0
GLA Above Grade	873	816	1001	1000
Actual Age	72	69	71	74
Lot Size (Sq.Ft.)	8734	7,148	6,625	7200
Rooms/Bed/Bath/HalfBath	7/3/2/0	6/3/1/0	6/3/1/0	6/3/1/0
Design	1 Story	1 Story	1 Story	1 Story
View/Comparison	None	None/Superior	None/Similar	None/Superior
Number of Units	1	1	1	1
Basement Type	Full	Full	Full	Full
Basement SF / %	816	816	816	816
Parking Type	Carport	None/Open Parking	None/Open Parking	None/Open Parking
# Parking Stalls	1	0	0	0
Pool / Spa	None	None	None	None
Condition	Fair	Average	Fair	Fair
Overall Comparability		Good	Best	Better

Comparable Listings Comments

Provide comments on positives and negatives between the subject and comparable listings.

Include your comments on the use of each listing, including distances and list dates.

List 1 : Superior in condition and inferior in GLA. List 2 : Superior in GLA and similar in condition. List 3 : Similar in condition and GLA. Inferior in lot size.

Marketing Strategy		
Marketing:	☐ As-Is ☐ Minimal Lender Required Repairs ☒ Repaired	Most Likely Buyer: ☐ Owner Occupant ☒ Investor
Repairs		
Itemize ALL repairs needed to bring property from its present "as is" condition to average marketable condition for the neighborhood.		
Check those repairs you recommend that we perform for most successful marketing of the property.		
☐	Full renovation	\$ 35000
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
	GRAND TOTAL FOR ALL REPAIRS \$ 35000	
	Estimated Days to Complete Repairs: 60	
	Does Agent believe there will be a Resale Problem?	☒ Yes ☐ No
Price Opinion		
The value must fall within the indicated value of the Competitive Closed Sales.		
	Market Value (As-Is)	63000
	Market Value (As-Repaired)	105000
	90-Day Marketing Price: As Is	63000
	90 Day Marketing Price: Repaired	105000
	30-Day Marketing Price: As Is	57000
Fair Monthly Market Rent	1500	
Subject Land Value	26,000	
Additional Comments		
A comparative market analysis approach was used to evaluate single family homes in similar condition, size, and style as the subject property. Properties were evaluated based on the condition in relation to the subject property and square footage. Adjustments were made to account for differences in style, size, and condition. Due to lack of recent comparable sales and listings, it was necessary to use properties with GLA variance exceeding 15% and sales with basement variance exceeding 15% Due to lack of recent comparable sales and listings, it was necessary to use of sales and listings with prices exceeding 20% of the subject's value Due to lack of recent comparable sales and listings, it was not possible to use sales that bracket the lot size on the higher end Due to lack of recent comparable sales and listings, it was not possible to use sales and listings bracketing the higher end of the GLA range Due to lack of recent comparable sales and listings, it was necessary to use of sales and listings which differ in Condition from the Subject. Due to lack of recent comparable sales and listings, it was not possible to bracket the subject bath count.		
Certification		
Agent Name:	Sample Agent	
License #	00000	
Date Report Completed:	6/16/2026 3:17:16 PM	
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of		
the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.		

