



Market Impact Analysis Effect Wireless Towers Have On Surrounding Properties

Prepared for Towerking

By

Jim Snodgrass – Wall & Associates

Lejo Harmeson – Wall & Associates

Darren Snodgrass – TNG Wireless Consulting



Personal Background

Jim Snodgrass has been a Real Estate Broker on the West Side of Indianapolis since 1969. Formerly Vice President of Residential Sales at F.C. Tucker Company, Jim has developed no less than 6 subdivisions in Western Marion County, Hendricks County and Morgan County. Principal at Wall & Associates since its' inception in 1989 Jim has been actively involved in residential development and sales along with commercial / industrial projects.

Lejo Harmeson has been a Real Estate Broker in the Central Indiana market since 1991. He is the current Managing Broker for Wall & Associates. Lejo has been involved in residential and commercial transactions in Hendricks, Marion, Morgan, Putnam, Montgomery, Hamilton, Hancock, Madison, Shelby, Monroe and Delaware Counties. Prior to working with Wall & Associates Lejo was involved in the Mortgage Banking side of the real estate business.

Darren Snodgrass has been an Indiana Real Estate Broker since 1986. He has been in the Wireless Site Acquisition and Development industry since 1994. Darren has been the President of Site Development Services for a local Wireless Infrastructure business as well as a National Project Director for the third largest Tower Company in the United States, SBA Communications. Darren has directed or been intimately involved in the development and launching of two carrier networks. He has also had responsibility for the development of over 2000 sites from the Great Lakes Region to the West Coast and the Pacific Northwest. Darren formed TNG Wireless in 2013.



Executive Summary

In preparation of this report a study of the market results for the two areas in question were pulled from Metropolitan Indianapolis Board of Realtor's database site. MIBOR has all transaction records of real estate deals performed by member Realtors for Brown County, Shelby County, Johnson County, Morgan County, Putnam County, Hendricks County, Marion County, Hancock County, Madison County, Hamilton County, Boone County and Montgomery County.

Two Tower sites were reviewed. The first was the Verizon / American Tower location near the subject property and the second was the Self Support Structure located off of SR 39 at the CountryMark location. An analysis area of ½ mile was used for each tower location. Summaries were pulled from each area by year and are a part of this report in the back up documentation. Aspects reviewed were:

- Minimum List Price
- Maximum Sale Price
- List Price Average
- List Price Median
- Minimum Sold Price
- Maximum Sold Price
- Sold Price Average
- Sold Price Median
- Average Days on the Market.

A line was drawn at the year of the construction of the tower with the year prior and the subsequent years listed as references and comparisons. A summary of those results are included in this report. Facts all indicate that there was no decrease in Average Sold Price and Median Sold price in either instance, nor was there any lengthening of the Average Days on the market.



These facts compel us to draw the conclusion that the construction of the towers in these two locations in or near the Town of Monrovia, Morgan County, Indiana had no adverse effect on the surround property values. This would lead to conclude that the addition of another similar structure in the same area as the existing Verizon / American Tower Monopole would likewise have no adverse effect on the surround property values.

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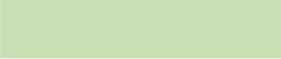
Darren S. Snodgrass
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TNG Wireless
1829 Fortner Drive
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Existing Self Support Tower - 1/2 Mile Radius - Built 2011
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	List Price - Minimum	List Price - Maximum	List Price - Average	List Price - Median	Sold Price - Minimum	Sold Price - Maximum	Sold Price - Average	Sold Price - Median	Average Days on Market
2015	\$ 49,900.00	\$ 280,000.00	\$ 135,814.00	\$ 141,900.00	\$ 48,900.00	\$ 280,000.00	\$ 133,734.00	\$ 139,500.00	121
2014	\$ 82,000.00	\$ 177,900.00	\$ 129,771.00	\$ 131,900.00	\$ 73,000.00	\$ 177,000.00	\$ 127,588.00	\$ 128,500.00	84
2013	\$ 53,000.00	\$ 159,900.00	\$ 111,085.00	\$ 105,300.00	\$ 49,000.00	\$ 148,500.00	\$ 105,987.00	\$ 105,300.00	61
2012	\$ 35,000.00	\$ 154,900.00	\$ 106,368.00	\$ 107,490.00	\$ 35,000.00	\$ 154,900.00	\$ 101,589.00	\$ 99,000.00	92
2011	\$ 54,000.00	\$ 149,000.00	\$ 106,557.00	\$ 106,500.00	\$ 59,000.00	\$ 149,900.00	\$ 101,174.00	\$ 94,750.00	128
2010	\$ 27,000.00	\$ 142,000.00	\$ 104,399.00	\$ 110,708.00	\$ 40,000.00	\$ 142,000.00	\$ 101,807.00	\$ 104,450.00	74

Existing American Tower - 1/2 Mile Radius - Built 2007
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	List Price - Minimum	List Price - Maximum	List Price - Average	List Price - Median	Sold Price - Minimum	Sold Price - Maximum	Sold Price - Average	Sold Price - Median	Average Days on Market
2015	\$ 164,900.00	\$ 164,900.00	\$ 164,900.00	\$ 164,900.00	\$ 164,900.00	\$ 164,900.00	\$ 164,900.00	\$ 164,900.00	182
2014	\$ 149,900.00	\$ 149,900.00	\$ 149,900.00	\$ 149,900.00	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	36
2013	\$ 142,900.00	\$ 142,900.00	\$ 142,900.00	\$ 142,900.00	\$ 142,900.00	\$ 142,900.00	\$ 142,900.00	\$ 142,900.00	58
2012	\$ 99,000.00	\$ 99,000.00	\$ 99,000.00	\$ 99,000.00	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00	\$ 94,000.00	73
2011	\$ 109,000.00	\$ 140,000.00	\$ 119,633.00	\$ 109,900.00	\$ 109,000.00	\$ 134,250.00	\$ 117,717.00	\$ 109,900.00	197
2010	\$ 27,000.00	\$ 179,900.00	\$ 114,225.00	\$ 125,000.00	\$ 41,900.00	\$ 176,000.00	\$ 113,725.00	\$ 118,500.00	132
2009	\$ 104,000.00	\$ 104,000.00	\$ 104,000.00	\$ 104,000.00	\$ 101,000.00	\$ 101,000.00	\$ 101,000.00	\$ 101,000.00	121
2008	\$ 115,000.00	\$ 259,900.00	\$ 181,600.00	\$ 169,900.00	\$ 115,000.00	\$ 235,000.00	\$ 169,333.00	\$ 158,000.00	73
2007	\$ 89,900.00	\$ 89,900.00	\$ 89,900.00	\$ 89,900.00	\$ 87,500.00	\$ 87,500.00	\$ 87,500.00	\$ 87,500.00	117
2006	\$ 167,280.00	\$ 167,280.00	\$ 167,280.00	\$ 167,280.00	\$ 167,280.00	\$ 167,280.00	\$ 167,280.00	\$ 167,280.00	

