

**APPRAISAL REPORT
VN55 w Image**

FOR PROPERTY LOCATED AT:

1095 W MAIN ST
SOMERSET, PA 15501

CLIENT :

PNC BANK,
2730 Liberty Avenue
Pittsburgh, PA 15222

AS OF:

6/10/2017

PROVIDED BY:

SOUTHWEST

3710 Commercial Avenue
Northbrook, IL 60062



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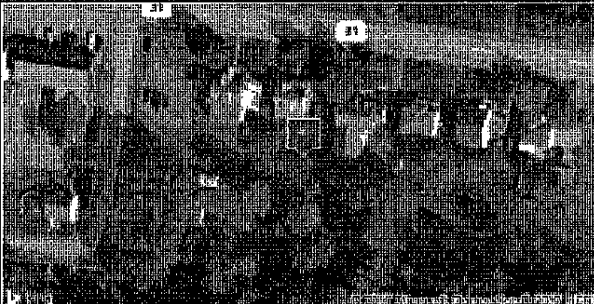
SUBJECT PROPERTY

Property Address: 1095 W MAIN ST	City: SOMERSET State: PA Zip: 15501
County: Somerset	Parcel No: 410004970
Borrower #1: CLYDE DAVIDSON	Borrower #2: JOSEPHINE DAVIDSON
SUMMARY OF SALIENT INFORMATION	
MARKET VALUE OPINION: \$116,000	Lender: PNC BANK Branch Id: 06384
Effective date of appraisal: 6/10/2017	Address: 2730 Liberty Avenue Pittsburgh, PA 15222

SUBJECT PROPERTY | NEIGHBORHOOD

NEIGHBORHOOD CHARACTERISTICS	NEIGHBORHOOD COMMENTS
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> <i>Suburban</i> <input type="checkbox"/> Rural Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> <i>Stable</i> <input type="checkbox"/> Slow	Housing compatibility, proximity to employment, shopping, schools, public transportation and other characteristics have been analyzed and are rated average compared to competing markets. No adverse neighborhood conditions impacting the subject are known based on the scope of work. The intended user is PNC Bank and Accurate Group LLC. Intended use is collateral evaluation I have not been previously engaged in professional services for the property which is the subject of this report.
HOUSING TRENDS	
Property Value: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> <i>Stable</i> <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> <i>In Balance</i> <input type="checkbox"/> Over Supply	
Market Time <input type="checkbox"/> Under 3 Mths <input checked="" type="checkbox"/> <i>3 to 6 Mths</i> <input type="checkbox"/> Over 6 Mths	

NEIGHBORHOOD PRICE / AGE RANGES	ZONING / HIGHEST AND BEST USE												
<table border="1"> <thead> <tr> <th></th> <th>Price \$(000)</th> <th>Age (yrs)</th> </tr> </thead> <tbody> <tr> <td>Low:</td> <td>\$30</td> <td>0</td> </tr> <tr> <td>High:</td> <td>1400</td> <td>150</td> </tr> <tr> <td>Predominant:</td> <td>\$100</td> <td>50</td> </tr> </tbody> </table>		Price \$(000)	Age (yrs)	Low:	\$30	0	High:	1400	150	Predominant:	\$100	50	Zoning: residential Zoning Compliance: Legal Highest & best use improved: Present use
	Price \$(000)	Age (yrs)											
Low:	\$30	0											
High:	1400	150											
Predominant:	\$100	50											

PROPERTY CHARACTERISTICS & IMPROVEMENTS	SATELLITE VIEW OF PROPERTY															
<table border="0"> <tr> <td>Lot Size: 17511</td> <td>House Sqft: 1236</td> <td>Basement: 1</td> </tr> <tr> <td>Rooms: 6</td> <td>Bedrooms: 4</td> <td>Baths: 1</td> </tr> <tr> <td>Age: 62yrs</td> <td>Fireplace: 1</td> <td>Garage: 0</td> </tr> <tr> <td>Rating: C3</td> <td>Style: 1.5 Story - SFR</td> <td>Prior Sale:</td> </tr> <tr> <td colspan="3">Purchase Date:</td> </tr> </table>	Lot Size: 17511	House Sqft: 1236	Basement: 1	Rooms: 6	Bedrooms: 4	Baths: 1	Age: 62yrs	Fireplace: 1	Garage: 0	Rating: C3	Style: 1.5 Story - SFR	Prior Sale:	Purchase Date:			
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Purchase Date:																

