



Subject Property

Loan #	CASDW261045278	Inspection Type:	Interior	Inspection Date	08/31/2026
Order #	682621	House appears to be	☒ Occupied ☐ Vacant/Secured ☐ Vacant/Unsecured		
Property Address:	1409 Grove Ave	Borrower	Sample Borrower		
City/State/Zip	BERWYN, IL 60402	Client Name	Sample Client		
Company Name:	Sample Company	Agent Name:	Sample Agent		
Phone #:	(000)000-0000	Email:	sample@email.com		
APN:	00000000	Taxes:	9,432		
Lender:	Sample Lender	Lender Address:	123 Sample St, Suite 1		

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	0
Approximate number of comparable units for sale within 5 miles:	12
Number of boarded up homes within view of the subject	1
Neighborhood Comments Neighborhood appears to be in average condition when compared to other similar communities in the area	

Subject Marketability

Range of values in the neighborhood:	90,000	To	685,000
The subject is an	☐ Over Improvement ☐ Under Improvement ☒ Appropriate improvement for the neighborhood		
Normal marketing time (days) in the area is	61		
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	220,000
Listing Company:	Keller Williams ONEChicago	Listing Company Phone:	3122162422
Unit type:	☐ SF Detached ☐ SF Attached ☐ Condo ☐ Townhouse ☒ 2 Unit ☐ 3 Unit ☐ 4 Unit ☐ Co-Op ☐ Modular ☐ Mobile Home ☐ Vacant Land ☐ Other		
Marketability Comments			
If condo or other association exists:	☐ Monthly ☐ Annually ☐ NA	Current?	☐ Yes ☐ No ☒ NA
HOA Fees/mo. \$	0		
HOA Fee Includes:	☐ Insurance ☐ Landscaping ☐ Pool ☐ Tennis	Other:	
Association Contact:		Phone #:	

Comparable Sales				
	Subject	Sale #1	Sale #2	Sale #3
Address	1409 Grove Ave	5529 W 24th Pl	5415 W Monroe St	2429 S 56th Ct
City	BERWYN	Cicero	Chicago	Cicero
Zip Code:	60402	60804	60644	60804
Data Source	Tax	MLS	MLS	MLS
Proximity		2.7	1.5	2.7
Orig List Date	06/04/2026	8/24/2025	10/13/2025	11/13/2025
Original List Price	220,000	220000	235000	249,900
Last List Price		220000	220000	249,900
Sale Date		11/5/2025	12/15/2025	12/23/2025
Sale Price		220000	175000	270,000
DOM	60	73	60	40
Source of Funds		Conventional	Conventional	Conventional
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.	0	0	0	0
GLA Above Grade	2618	2,209	2538	2,162
Actual Age	116	113	111	106
Lot Size (Sq.Ft.)	5137	3920	3914	3920
Rooms/Bed/Bath/HalfBath	8/4/3/0	9/5/2/0	10/6/2/0	8/4/2/0
Design	Contemporary	Contemporary	Contemporary	Contemporary
View/Comparison	City	City/Similar	City/Similar	City/Similar
Number of Units	2	2	2	2
Basement Type	Full	Full	Full	Full
Basement (Sq.Ft.)	1060	1100	1500	1050
Parking Type	None/Open Parking	None/Open Parking	None/Open Parking	Detached Garage
# Parking Stalls	0	0	0	2
Pool / Spa	None	None	None	None
Condition	Poor	Poor	Poor	Poor
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: The property is similar in condition and inferior in GLA to the subject. Adjustments = GLA = \$8180, BED = -\$4000, BATH = \$3000, Lot Size = \$90, Total adjustments = \$7270, Net Adjusted Value = \$227270 Sold 2: The property is similar in condition and superior in bed to the subject. Adjustments = GLA = \$1600, BED = -\$8000, BATH = \$3000, Lot Size = \$90, Total adjustments = -\$3310, Net Adjusted Value = \$171690 Sold 3: The property is similar in bed and inferior in GLA to the subject. Adjustments = GLA = \$9120, BATH = \$3000, Garage = -\$6000, Lot Size = \$90, Total adjustments = \$6210, Net Adjusted Value = \$276210