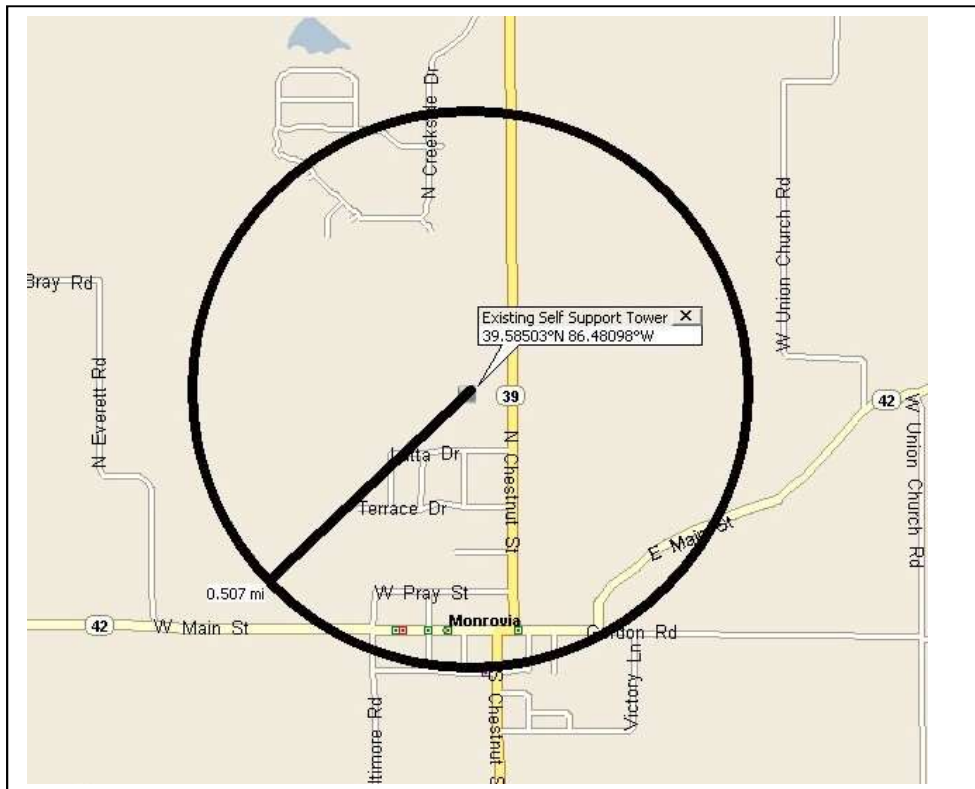


1 Property Sold that year

Aerial Map with ½ mile ring – Existing Self Support Tower



Map with ½ mile ring – Existing Self Support Tower



CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:44 am

Property Type is one of 'Residential', 'Residential/lease' Status is one of 'Act', 'Acct', 'Pend', 'Sold' Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.59, -86.48 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2010 to 12/31/2010

Residential

Sold Properties		Area		Subdivision		Bd	Bth	Gar	FP	Levl	Yr Bld	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
MLS #	Sold Date	Address															
21051420	09/27/2010	2952 West LONGBRANCH ES502		Sub NOT found in Table		4	2/1	2CATC	0	2LEV	2010	0	2,833	\$50.12	\$142,000	\$142,000	0
2939040	05/07/2010	11448 North Meadowbend W5502		HOMESTEAD		5	3/0	2CATC	0	2LEV	2007	0	3,914	\$36.15	\$139,900	\$141,500	245
21022367	11/05/2010	3093 West Meadow Bend Dr5502		HOMESTEAD		3	2/1	2CATC	0	2LEV	2010	0	2,338	\$57.22	\$131,370	\$133,770	130
21041531	10/08/2010	11431 North CREEKSIDE Dr5502		Sub NOT found in Table		4	2/1	2CATC	0	2LEV	2010	0	0	\$0.00	\$129,300	\$129,300	35
2956042	04/21/2010	11427 North Meadowbend D5502		HOMESTEAD		4	2/1	2CATC	1	2LEV	2006	0	3,008	\$42.89	\$133,500	\$129,000	125
21017815	08/27/2010	11388 North MEADOWBEND5502		Sub NOT found in Table		3	2/1	2CATC	0	2LEV	2007	0	2,182	\$57.74	\$134,000	\$125,990	20
2960686	05/27/2010	3128 West MEADOWBEND 5502		HOMESTEAD		3	2/0	2CATC	0	1LEV	2010	0	1,583	\$72.02	\$111,900	\$114,000	138
2959547	05/18/2010	11421 North Creekside Dr5502		HOMESTEAD		3	2/0	2CATC	0	1LEV	2009	0	1,533	\$72.33	\$115,200	\$110,875	42
21008026	06/21/2010	2965 West CROSSCREEK ES502		Sub NOT found in Table		5	3/0	2CATC	0	2LEV	2006	0	3,003	\$36.63	\$112,000	\$110,000	19
21030611	07/30/2010	55 CIRCLE Drive 5502		CIRCLE DRIVE		3	2/0	2CATC	0	1LEV	1971	0	1,080	\$97.22	\$112,900	\$105,000	5
2959155	03/10/2010	3043 West Meadowbend Lar5502		HOMESTEAD		3	2/1	2CATC	1	2LEV	2009	0	1,992	\$52.16	\$101,500	\$103,900	46
21018584	11/24/2010	3087 West MEADOWBEND 5502		Sub NOT found in Table		3	2/0	2CATC	0	1LEV	2010	0	1,496	\$66.84	\$109,515	\$100,000	187
21039273	10/25/2010	3075 West CROSSCREEK ES502		Sub NOT found in Table		3	2/1	2CATC	1	2LEV	2007	0	2,066	\$47.92	\$105,900	\$99,000	13
21017814	08/04/2010	3068 West MEADOWBEND 5502		Sub NOT found in Table		3	2/0	2CATC	0	1LEV	2006	0	1,505	\$59.80	\$97,200	\$90,000	60
21041287	09/09/2010	375 Maple Street 5502		GLENN W LATTAS		2	1/0	2CDTC	0	1LEV	1970	0	1,250	\$69.60	\$92,900	\$87,000	11
21013379	06/14/2010	3120 West CROSSCREEK ES502		Sub NOT found in Table		3	2/1	2CATC	0	2LEV	2007	0	2,081	\$39.88	\$97,000	\$83,000	31
21017984	08/06/2010	3127 MEADOWBEND Drive 5502		HOMESTEAD		3	2/0	2CATC	0	2LEV	2008	0	1,968	\$41.62	\$86,000	\$81,900	112
2957720	01/19/2010	260 West WASHINGTON SH5502		NO SUBDIVISION		2	1/0	2CDTC	0	1LEV	1956	1,020	1,020	\$66.67	\$68,900	\$68,000	15
21030993	07/15/2010	35 East MAIN Street 5502		CARTERS		3	2/0	1CDTC	0	2LEV	1920	374	1,523	\$27.51	\$27,000	\$41,900	9
2927451	03/29/2010	120 West WASHINGTON SH5502		CARTERS		3	1/0	NONE	1	1LEV	1920	0	1,330	\$30.08	\$40,000	\$40,000	236

LISTINGS: 20
Medians:
Minimums:
Maximums:
Averages:

Quick Statistics (20 Listings Total)

	Min	Max	Average	Median
List Price	\$27,000	\$142,000	\$104,399	\$110,708
Sold Price	\$40,000	\$142,000	\$101,807	\$104,450

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:44 am

Property Type is one of 'Residential', 'ResidentialLease', 'Status is one of 'Act', 'ActC', 'Pend', 'Sold' Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.59, -86.48 Area is 5502 - Morgan - Monroe' Close Date is 07/01/2011 to 12/31/2011