Subject Photos



Subject Front Photo



Subject Street Photo



Subject Address Photo



Subject Rear Photo

As-Is Comparable Sale Photos



Sale 1 Photo

221 Glen Garry Road



Sale 2 Photo

258 Presley Drive



Sale 3 Photo

227 Presley Drive

As-Repaired Comparable Sale Photos



Sale 4 Photo

10700 Spring Garden Drive



Sale 5 Photo

115 Spring Garden Drive



Sale 6 Photo

10458 Spring Garden Drive

Comparable Listing Photos



List 1 Photo

10601 Spring Garden Drive



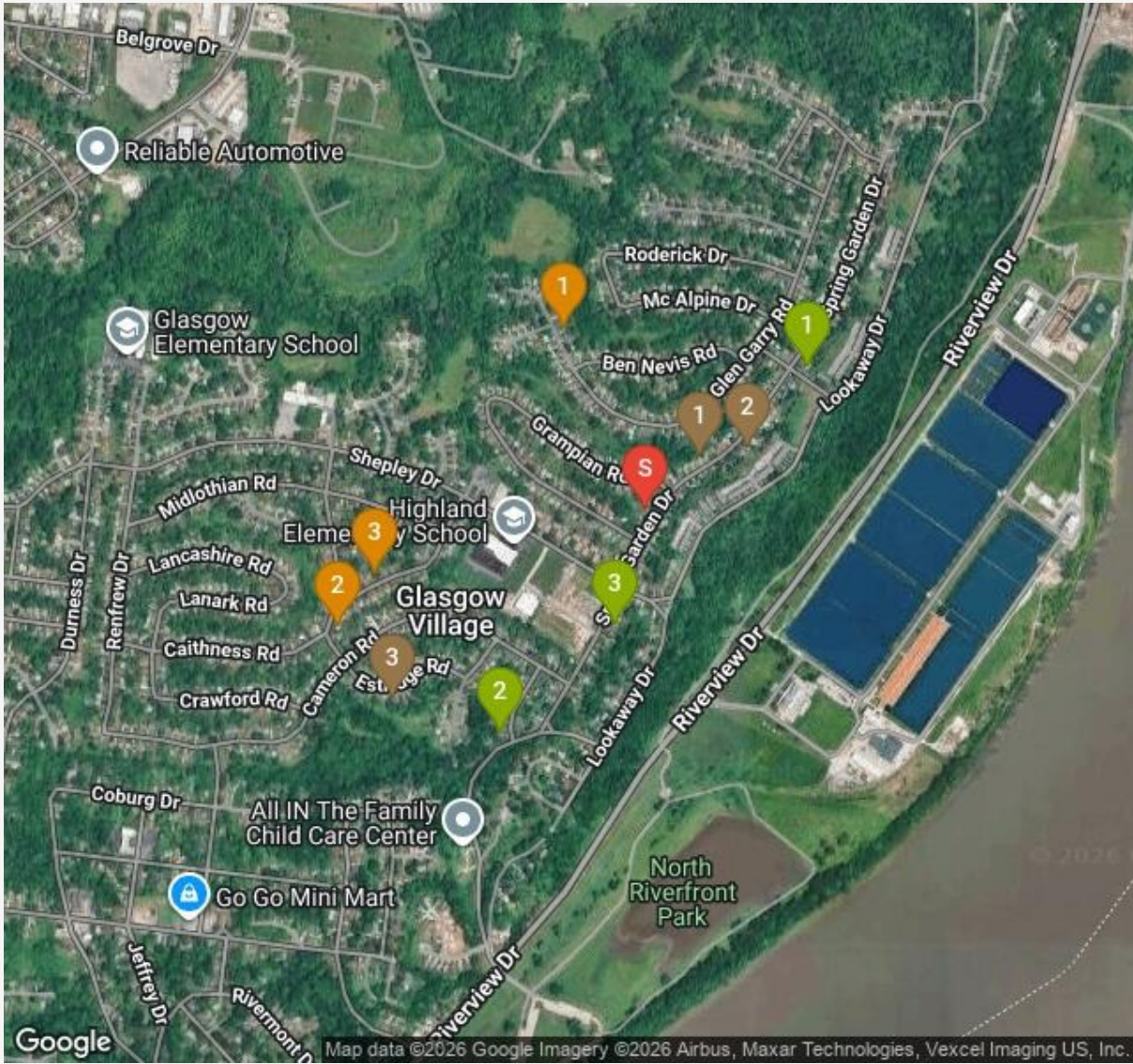
List 2 Photo

10624 Spring Garden Drive



List 3 Photo

244 Estridge Road



Map

S = SUBJECT	10537 Spring Garden Drive
YELLOW 1 = SALE 1	221 Glen Garry Road
YELLOW 2 = SALE 2	258 Presley Drive
YELLOW 3 = SALE 3	227 Presley Drive
GREEN 1 = SALE 4	10700 Spring Garden Drive
GREEN 2 = SALE 5	115 Spring Garden Drive
GREEN 3 = SALE 6	10458 Spring Garden Drive
BROWN 1 = LIST 1	10601 Spring Garden Drive
BROWN 2 = LIST 2	10624 Spring Garden Drive
BROWN 3 = LIST 3	244 Estridge Road