As-Repaired Sales

	Subject	Sale #1	Sale #2	Sale #3
Address	1409 Grove Ave	1601 S 48th Ct	7203 Adams St	2108 Highland Ave
City	BERWYN	Cicero	Forest Park	Berwyn
Zip Code:	60402	60804	60130	60402
Data Source	Tax	MLS	MLS	MLS
Proximity		1.2	1.9	1.3
Orig List Date	06/04/2026	04/16/2026	11/10/2025	3/20/2026
Original List Price	220,000	399,000	505,000	520000
Last List Price		399,000	505,000	508000
Sale Date		07/06/2026	12/12/2025	7/31/2026
Sale Price		405,000	502,000	520000
DOM	60	49	32	133
Source of Funds		Conventional	Conventional	Conventional
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.	0	0	0	0
GLA Above Grade	2618	2598	2208	2188
Actual Age	116	100	108	109
Lot Size (Sq.Ft.)	5137	3780	2614	3920
Rooms/Bed/Bath/HalfBath	11/7/3/0	10/6/2/0	11/7/2/0	9/5/2/0
Design	Contemporary	Contemporary	Contemporary	Contemporary
View/Comparison	City	City/Similar	City/Similar	City/Similar
Number of Units	2	2	2	2
Basement Type	Full	Full	Full	Full
Basement (Sq.Ft.)	1060	1550	1320	1900
Parking Type	None/Open Parking	None/Open Parking	None/Open Parking	None/Open Parking
# Parking Stalls	0	0	0	0
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.

Sale 1: The property is similar in condition and superior in age to the subject. Adjustments = BED = \$6000, BATH = \$5000, Lot Size = \$240, Age = -\$8000, Total adjustments = \$3240, Net Adjusted Value = \$408240 Sale 2: The property is similar in condition and inferior in GLA to the subject. Adjustments = GLA = \$12300, BATH = \$5000, Lot Size = \$480, Total adjustments = \$17780, Net Adjusted Value = \$519780 Sale 3: The property is inferior in GLA and bed to the subject. Adjustments = GLA = \$12900, BED = \$12000, BATH = \$5000, Garage = -\$10000, Lot Size = \$240, Total adjustments = \$20140, Net Adjusted Value = \$5220140

Comparable Listings

	Subject	Listing #1	Listing #2	Listing #3
Address	1409 Grove Ave	1002 Circle Ave	1503 Grove Ave	1831 S 58th Ct
City	BERWYN	Forest Park	Berwyn	Cicero
Zip Code:	60402	60130	60402	60804
Data Source	Tax	MLS	MLS	MLS
Proximity		1.4	0.1	1.7
Orig List Date	06/04/2026	8/21/2026	5/18/2026	7/13/2026
Original List Price	220,000	485000	240000	520000
Last List Price		485000	240000	520000
Sale Date				
Sale Price				
DOM	60	10	105	49
Source of Funds				
Sales Concessions	0	0	0	0
Distressed Sale	No	No	No	No
HOA Fees/mo.	0	0	0	0
GLA Above Grade	2618	2,100	2,599	2,666
Actual Age	116	98	112	102
Lot Size (Sq.Ft.)	5137	3049	3485	3920
Rooms/Bed/Bath/HalfBath	8/4/3/0	10/6/2/0	8/4/2/0	11/7/2/0
Design	Contemporary	Contemporary	Contemporary	Contemporary
View/Comparison	City	City/Similar	City/Similar	City/Similar
Number of Units	2	2	2	2
Basement Type	Full	Full	Full	Full
Basement SF / %	1060	1020	1250	1300
Parking Type	None/Open Parking	None/Open Parking	None/Open Parking	None/Open Parking
# Parking Stalls	0	0	0	0
Pool / Spa	None	None	None	None
Condition	Poor	Good	Poor	Good
Overall Comparability		Best	Good	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.