Residential

Sold Properties	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/Sqft	List Price	Sold Price	DOM
MLS #																
21139362	10/28/2011	11364 North Creekside Drive5502	5502	HOMESTEAD	5	2/1	2CATC	0	2LEV	2006	0	3,008	\$49.83	\$149,900	\$149,900	22
21104714	02/01/2011	3075 West LONGBRANCH ES502	5502	Sub NOT found in Table	3	2/0	2CATC	0	2LEV	2010	0	2,417	\$57.51	\$139,000	\$139,000	8
21119391	07/22/2011	3105 West LONGBRANCH ES502	5502	HOMESTEAD	4	2/1	2CATC	1	2LEV	2011	0	2,227	\$62.37	\$138,900	\$138,900	14
21132912	10/07/2011	2977 West LONGBRANCH ES502	5502	Sub NOT found in Table	5	2/1	2CATC	0	2LEV	2008	0	3,018	\$42.74	\$134,900	\$129,000	35
21117096	07/28/2011	2942 West LONGBRANCH ES502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2011	0	2,057	\$61.74	\$133,785	\$127,000	84
21142555	12/29/2011	270 East Main Street	5502	NO SUBDIVISION	3	1/0	2CDTC	1	1LEV	1950	1,026	1,026	\$106.24	\$109,000	\$109,000	416
21029808	01/20/2011	3120 West Crosscreek Drive5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2007	0	2,104	\$51.76	\$109,900	\$108,900	202
2106873	11/18/2011	11259 North SASHING	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2008	0	1,880	\$55.85	\$108,000	\$105,000	262
21051135	06/24/2011	2947 West LONGBRANCH ES502	5502	HOMESTEAD	3	2/0	2CATC	0	1LEV	2010	0	1,300	\$76.85	\$99,900	\$99,900	226
21029705	03/04/2011	3047 West MEADOWBEND ES502	5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEV	2005	0	1,845	\$52.03	\$99,900	\$96,000	266
21149155	12/23/2011	410 North CHESTNUT Street5502	5502	GLENN W LATTA'S	3	2/1	3CATC,	0	1HALF	1920	304	2,640	\$35.42	\$104,999	\$93,500	45
21060916	04/25/2011	11378 North MEADOWBENES502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEV	2007	0	2,293	\$39.25	\$125,000	\$90,000	74
21051778	05/05/2011	80 Latta Drive	5502	NO SUBDIVISION	3	1/0	2CATC	1	1LEV	1955	0	1,536	\$57.88	\$88,900	\$88,900	175
21050447	06/10/2011	3138 West MEADOWBEND ES502	5502	Sub NOT found in Table	3	2/0	2CATC	0	1LEV	2008	0	1,505	\$58.14	\$84,850	\$87,500	217
21129968	08/18/2011	3123 West MEADOWBEND ES502	5502	Sub NOT found in Table	3	2/0	2CATC	0	1LEV	2007	0	1,505	\$56.81	\$87,500	\$85,500	24
21112814	07/27/2011	3137 West MEADOWBEND ES502	5502	Sub NOT found in Table	4	2/1	2CATC	1	2LEV	2007	0	2,888	\$29.43	\$108,000	\$85,000	126
21110858	09/01/2011	2972 West LONGBRANCH ES502	5502	HOMESTEAD 3	3	2/1	2CATC	1	2LEV	2008	0	2,152	\$38.43	\$88,200	\$82,700	86
21052998	02/15/2011	11259 North SASHING Way ES502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEV	2008	0	1,880	\$42.97	\$90,000	\$80,777	79
21121553	08/24/2011	3085 West CROSSCREEK ES502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEV	2007	0	1,532	\$44.39	\$76,500	\$68,000	56
21108032	10/03/2011	3100 West CROSSCREEK ES502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2007	0	1,584	\$37.25	\$54,000	\$59,000	133

# LISTINGS:	20	Medians:	3	2/1	2007	665	1,969	\$51.90	\$106,500	\$94,750	85
		Miniums:	3	1/0	1920	304	1,026	\$29.43	\$54,000	\$59,000	8
		Maxlums:	5	2/1	2011	1,026	3,018	\$106.24	\$149,900	\$149,900	416
		Averages:	3	2/1	1998	665	2,020	\$52.84	\$106,557	\$101,174	128

Quick Statistics (20 Listings Total)

	Min	Max	Average	Median
List Price	\$54,000	\$149,900	\$106,557	\$106,500
Sold Price	\$59,000	\$149,900	\$101,174	\$94,750

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:43 am

Property Type is one of 'Residential', 'Residential lease' Status is one of 'Act', 'ActC', 'Pend', 'Sold' Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.59,

-86.48 Area is '5502 - Morgan - Monroe' Close Date is 07/01/2012 to 12/31/2012

Residential

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/Sqft	List Price	Sold Price	DOM
21134413	02/29/2012	3052 West Meadowbend Dr#5502	5502	HOMESTEAD	4	2/1	2CATC, 1	0	2LEVL	2007	0	2,989	\$51.82	\$154,900	\$154,900	194
21167477	07/06/2012	11267 North Sashing Way	5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEVL	2008	0	2,939	\$47.60	\$139,900	\$139,900	104
21187554	11/07/2012	3005 West CROSSCREEK ES502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEVL	2007	0	3,196	\$43.02	\$137,500	\$137,500	64
21188697	08/21/2012	305 North CHESTNUT Streets5502	5502	NO SUBDIVISION	2	1/0	1CDTC, 0	1	1LEVL	1940	0	872	\$154.82	\$135,000	\$135,000	6
21177417	07/06/2012	215 BALTIMORE Road	5502	NO SUBDIVISION	2	1/1	2CATC	1	1LEVL	1975	0	1,824	\$69.90	\$135,000	\$127,500	15
21171519	10/09/2012	2960 West CROSSCREEK ES502	5502	Sub NOT found in Table	4	2/1	2CATC	1	2LEVL	2007	0	3,592	\$34.80	\$127,900	\$125,000	151
21186719	09/28/2012	2914 Sampler Lane	5502	HOMESTEAD	3	2/0	2CATC	0	1LEVL	2012	0	1,300	\$81.85	\$105,080	\$106,405	21
21194710	10/30/2012	11458 North MEADOWBEND5502	5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEVL	2007	0	2,028	\$50.54	\$104,900	\$102,500	29
21151939	03/12/2012	9870 North WEST UNION Rd5502	5502	MARTINS	3	2/0	2CATC	0	1LEVL	1968	0	1,272	\$75.08	\$109,900	\$95,500	73
21145282	01/04/2012	3100 West Crosscreek Drive5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEVL	2007	0	1,584	\$59.34	\$109,900	\$94,000	46
21177945	08/03/2012	320 East MAIN Street	5502	NO SUBDIVISION	2	1/0	2CATC	0	1LEVL	1955	0	962	\$97.71	\$99,000	\$94,000	73
21184589	08/20/2012	235 North CHESTNUT Streets5502	5502	NO SUBDIVISION	3	2/0	2CATC	0	1LEVL	1959	0	1,480	\$61.49	\$94,900	\$91,000	53
21179139	08/09/2012	3118 West MEADOWBEND	5502	Sub NOT found in Table	3	2/0	2CATC	0	1LEVL	2007	0	1,284	\$54.52	\$86,000	\$70,000	43
21199172	11/15/2012	3107 West MEADOWBEND	5502	Sub NOT found in Table	3	2/0	2CATC	0	1LEVL	2007	0	1,223	\$53.32	\$70,000	\$65,213	7
21123042	04/27/2012	225 Terrace Drive	5502	GLENN W LATTA'S	3	1/0	1CATC	0	1LEVL	1970	0	1,000	\$52.00	\$57,000	\$52,000	340
21122762	01/28/2012	270 West PRAY Street	5502	NO SUBDIVISION	2	1/0	2GDTG	0	1HALF	1900	0	1,018	\$34.38	\$35,000	\$35,000	250

LISTINGS:

16

Medians:

Min/ums:

Maximums:

Averages:

3	2/0	2007	1,390	\$53.92	\$107,490	\$99,000	59
2	1/0	1900	872	\$34.38	\$35,000	\$35,000	6
4	2/1	2012	3,592	\$154.82	\$154,900	\$154,900	340
3	2/0	1984	1,785	\$63.89	\$106,368	\$101,589	92

Quick Statistics (16 Listings Total)

	Min	Max	Average	Median
List Price	\$35,000	\$154,900	\$106,368	\$107,490
Sold Price	\$35,000	\$154,900	\$101,589	\$99,000

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CMA 1 - Line

Listings as of 09/19/16 at 10:41 am

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Residential

Sold Properties	MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/Sqft	List Price	Sold Price	DOM
	21234452	10/08/2013	11248 North TRAPUNTO	Lat5502	HOMESTEAD	4	2/1	2CATC	0	2LEV	2008	0	2,343	\$63.38	\$149,895	\$148,500	51
	21222592	05/10/2013	11201 North Longbranch	Str5502	HOMESTEAD	4	2/1	2CATC	1	2LEV	2013	0	2,199	\$66.85	\$148,595	\$147,000	1
	21202353	01/08/2013	3102 West MEADOWBEND	5502	HOMESTEAD	4	2/1	2CATC	1	2LEV	2012	0	2,289	\$63.35	\$148,050	\$145,000	12
	21215479	06/14/2013	11244 North SASHING	5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEV	2008	0	3,729	\$38.88	\$159,900	\$145,000	52
	21196418	01/08/2013	11511 North CREEKSIDE	Dr5502	HOMESTEAD	4	2/1	2CATC	1	2LEV	2009	0	2,148	\$64.25	\$142,900	\$138,000	42
	21217091	05/31/2013	11457 North MEADOWBEND	5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEV	2007	0	2,989	\$45.83	\$139,900	\$137,000	29
	21204112	03/29/2013	3014 West Sampler Lane	5502	HOMESTEAD	4	2/1	2CATC	0	2LEV	2012	0	2,002	\$66.80	\$132,725	\$133,725	49
	21216364	03/27/2013	3133 West MEADOWBEND	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2007	0	3,008	\$43.22	\$137,900	\$130,000	18
	21199471	03/28/2013	11188 North Trapunto Lane	5502	NO SUBDIVISION	3	2/0	2CATC	1	1LEV	2012	0	1,583	\$78.61	\$121,900	\$124,445	133
	21214146	05/31/2013	11239 North SASHING Way	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEV	2008	0	1,587	\$69.31	\$113,900	\$110,000	117
	21260522	11/15/2013	3100 West CROSSCREEK	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2007	0	1,584	\$65.03	\$102,900	\$103,000	3
	21204528	02/27/2013	110 CIRCLE Drive	5502	CIRCLE DRIVE	3	2/0	2CATC	0	1LEV	1971	0	1,416	\$69.21	\$104,500	\$98,000	61
	21238757	10/02/2013	3070 West CROSSCREEK	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2007	0	2,316	\$39.08	\$90,000	\$90,500	15
	21234163	11/14/2013	3022 West MEADOWBEND	5502	Sub NOT found in Table	3	2/0	2CATC	0	1LEV	2006	0	1,848	\$48.70	\$110,000	\$90,000	168
	21201563	01/11/2013	11356 North CREEKSIDE	Dr5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEV	2006	0	2,621	\$33.71	\$95,000	\$88,365	34
	21206639	03/15/2013	11336 North CREEKSIDE	Dr5502	Sub NOT found in Table	3	2/0	2CATC	0	1LEV	2006	0	1,699	\$50.03	\$85,000	\$85,000	25
	21250699	12/30/2013	11261 North LONGBRANCH	5502	Sub NOT found in Table	4	2/1	2CATC	1	2LEV	2007	0	2,636	\$32.25	\$85,000	\$85,000	10
	21216223	10/10/2013	245 TERRACE Drive	5502	GLENN W LATTA'S	3	1/0	1CATC,	0	1LEV	1972	0	1,000	\$94.75	\$89,900	\$84,750	151
	21212393	07/22/2013	3152 West LONGBRANCH	5502	Sub NOT found in Table	4	2/1	2CATC	1	2LEV	2010	0	1,656	\$50.12	\$89,900	\$83,000	183
	21193946	01/25/2013	3133 West MEADOWBEND	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2007	0	3,008	\$27.03	\$105,300	\$81,311	100
	21243064	09/06/2013	2927 West LONGBRANCH	5502	Sub NOT found in Table	3	2/0	2CATC	1	1LEV	2008	0	1,251	\$56.76	\$66,000	\$71,008	10
	21245143	10/10/2013	130 CIRCLE Drive	5502	CIRCLE DRIVE	4	2/0	NONE	1	2LEV	1975	0	1,602	\$43.76	\$82,800	\$70,100	55
	21216807	05/29/2013	350 MAPLE Street	5502	GLENN W LATTA'S	3	1/1	2CDTC	0	1LEV	1972	0	1,325	\$36.98	\$53,000	\$49,000	82

# LISTINGS:	23	Medians:	3	2/1	2007	2,002	\$50.12	\$105,300	\$98,000	49
		Minimums:	3	1/0	1971	1,000	\$27.03	\$53,000	\$49,000	1
		Maximums:	4	2/1	2013	3,729	\$84.75	\$159,900	\$148,500	183
		Averages:	3	2/1	2002	2,080	\$53.82	\$111,085	\$105,987	61

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CMA 1 - Line

Listings as of 09/19/16 at 10:41 am

Quick Statistics (23 Listings Total)				
	Min	Max	Average	Median
List Price	\$53,000	\$159,900	\$111,085	\$105,300
Sold Price	\$49,000	\$148,500	\$105,987	\$98,000

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CMA 1 - Line

Listings as of 09/19/16 at 10:40 am

Property Type is one of 'Residential', 'ResidentialLease'

Status is one of 'Act', 'ActC', 'Pend', 'Sold' Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.59, -86.48 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2014 to 12/31/2014