Additional Photos



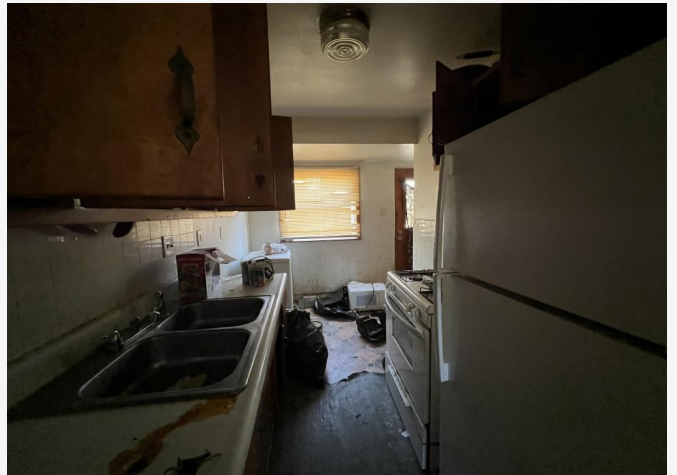
Kitchen



Bath 1



Bath 2



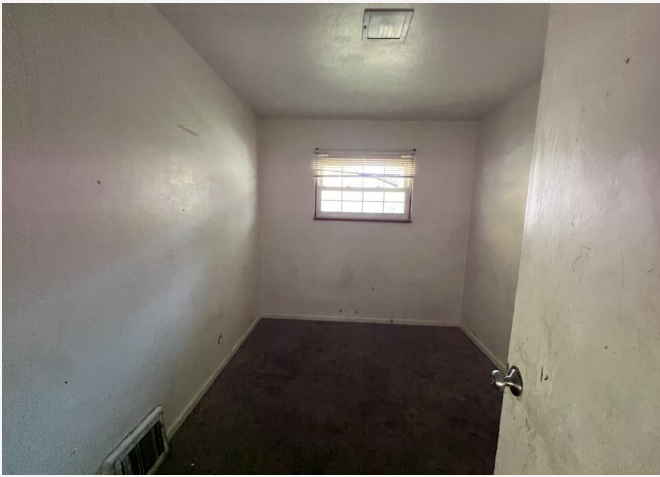
Kitchen other



Bed 1



Bed 2



Bed 3



Living



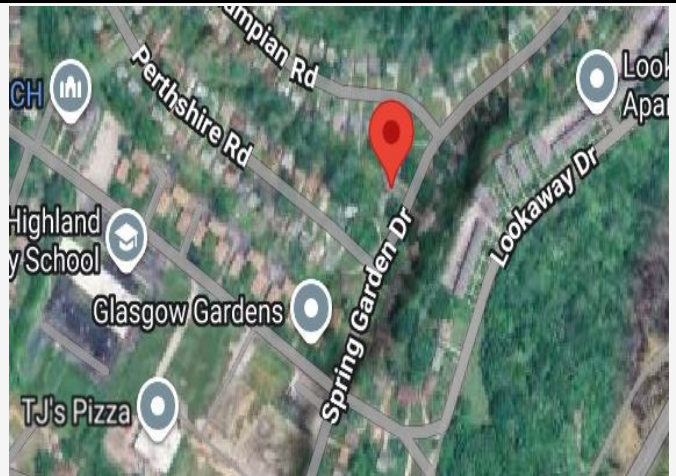
Damage/ basement



Other



damage



aerial view