PROPERTY COMMENTS (INCLUDING ANALYSIS OF LISTING / TRANSFER HISTORY PRIOR 3 YEARS)

(Comments moved to Addendum)

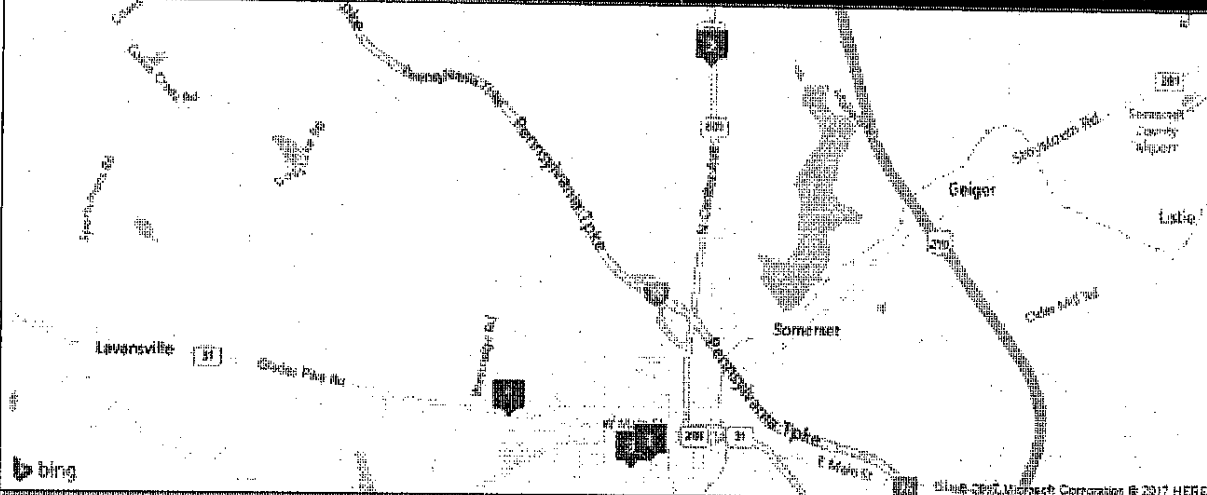
SOURCE USED FOR SUBJECT INSPECTION

- No inspection performed
 Exterior only
 Exterior third party
 Interior and Exterior



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COMPARABLES SUMMARY



ID	ADDRESS	CITY	STATE	ZIP	STYLE	DISTANCE	PRICE	DATE SOLD
1	1095 W MAIN ST	SOMERSET	PA	15501	1.5 Story - SFR	0.00		
2	124 S ROUTE 46	SOMERSET	PA	15501	1 Story - SFR	0.99	\$110,000	1/24/2017
2	1757 H CANBY AVE	SOMERSET	PA	15501	1 Story - SFR	2.65	\$117,000	10/18/2016
3	589 W SUMNER ST	SOMERSET	PA	15501	3 Story - SFR	0.85	\$122,000	8/16/2016

Average Sales Price of Comparables: \$116,333

DETAILED COMPARABLES REPORT

ID	PRICE	DATE SOLD	DISTANCE	BATHS	ACRES	SQ.FT.	LOT SIZE	ROOMS	BEDS	BATHS	GARAGE	BASEMENT	W/DCARD
1			0.00	C3	62	1236	17911	6	4	1	0	1	1 (Fireplace)
2	\$110,000	1/24/2017	0.99	C3	62	1080	5150	6	3	1	0	0	0 (Fireplace)
2	\$117,000	10/18/2016	2.65	C3	61	1380	26139	6	3	1	2	1	0 (Fireplace)
3	\$122,000	8/16/2016	0.85	C3	61	1460	5547	7	3	2	1	1	3 (Fireplaces)