Residential

Sold Properties																
MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/\$/sqft	List Price	Sold Price	DOM
21282377	11/03/2014	2970 West CROSSCREEK ES502	5502	Sub NOT found in Table	4	2/1	3CATC	1	2LEVL	2006	0	3,578	\$49.47	\$177,900	\$177,000	217
21288077	11/06/2014	11238 North TRAPUNTO 5502	5502	Sub NOT found in Table	4	2/1	2CATC	1	2LEVL	2008	0	2,816	\$66.82	\$164,900	\$160,000	175
21271553	02/28/2014	11138 North Trapunto Lane 5502	5502	HOMESTEAD	4	2/1	2CATC	1	2LEVL	2013	0	2,199	\$71.85	\$163,040	\$158,000	19
21289816	09/18/2014	2965 West CROSSCREEK ES502	5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEVL	2006	0	3,018	\$61.03	\$159,900	\$154,000	100
21257753	01/31/2014	2921 West HAWANIAN Lane5502	5502	HOMESTEAD	4	2/1	2CATC	0	2LEVL	2013	0	2,288	\$66.70	\$151,155	\$152,605	49
21294013	09/04/2014	3075 West LONGBRANCH ES502	5502	Sub NOT found in Table	3	3/0	2CATC	0	2LEVL	2011	0	3,629	\$41.80	\$159,987	\$151,687	46
21279709	04/22/2014	35 East MAIN Street 5502	5502	CARTERS	3	1/1	1CDTC	1	2HALF	1920	374	1,523	\$95.21	\$149,900	\$145,000	36
21295125	08/27/2014	2940 West CROSSCREEK ES502	5502	Sub NOT found in Table	6	2/1	2CATC	0	2LEVL	2006	0	3,056	\$47.45	\$149,900	\$145,000	86
21285544	08/22/2014	2991 West HAWANIAN Lane5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEVL	2014	0	2,087	\$69.28	\$145,595	\$144,595	72
21271561	02/21/2014	11551 North CREEKSIDE Dr5502	5502	HOMESTEAD	3	2/0	2CATC	1	1LEVL	2013	0	1,583	\$91.09	\$144,900	\$144,200	7
21289289	08/25/2014	11441 North CREEKSIDE Dr5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEVL	2006	0	2,574	\$55.75	\$142,500	\$143,500	114
21253632	02/07/2014	2992 West LONGBRANCH ES502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEVL	2008	0	3,106	\$45.40	\$141,500	\$141,000	127
21284915	08/11/2014	11461 North Creekside Drive5502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEVL	2006	0	3,202	\$43.72	\$140,000	\$140,000	119
21307645	10/10/2014	235 North CHESTNUT Street5502	5502	NO SUBDIVISION	3	2/0	2CATC	0	1LEVL	1989	0	1,480	\$92.57	\$139,900	\$137,000	67
21324529	10/31/2014	2941 Hawaiian 5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEVL	2014	0	1,800	\$75.90	\$136,625	\$136,625	30
21296592	10/25/2014	2872 West LONGBRANCH ES502	5502	HOMESTEAD 3	3	2/1	2CATC	1	2LEVL	2008	0	2,152	\$62.73	\$139,900	\$135,000	54
21253135	02/28/2014	3018 West Hawaiian Lane 5502	5502	HOMESTEAD	3	2/0	2CATC	0	1LEVL	2013	0	1,583	\$81.17	\$131,900	\$128,500	120
21286697	05/23/2014	3022 West MEADOWBEND 5502	5502	HOMESTEAD	3	2/0	2CATC	0	1LEVL	2006	0	1,848	\$68.72	\$128,900	\$127,000	9
21278247	07/31/2014	3033 West MEADOWBEND 5502	5502	HOMESTEAD	3	2/1	2CATC	1	2LEVL	2006	0	2,185	\$56.70	\$123,900	\$123,900	78
21293844	07/31/2014	9994 STATE ROAD 39 5502	5502	NO SUBDIVISION	3	2/0	2CATC	2	1LEVL	1959	0	2,040	\$60.54	\$124,900	\$123,500	24
21283203	06/13/2014	11447 North MEADOWBEND5502	5502	HOMESTEAD	4	2/1	2CATC	0	2LEVL	2006	0	3,008	\$39.89	\$124,900	\$120,000	72
21307055	12/30/2014	2981 West HAWANIAN Lane5502	5502	HOMESTEAD	3	2/0	2CATC	0	1LEVL	2014	0	1,340	\$89.55	\$119,900	\$120,000	112
21329119	12/19/2014	11301 North Creekside Drive5502	5502	Sub NOT found in Table	3	2/0	2CATC	1	1LEVL	2006	0	1,561	\$76.87	\$120,000	\$120,000	1
21286641	07/03/2014	11148 North Trapunto Lane 5502	5502	HOMESTEAD	3	2/0	2CATC	0	1LEVL	2014	0	1,259	\$93.73	\$119,900	\$118,685	43
21240131	01/15/2014	2997 West LONGBRANCH ES502	5502	Sub NOT found in Table	3	2/0	2CATC	1	1LEVL	2008	0	1,259	\$93.73	\$119,900	\$118,000	139
21274093	05/23/2014	11381 North CREEKSIDE Dr5502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEVL	2006	0	2,962	\$38.79	\$114,900	\$114,900	77
21197031	02/28/2014	2925 West CROSSCREEK ES502	5502	Sub NOT found in Table	3	2/1	2CATC	1	2LEVL	2006	0	1,852	\$56.70	\$105,000	\$105,000	464
21275402	05/23/2014	3067 West MEADOWBEND 5502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEVL	2007	0	2,048	\$48.83	\$105,000	\$100,000	54
21299232	10/06/2014	11438 North MEADOWBEND5502	5502	HOMESTEAD	3	1/0	2CATC	0	1LEVL	2007	0	1,507	\$62.97	\$94,900	\$94,900	109
21314261	12/02/2014	40 West Main Street 5502	5502	HOCKETTS	3	1/0	2CDTC	0	2LEVL	2007	0	1,507	\$62.97	\$94,900	\$94,900	109
21319065	10/02/2014	330 Embury Street 5502	5502	GLENN W LATTAS	3	1/0	1CATC	0	1LEVL	1930	0	1,381	\$64.08	\$89,900	\$88,500	24
21265666	03/19/2014	2940 West CROSSCREEK ES502	5502	Sub NOT found in Table	6	2/1	2CATC	0	2LEVL	2006	0	2,941	\$89.58	\$86,000	\$86,000	0
21311524	12/31/2014	325 TERRACE Drive 5502	5502	GLENN W LATTAS	3	1/1	2CATC	1	1LEVL	1975	0	2,024	\$28.33	\$82,000	\$83,311	8
					3	1/1	2CATC	1	1LEVL	1975	0	2,024	\$36.07	\$84,150	\$73,000	128

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CMA 1 - Line

Listings as of 09/19/16 at 10:40 am

Residential	
# LISTINGS:	33

Medians:	3	2/1	2006	374	2,048	\$62.73	\$131,900	\$128,500	71
Min/nums:	3	1/0	1920	374	960	\$28.33	\$82,000	\$73,000	0
Maximums:	6	3/1	2014	374	3,629	\$95.21	\$177,900	\$177,000	464
Averages:	3	2/1	1999	374	2,180	\$63.57	\$129,771	\$127,588	84

Quick Statistics (33 Listings Total)									
	Min	Max	Average	Median					
List Price	\$82,000	\$177,900	\$129,771	\$131,900					
Sold Price	\$73,000	\$177,000	\$127,588	\$128,500					

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CMA 1 - Line

Prepared By: Lejo Harneson

Listings as of 09/19/16 at 10:39 am

Property Type is one of 'Residential', 'ResidentialLease', 'Status is one of 'Act', 'ActC', 'Pend', 'Sold' Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.59.