Active 1: The property is superior in condition and inferior in GLA to the subject. Adjustments = GLA = \$10360, BED = -\$8000, BATH = \$3000, Lot Size = \$150, Age = -\$5400, Total adjustments = \$110, Net Adjusted Value = \$485110 Active 2: he property is similar in age and inferior in bath to the subject. Adjustments = BATH = \$3000, Lot Size = \$120, Total adjustments = \$3120, Net Adjusted Value = \$243120 Active 3: The property is superior in condition and bed to the subject. Adjustments = BED = - \$12000, BATH = \$3000, Lot Size = \$90, Age = -\$4200, Total adjustments = -\$13110, Net Adjusted Value = \$506890

Comparable Rentals

	Subject	Rental #1	Rental #2	Rental #3
Address	1409 Grove Ave	39 N Lotus Ave APT 2	5804 W Erie St # 2	3900 W Jackson Blvd # 2
City	BERWYN	Chicago	Chicago	Chicago
Zip Code:	60402	60644	60644	60624
Data Source		MLS	MLS	MLS
Proximity		3.3	3.7	5.2
Date Lease Begins		4/7/2026	4/7/2026	9/3/2026
Date Lease Expires		9/2/2026	10/12/2026	11/18/2026
Monthly Rental		\$3,435	\$3,000	\$3,000
Less Utilities/Furniture		No	No	No
Adjusted Monthly Rent		3,435	\$3,000	\$3,000
Rent Concessions	0	0	0	0
Location	Urban	Urban	Urban	Urban
View	City	City	City	City
Design	1 Story	Contemporary	Contemporary	Contemporary
Actual Age	116	106	116	114
Condition	Poor	Good	Good	Good
GLA Above Grade	2618	2285	2285	2212
Rooms/Bed/Bath/HalfBath	8/4/3/0	10/6/2/0	9/5/2/0	10/6/2/0
Basement Type	Full	Full	Full	Full
Other: (pool, garage, etc)	None	1100	1150	1050
Net Adjustment		0	0	0
Indicated Monthly Market Rent		3,435	3,000	3,000

Neighborhood Rental Range

Rental Range Low	2000	Rental Range High	5000	Predominant Rent	3200	Suggested rent for this property	3200
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Comparable Rentals Comments

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

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

Rental 1: The property is similar in condition and inferior in GLA to the subject Rental 2: The property is similar in condition and inferior in bath to the subject Rental 3: The property is inferior in GLA and bath to the subject

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.		
☒	Rehab	\$ 134,070
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
☐		\$
	GRAND TOTAL FOR ALL REPAIRS \$ 134,070	
	Estimated Days to Complete Repairs: 30	
	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)	232000
	Market Value (As-Repaired)	433105
	90-Day Marketing Price: As Is	250000
	90 Day Marketing Price: Repaired	451105
	30-Day Marketing Price: As Is	240000
Fair Monthly Market Rent	3000	
Subject Land Value	24,221	
Additional Comments		
Subject having purchase price as 231k so I have valued for purchase price, Subject in unique in bath and lot size, GLA, I have checked till 3 miles Due to limited comps all as is sold comps and active comps exceeded subject bath count and still considered reliable comparable. Due to limited limited comps all as is sold comps and active comps exceeded subject lot size and still considered as reliable comparable, Due to limited limited comps all as is sold comps exceeded subject GLA and still considered as reliable comparable, Due to limited comps as repaired comps S1 and s3 not having similar bed as subject but sill considered as reliable comparables. Due to limited limited comps all as is repaired sold comps exceeded subject lot size and still considered as reliable comparable. Due to limited limited comps all as is repaired sold comps exceeded subject bath count considered as reliable comparable, Due to limited rental comps within similar property type I have exceeded 6 miles and have taken rental comps these rental comps were exceeded city ,zipcode and still considered as reliable comparables. In delivering final valuation, most weight has been placed on CS1 and LC1 as they are most similar to subject condition and overall structure. Subject is located near school, busy road, non residential building this will affect subject value and marketability all comps have similar location.		
Certification		
Agent Name:	Sample Agent	
License #	00000	
Date Report Completed:	9/17/2026 4:49:25 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