-86.48 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2015 to 12/31/2015

Residential

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
21354733	07/24/2015	435 North Chestnut Street	5502	NO SUBDIVISION	6	2/0	OTHER	0	2LEV	1930	0	2,050	\$136.59	\$280,000	\$280,000	33
21339638	07/31/2015	3132 West Meadowbend Drive502	5502	NO SUBDIVISION	4	2/1	2CATC	1	2LEV	2007	0	4,145	\$43.18	\$186,500	\$179,000	128
21375819	10/30/2015	2901 West Hawaiian Lane	5502	Homestead	4	2/1	2CATC	0	2LEV	2015	0	2,286	\$72.82	\$167,900	\$165,000	15
21334054	04/10/2015	11437 North Meadowbend Drive502	5502	HOMESTEAD	4	2/1	2CATC	1	2LEV	2006	0	3,008	\$52.36	\$159,900	\$157,500	42
21324257	03/02/2015	3052 West Longbranch Drive5502	5502	Sub NOT found in Table	4	3/0	2CATC	1	2LEV	2012	0	2,350	\$66.60	\$156,900	\$156,500	100
21320255	06/26/2015	11258 North Trapunto Lane	5502	HOMESTEAD	4	2/1	2CATC	1	2LEV	2011	0	2,300	\$66.96	\$154,000	\$154,000	254
21328903	03/31/2015	3112 West Meadowbend Drive502	5502	HOMESTEAD	4	2/1	2CATC	0	2LEV	2012	0	2,360	\$64.79	\$154,900	\$152,900	57
21356154	10/19/2015	11326 North Creekside Drive5502	5502	HOMESTEAD	3	2/1	2CATC	1	2LEV	2006	0	3,018	\$49.70	\$153,900	\$150,000	132
21317131	05/04/2015	2992 West Longbranch Drive5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2008	0	3,106	\$47.97	\$154,500	\$149,000	221
21328772	08/19/2015	3195 West Longbranch Drive5502	5502	HOMESTEAD	4	2/1	2CATC	0	2LEV	2010	0	2,160	\$68.01	\$146,900	\$146,900	217
21385107	12/10/2015	2974 West Sampler Lane	5502	HOMESTEAD	4	2/1	2CATC	0	2LEV	2013	0	2,280	\$64.04	\$149,999	\$146,000	20
21319660	03/25/2015	2969 West Sampler Lane	5502	HOMESTEAD	4	2/1	2CATC	0	2LEV	2014	0	2,288	\$63.37	\$149,900	\$145,000	139
21338644	06/02/2015	3098 West Meadowbend Lane5502	5502	HOMESTEAD	4	2/1	2CATC	1	2LEV	2008	0	3,048	\$47.57	\$149,900	\$145,000	80
21329234	07/09/2015	11531 North Creekside Drive5502	5502	HOMESTEAD	3	2/0	2CATC	1	1LEV	2013	0	1,553	\$92.40	\$144,900	\$143,500	167
21356378	09/25/2015	3133 West Meadowbend Lane5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2007	0	3,008	\$47.51	\$144,900	\$142,900	87
21341336	09/29/2015	2919 West Sampler Lane	5502	HOMESTEAD	4	2/1	2CATC	0	2LEV	2014	0	2,279	\$61.43	\$141,900	\$140,000	163
21347724	06/03/2015	3032 West Longbranch Drive5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2009	0	1,930	\$72.02	\$139,900	\$139,000	0
21319601	03/13/2015	2938 West Hawaiian Lane	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2014	0	2,087	\$64.93	\$141,900	\$135,500	106
21352558	07/10/2015	11259 North Sashing Way	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2008	0	1,880	\$67.55	\$128,000	\$127,000	6
21298167	02/03/2015	2967 West LONGBRANCH Drive5502	5502	Sub NOT found in Table	4	2/1	2CATC	0	2LEV	2008	0	1,805	\$69.25	\$128,900	\$125,000	216
21356074	09/17/2015	3082 West Meadowbend Drive5502	5502	HOMESTEAD	3	2/0	2CATC	0	1LEV	2012	0	1,300	\$96.15	\$125,000	\$122,000	77
21347204	08/07/2015	2932 West Longbranch Drive5502	5502	HOMESTEAD	3	2/1	2CATC	0	2LEV	2012	0	2,014	\$60.56	\$124,900	\$120,000	108
21305286	01/20/2015	3060 West CROSSCREEK Drive5502	5502	Sub NOT found in Table	3	2/1	2CATC	0	2LEV	2007	0	1,788	\$67.11	\$123,000	\$120,000	155
21371378	12/22/2015	360 North Chestnut Street	5502	GLENN W LATTAS	2	1/0	2CDTC	0	1LEV	1960	1,392	1,680	\$70.83	\$123,000	\$119,000	128
21342496	09/14/2015	2947 West Longbranch Drive5502	5502	HOMESTEAD RIVER SIDE PARK	3	2/0	2CATC	1	1LEV	2010	0	1,340	\$87.31	\$114,950	\$117,000	107
21333480	03/31/2015	11326 North Creekside Drive5502	5502	HOMESTEAD	3	2/1	2CATC	1	1LEV	2006	0	3,018	\$37.11	\$119,900	\$112,000	46
21378652	11/20/2015	410 North CHESTNUT Street5502	5502	GLENN W LATTAS	3	2/1	2CATC	0	1HALF	1920	304	2,640	\$40.72	\$109,900	\$107,500	41
21349942	08/21/2015	11421 North Creekside Drive5502	5502	HOMESTEAD	3	2/0	2CATC	0	1LEV	2010	0	1,551	\$68.02	\$97,000	\$105,500	108
21368068	09/24/2015	245 Terrace Drive	5502	GLENN W LATTAS	3	1/0	1CATC	0	1LEV	1972	0	1,000	\$95.90	\$95,900	\$95,900	32
21322495	06/24/2015	280 West Washington Street5502	5502	NO SUBDIVISION	3	2/0	2CDTC	0	1HALF	1890	0	1,836	\$37.04	\$68,000	\$68,000	157
21265562	02/13/2015	280 West MAIN Street	5502	MONROVA	3	2/0	OTHER	0	2LEV	1870	0	1,582	\$37.29	\$59,000	\$59,000	409
21286997	04/17/2015	340 TERRACE Drive	5502	NO SUBDIVISION	1	1/0	NONE	0	1LEV	1970	0	630	\$77.62	\$49,900	\$48,900	320

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CMA 1 - Line

Listings as of 09/19/16 at 10:39 am

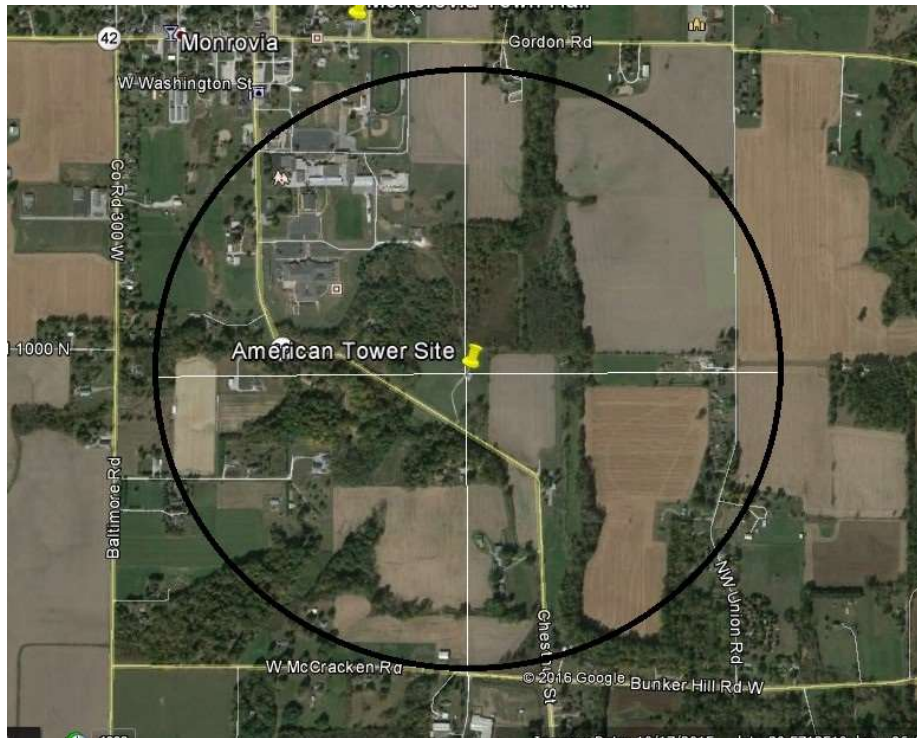
Residential																	
# LISTINGS:	32																
Medians:		3	2/1	2008	848	2,124	\$65.76	\$141,900	\$139,500	108							
Minimums:		1	1/0	1870	304	630	\$37.04	\$49,900	\$48,900	0							
Maximums:		6	3/1	2015	1,392	4,145	\$136.59	\$280,000	\$280,000	409							
Averages:		3	2/1	1993	848	2,166	\$65.46	\$135,814	\$133,734	121							

Quick Statistics (32 Listings Total)									
	Min	Max	Average	Median					
List Price	\$49,900	\$280,000	\$135,814	\$141,900					
Sold Price	\$48,900	\$280,000	\$133,734	\$139,500					

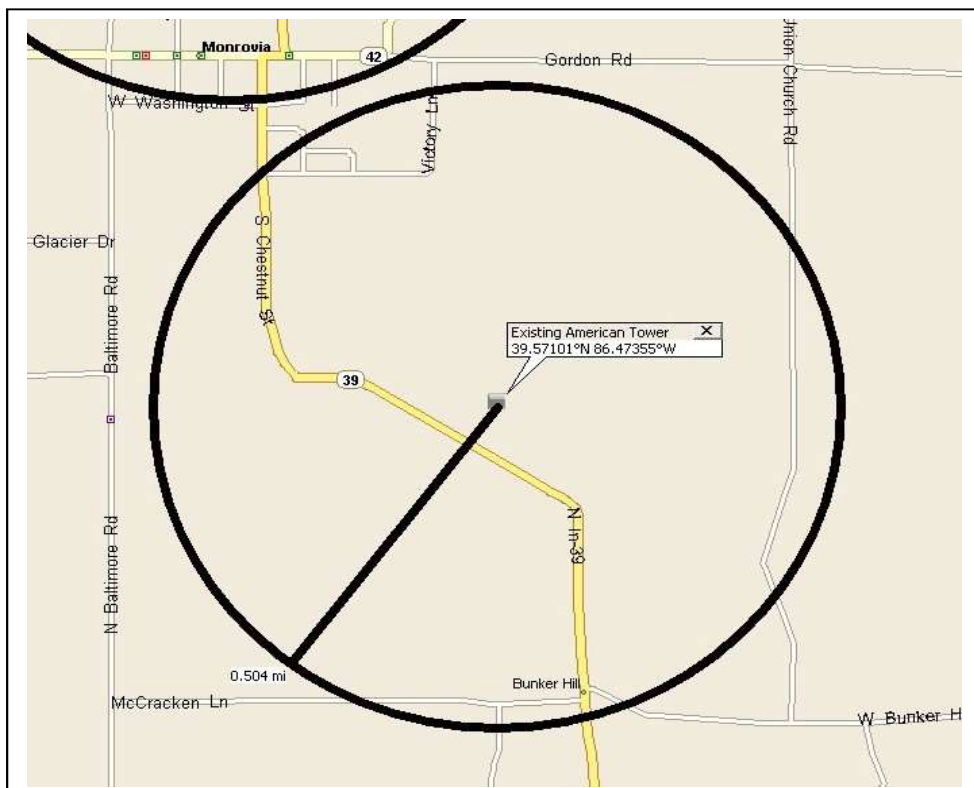
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Aerial Map with ½ mile ring – American Tower Site



Map with ½ mile ring – American Tower Site



Property Type is one of 'Residential', 'Residential-lease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is 'Single Farm' Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2006 to 12/31/2006

Residential

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Bt	SFOpt	SFMU	\$\$/Sqft	List Price	Sold Price	DOM
2648818	10/23/2006	9746 North West Union Road5502	NO SUBDIVISION		3	2/1	2CATC	1	2LEVL	1991	0	2,784	\$60.09	\$167,280	\$167,280	
# LISTINGS: 1																
										Medians:	1991	2,784	\$60.09	\$167,280	\$167,280	
										Minimums:	1991	2,784	\$60.09	\$167,280	\$167,280	
										Maximums:	1991	2,784	\$60.09	\$167,280	\$167,280	
										Averages:	1991	2,784	\$60.09	\$167,280	\$167,280	

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$167,280	\$167,280	\$167,280	\$167,280
Sold Price	\$167,280	\$167,280	\$167,280	\$167,280

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Property Type is one of 'Residential', 'Residential:lease'	Status is one of 'Act', 'ActC', 'Pend'	Status Contractual Search Date is 09/19/2016 to 09/22/2006	Property Sub Type is 'Single Fam'
Trans Type is 'Sale'	Latitude, Longitude is around 39.57, -86.47	Area is '5502 - Morgan - Monroe'	Close Date is 01/01/2007 to 12/31/2007

Sold Properties

M/S #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
2720241	08/29/2007	125 East Main Street	5502	NO SUBDIVISION	2	2/0	2CDTC	0	1LEVL	1900	224	1,056	\$82.86	\$89,900	\$87,500	1177
# LISTINGS:																
		1			2	2/0				1900	224	1,056	\$82.86	\$89,900	\$87,500	1177
		Medians:			2	2/0				1900	224	1,056	\$82.86	\$89,900	\$87,500	1177
		Minlums:			2	2/0				1900	224	1,056	\$82.86	\$89,900	\$87,500	1177
		Maximums:			2	2/0				1900	224	1,056	\$82.86	\$89,900	\$87,500	1177
		Averages:			2	2/0				1900	224	1,056	\$82.86	\$89,900	\$87,500	1177

	Quick Statistics (1 Listing Total)			
	Min	Max	Average	Median
List Price	\$89,900	\$89,900	\$89,900	\$89,900
Sold Price	\$87,500	\$87,500	\$87,500	\$87,500

CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:16 am

Property Type is one of 'Residential', 'Residential/Lease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is 'Single Farm' Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2008 to 12/31/2008

Residential

Sold Properties																
MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
2806656	04/14/2008	9815 North BALTIMORE Rd	5502	NO SUBDIVISION	4	4/0	2CATC	1	2LEVL	1998	1,821	2,829	\$83.07	\$259,900	\$235,000	39
2811288	08/29/2008	1978 West Gordon Road	5502	NO SUBDIVISION	4	2/0	2CATC	0	1LEVL	1960	1,539	1,539	\$102.66	\$169,900	\$158,000	169
2824036	05/19/2008	2153 West BUNKER HILL Rd	5502	NO SUBDIVISION	2	2/0	4CDTC	1	2LEVL	1977	0	1,200	\$95.83	\$115,000	\$115,000	11
# LISTINGS: 3																
Medians:										1977	1,680	1,539	\$95.83	\$169,900	\$158,000	39
Minimums:										1960	1,539	1,200	\$83.07	\$115,000	\$115,000	1
Maximums:										1998	1,821	2,829	\$102.66	\$259,900	\$235,000	169
Averages:										1978	1,680	1,856	\$93.86	\$181,600	\$169,333	7

Quick Statistics (3 Listings Total)				
	Min	Max	Average	Median
List Price	\$115,000	\$259,900	\$181,600	\$169,900
Sold Price	\$115,000	\$235,000	\$169,333	\$158,000

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:24 am

Property Type is one of 'Residential', 'Residential:lease' Status is one of 'Act', 'AcC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2009 to 12/31/2009

Residential

Sold Properties		Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$/SqFt	List Price	Sold Price	DOM
MLS #	Sold Date															
2855566	02/26/2009	270 East Main Street	5502	NO SUBDIVISION	3	1/0	2CDTC	1	1LEVL	1950	1,026	1,026	\$98.44	\$104,000	\$101,000	121
# LISTINGS:		1														
		Medians:			3	1/0				1950	1,026	1,026	\$98.44	\$104,000	\$101,000	121
		Minimums:			3	1/0				1950	1,026	1,026	\$98.44	\$104,000	\$101,000	121
		Maximums:			3	1/0				1950	1,026	1,026	\$98.44	\$104,000	\$101,000	121
		Averages:			3	1/0				1950	1,026	1,026	\$98.44	\$104,000	\$101,000	121