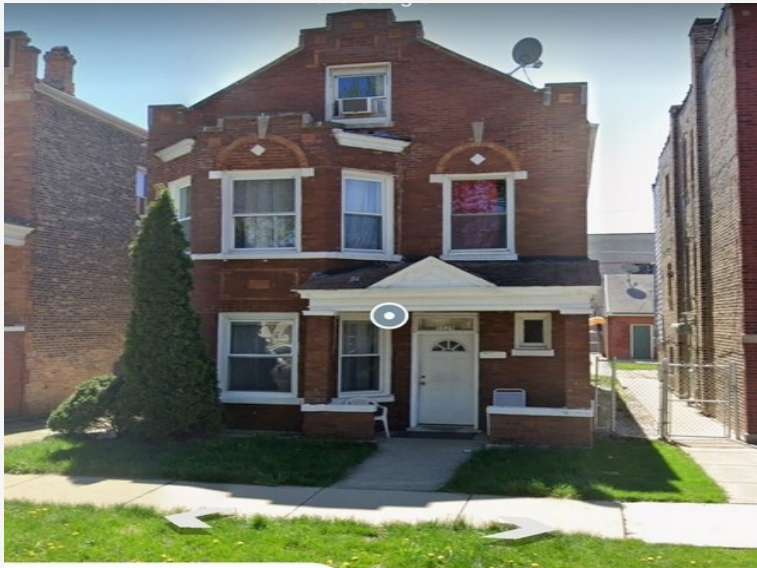


Subject Address Photo



Subject Rear Photo

As-Is Comparable Sale Photos



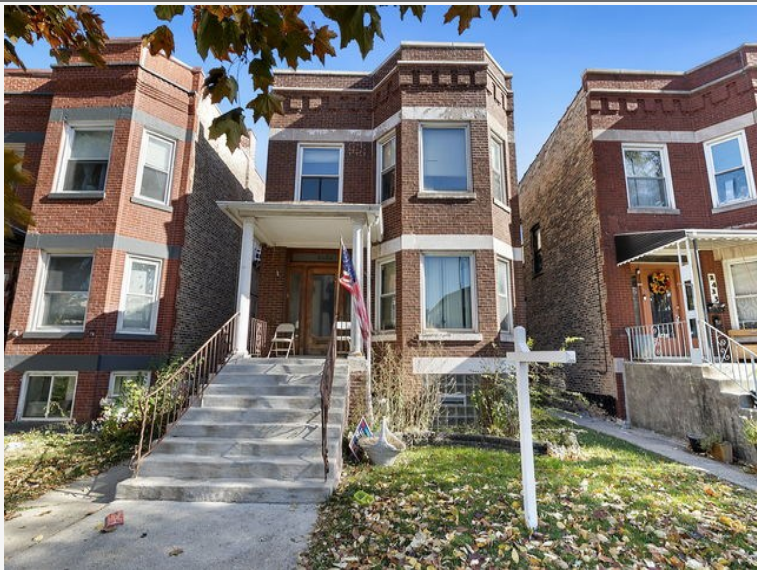
Sale 1 Photo

5529 W 24th Pl



Sale 2 Photo

5415 W Monroe St



Sale 3 Photo

2429 S 56th Ct

As-Repaired Comparable Sale Photos



Sale 4 Photo

1601 S 48th Ct



Sale 5 Photo

7203 Adams St



Sale 6 Photo

2108 Highland Ave

Comparable Listing Photos



List 1 Photo

1002 Circle Ave



List 2 Photo

1503 Grove Ave



List 3 Photo

1831 S 58th Ct

Comparable Rental Photos



Rental 1 Photo

1601 S 48th Ct



Rental 2 Photo

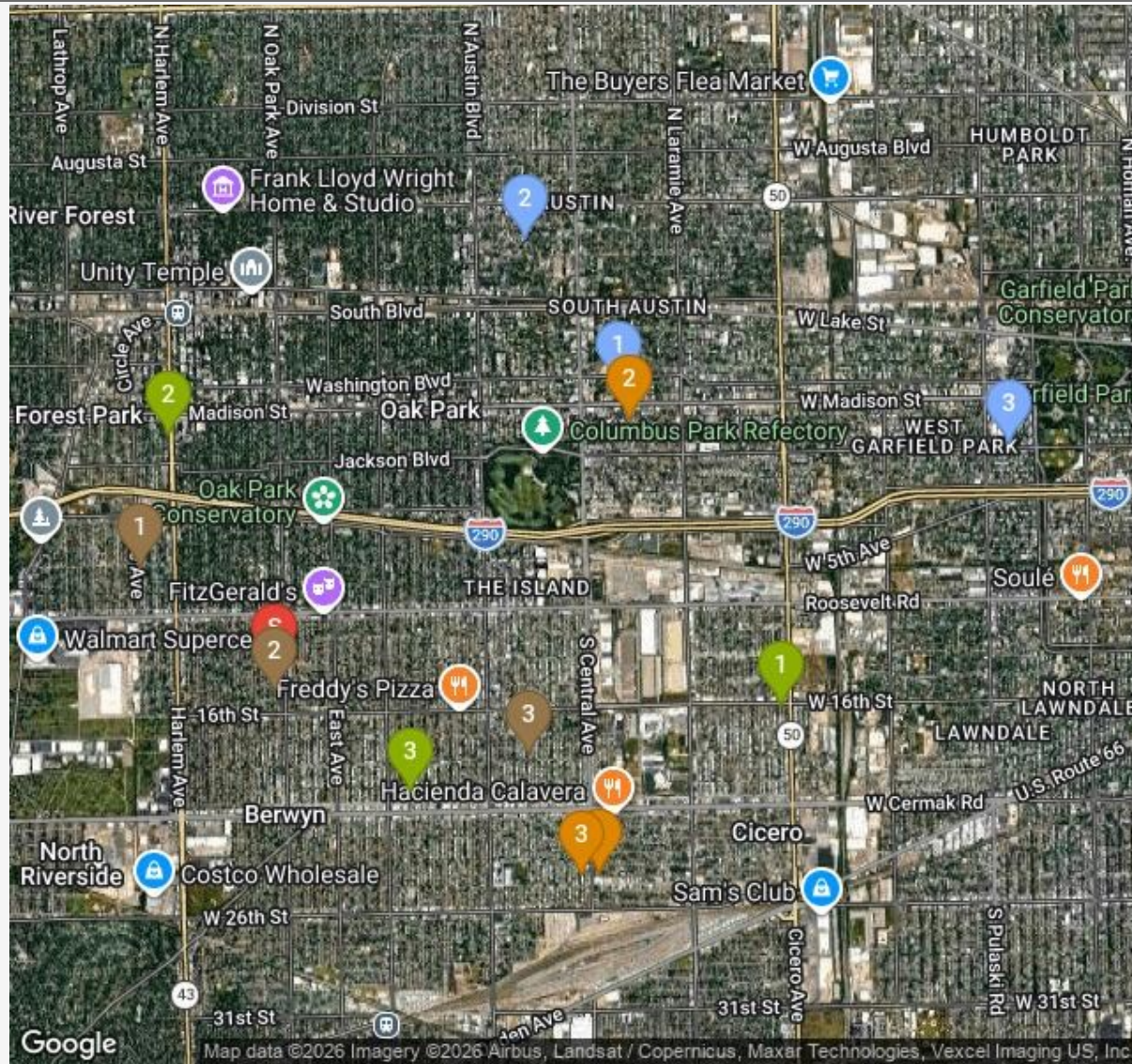
7203 Adams St



Rental 3 Photo

2108 Highland Ave

Map



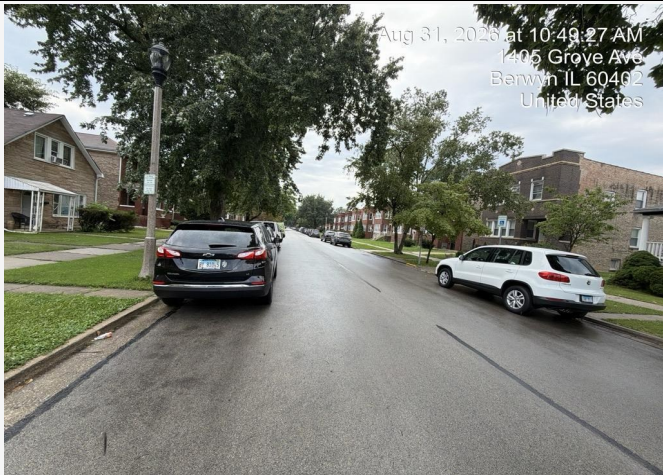
Map

S = SUBJECT	1409 Grove Ave
YELLOW 1 = SALE 1	5529 W 24th Pl
YELLOW 2 = SALE 2	5415 W Monroe St
YELLOW 3 = SALE 3	2429 S 56th Ct
GREEN 1 = SALE 4	1601 S 48th Ct
GREEN 2 = SALE 5	7203 Adams St
GREEN 3 = SALE 6	2108 Highland Ave
BROWN 1 = LIST 1	1002 Circle Ave
BROWN 2 = LIST 2	1503 Grove Ave
BROWN 3 = LIST 3	1831 S 58th Ct
BLUE 1 = RENTAL 1	39 N Lotus Ave APT 2
BLUE 2 = RENTAL 2	5804 W Erie St # 2