Quick Statistics (1 Listing Total)					
	Min		Max		Median
List Price	\$104,000		\$104,000		\$104,000
Sold Price	\$101,000		\$101,000		\$101,000

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:25 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is Single
 Farm' Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2010 to 12/31/2010

Residential

Sold Properties	MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Bt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
	21036149	08/30/2010	9914 North JUDSON Drive	5502	SYCAMORE PARK	3	2/0	2CATC	1	1LEV	1974	0	1,816	\$96.92	\$179,900	\$176,000	51
	21020524	12/07/2010	495 South CHESTNUT Street	5502	NO SUBDIVISION	3	2/0	3CDTC	2	1HALF	1970	0	2,498	\$60.05	\$165,000	\$150,000	236
	2959497	09/14/2010	9808 North West Union Road	5502	MARTIN	4	1/0	2CATC	1	1LEV	1970	0	1,720	\$50.58	\$85,000	\$87,000	233
	21030993	07/15/2010	35 East MAIN Street	5502	CARTERS	3	2/0	1CDTC	0	2LEV	1920	374	1,523	\$27.51	\$27,000	\$41,900	9
# LISTINGS:	4																
			Medians:			3	2/0				1970	374	1,768	\$55.31	\$125,000	\$118,500	142
			Minimums:			3	1/0				1920	374	1,523	\$27.51	\$27,000	\$41,900	9
			Maximums:			4	2/0				1974	374	2,498	\$96.92	\$179,900	\$176,000	236
			Averages:			3	2/0				1959	374	1,889	\$58.76	\$114,225	\$113,725	132

Quick Statistics (4 Listings Total)				
	Min	Max	Average	Median
List Price	\$27,000	\$179,900	\$114,225	\$125,000
Sold Price	\$41,900	\$176,000	\$113,725	\$118,500

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CMA 1 - Line

Listings as of 09/19/16 at 10:26 am

Property Type is one of 'Residential', 'Residential-lease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2011 to 12/31/2011

Residential

Sold Properties		Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Bld	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
MLS #	Sold Date															
21141683	10/28/2011	9944 North State Road 39	5502	NO SUBDIVISION	3	1/1	2CDTC	1	1LEVL	1960	0	1,300	\$103.27	\$140,000	\$134,250	17
21105160	10/03/2011	2168 West BUNKER HILL Rd5502		NO SUBDIVISION	3	2/0	2CATC	1	1LEVL	1995	0	1,535	\$71.60	\$109,900	\$109,900	159
21142535	12/29/2011	270 East Main Street	5502	NO SUBDIVISION	3	1/0	2CDTC	1	1LEVL	1950	1,026	1,026	\$106.24	\$109,000	\$109,000	416
# LISTINGS:		3														
		Medians:			3		1/0			1960	1,026	1,300	\$103.27	\$109,900	\$109,900	159
		Minimums:			3		1/0			1950	1,026	1,026	\$71.60	\$109,000	\$109,000	17
		Maximums:			3		2/1			1995	1,026	1,535	\$106.24	\$140,000	\$134,250	416
		Averages:			3		1/0			1968	1,026	1,287	\$93.70	\$119,633	\$117,717	197

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$109,000	\$140,000	\$119,633	\$109,900
Sold Price	\$109,000	\$134,250	\$117,717	\$109,900

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:27 am

Property Type is one of 'Residential', 'Residential:lease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is 'Single Farm' Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2012 to 12/31/2012

Residential

Sold Properties		MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
		21177945	08/03/2012	320 East MAIN Street	5502	NO SUBDIVISION	2	1/0	2CATC	0	1LEVL	1955	0	962	\$97.71	\$99,000	\$94,000	73
# LISTINGS:		1																
		Medians:																
		Minimums:																
		Maximums:																
		Averages:																
		2																
		1/0																
		1955																
		962																
		\$97.71																
		\$99,000																
		\$94,000																
		73																
		2																
		1/0																
		1955																
		962																
		\$97.71																
		\$99,000																
		\$94,000																
		73																

Quick Statistics (1 Listing Total)				
	Min	Max	Average	Median
List Price	\$99,000	\$99,000	\$99,000	\$99,000
Sold Price	\$94,000	\$94,000	\$94,000	\$94,000

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:28 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'ActC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is 'Single Farm' Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2013 to 12/31/2013

Residential

Sold Properties		Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
MLS #	Sold Date	Address													
21245044	09/13/2013	9415 North S R 39	5502	ROGERS	3	1/1	2CDTC,	1	1LEVL	1960	1,344	\$106.32	\$142,900	\$142,900	58
# LISTINGS:		1			3	1/1			1960		1,344	\$106.32	\$142,900	\$142,900	58
					3	1/1			1960		1,344	\$106.32	\$142,900	\$142,900	58
					3	1/1			1960		1,344	\$106.32	\$142,900	\$142,900	58
					3	1/1			1960		1,344	\$106.32	\$142,900	\$142,900	58
					3	1/1			1960		1,344	\$106.32	\$142,900	\$142,900	58

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$142,900	\$142,900	\$142,900	\$142,900
Sold Price	\$142,900	\$142,900	\$142,900	\$142,900

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:29 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'AcC', 'Pend' Status is 'Sold' Status Contractual Search Date is 09/19/2016 to 09/22/2006 Property Sub Type is 'Single'

Farm Trans Type is 'Sale' Latitude, Longitude is around 39.57, -86.47 Area is '5502 - Morgan - Monroe' Close Date is 01/01/2014 to 12/31/2014

Residential

Sold Properties	MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
	21279709	04/22/2014	35 East MAIN Street	5502	CARTERS	3	1/1	1CDTC	1	2HALF	1920	374	1,523	\$95.21	\$149,900	\$145,000	36
# LISTINGS: 1																	
												Medians:	1920	374	1,523	\$95.21	\$149,900
												Minimums:	1920	374	1,523	\$95.21	\$149,900
												Maximums:	1920	374	1,523	\$95.21	\$149,900
												Averages:	1920	374	1,523	\$95.21	\$145,000

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$149,900	\$149,900	\$149,900	\$149,900
Sold Price	\$145,000	\$145,000	\$145,000	\$145,000

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CMA 1 - Line

Prepared By: Lejo Hammeson

Listings as of 09/19/16 at 10:34 am

Property Type is one of 'Residential', 'ResidentialLease' Status is one of 'Act', 'ActC', 'Pend', 'Sold' Property Sub Type is 'Single Fam' Trans Type is 'Sale' Latitude, Longitude is around 39.58, -86.46 Area is '5502 - Morgan - Montrose' Close Date is 01/01/2015 to 12/31/2015

Residential

Sold Properties	MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	\$\$/SqFt	List Price	Sold Price	DOM
	21324941	06/04/2015	1411 West Antioch Lane	5502	NO SUBDIVISION	3	3/0	NONE	0	2LEVL	2002	0	2,912	\$56.63	\$164,900	\$164,900	182
# LISTINGS:	1					3	3/0				2002		2,912	\$56.63	\$164,900	\$164,900	182
						3	3/0				2002		2,912	\$56.63	\$164,900	\$164,900	182
						3	3/0				2002		2,912	\$56.63	\$164,900	\$164,900	182
						3	3/0				2002		2,912	\$56.63	\$164,900	\$164,900	182

Quick Statistics (1 Listing Total)				
Min	Max	Average	Median	
List Price	\$164,900	\$164,900	\$164,900	
Sold Price	\$164,900	\$164,900	\$164,900	

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