BLUE 3 = RENTAL 3	3900 W Jackson Blvd # 2

Additional Photos



Street View



Street View



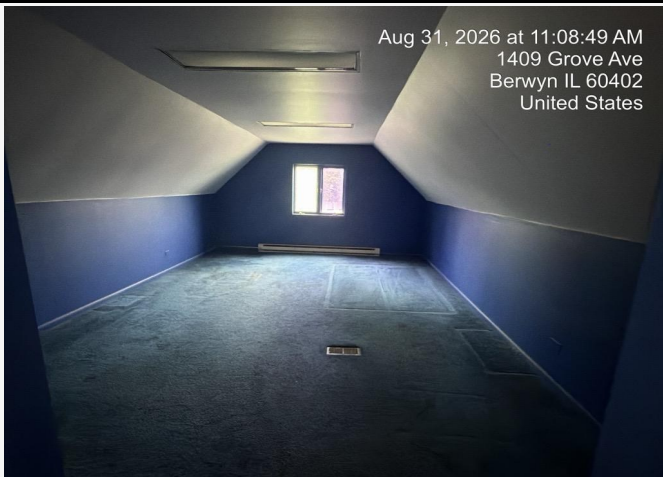
Side 1



Side 2



View across the street



Bed 1



Bed 2



Bed 3



Bed 4



Kitchen 1



Bath 1



Bath 2



Aug 31, 2026 at 11:08:42 AM
1409 Grove Ave
Berwyn IL 60402
United States

Bath 3



Aug 31, 2026 at 11:04:10 AM
1405 Grove Ave
Berwyn IL 60402
United States

Kitchen 2



Aug 31, 2026 at 11:07:10 AM
1409 Grove Ave
Berwyn IL 60402
United States

Living 1



Aug 31, 2026 at 11:03:55 AM
1405 Grove Ave
Berwyn IL 60402
United States

Living2