MARKET COMPARABLE ANALYSIS

	SUBJECT			COMP NO. 1			COMP NO. 2			COMP NO. 3					
Address	1095 W MAIN ST, SOMERSET			424 S Rosina Ave, Somerset			1757 N Center Ave, Somerset			389 W Sanner St, Somerset					
Proximity to Sub				0.90 miles			2.65 miles			0.89 miles					
Sales Price				\$110,000			\$117,000			\$122,000					
Date of Sale & Mkt Cond. Adj				03/24/2017 \$0			10/18/2016 \$0			08/16/2016 \$0					
Location	suburban			suburban \$0			suburban \$0			suburban \$0					
Site / View	17511			5150 \$500			26136 (\$500)			9147 \$500					
Style	1.5 Story - SFR			1 Story - SFR \$0			1 Story - SFR \$0			1 Story - SFR \$0					
Quality of Construction	Q3			Q3 \$0			Q3 \$0			Q3 \$0					
Age	62			67 \$0			61 \$0			61 \$0					
Condition	C3			C2 \$0			C3 \$0			C3 \$0					
Living Area Rm. Count	RMS	BR	Baths	RMS	BR	Baths	BR: 52,000 BA: \$0	RMS	BR	Baths	BR: 12,000 BA: (\$1,000)	RMS	BR	Baths	BR: \$0 BA: (\$2,000)
	6	4	1	6	3	1		6	3	1.1		7	3	2	
GLA	\$1 SF: 1236			1080 \$2,340			1360 (\$1,860)			1460 (\$3,360)					
Basement	Basement			None \$3,000			Basement \$0			Basement \$0					
Basement Finish	finished			NA \$3,000			unfinished \$3,000			finished \$0					
Air Conditioning	none			central (\$1,000)			none \$0			none \$0					
Garage	0 Car			0 Car \$0			2 Car (\$4,000)			1 Car (\$3,000)					
Fireplace	one			none \$1,000			none \$1,000			two (\$1,000)					
				\$0			\$0			\$0					
				\$0			\$0			\$0					
Net Adjustment				\$10,840			(\$1,360)			(\$8,860)					
Indicated Value of Sub				Net Adj 9.85%			Net Adj -1.16%			Net Adj -7.26%					
				Gross 11.67%			Gross 11.42%			Gross 8.03%					
				Adj \$120,840			Adj \$115,640			Adj \$113,140					

MARKET VALUE OPINION

Date of Report: 6/20/2017
 Level Of Inspection: Exterior third party

BASED ON THE SCOPE OF WORK, ASSUMPTIONS, LIMITING CONDITIONS, AND APPRAISER'S CERTIFICATION, MY (OUR) OPINION OF THE DEFINED VALUE OF THE REAL PROPERTY THAT IS SUBJECT OF THIS REPORT IS \$116,000 AS OF 6/10/2017, WHICH IS THE EFFECTIVE DATE OF THIS APPRAISAL.

Paskan Edward
 License/Certification #: RL001559L
 State: PA Expiration: 6/30/2019
 Appraiser Company: Accent Realty Service / office phone #: 724-872-9229

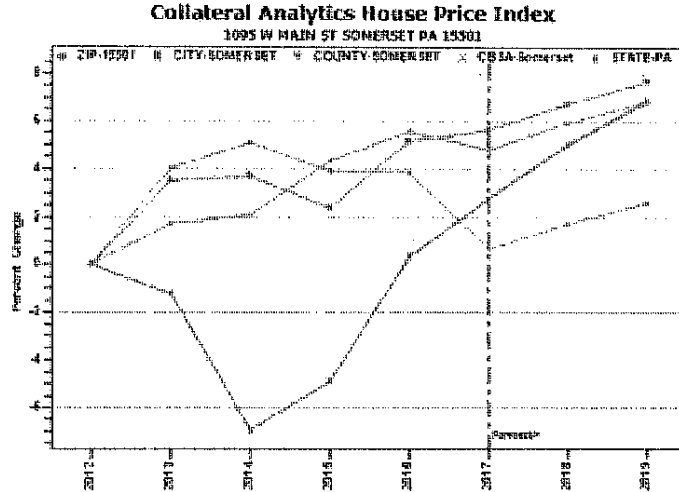
Appraiser Comments:

This market value opinion is made "as is" on the effective date of report. Some of the comparables are located across man made or natural boundaries and beyond 1 mile. This was necessary due to fewer sales in the pool of available data. Markets are similar and no location adjustments are necessary. Data sources for the comparables were MLS and assessor data. The search criteria for identifying comparable properties was sales most similar in age with a gross living area within 25% of the subject. All styles are equal in appeal and marketability. In reconciling the final opinion of value all adjusted sales are given equal weight.

Based on the application of the land to total assessed ratio of the assessor to the estimated market value for the subject, the subject's land value is estimated at \$37,120. This site value is considered an assessed ratio value and is not a comparable sale derived value. Percentage of land to improvement is typical for assessed properties in this area.



COLLATERAL ANALYTICS HOME PRICE TREND



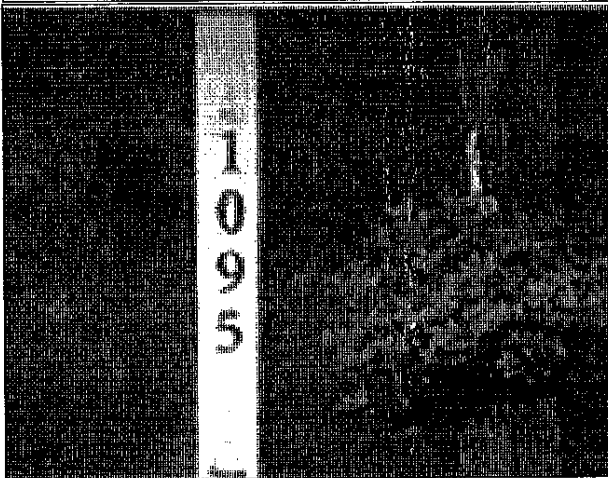
This graph is a depiction of data from Collateral Analytics. It graphs both historical and future price trends for the areas noted on the graph. This may or may not be the same as the trending reported by the appraiser as their analysis of price trends target the subject property's specific neighborhood and price range.

EXTERIOR INSPECTION ADDENDUM

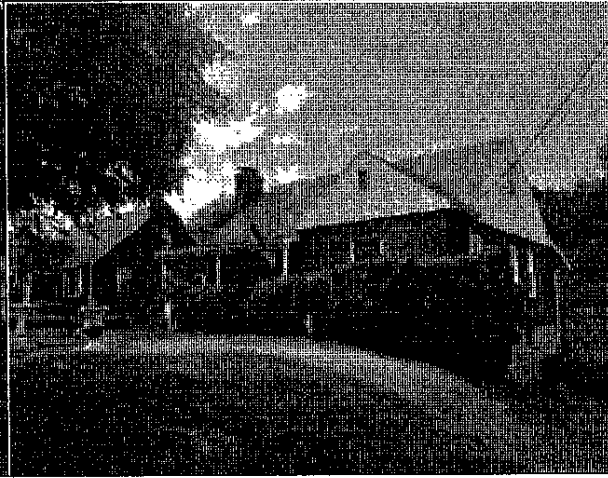
PROPERTY / NEIGHBORHOOD DATA	COMMENTS
Subject Conforms To Neighborhood : Yes Repairs Required : No Overhead Powerlines Nearby: No Vacant Home(s) in Neighborhood : No Subject Near Freeway Or Highway : No Subject Near Waste Management : No	The subject appears to be occupied. Inspector : Matthew Bullington Inspection Company: Groundwork Inspection Date: 6/30/2017
Able To View Property : Yes Construction In Progress : No Subject Property Maintenance : Good Commercial Uses in Neighborhood : No Subject Near Railroad Tracks : No Subject Near Airport Or Flight Path : No	



INSPECTION PHOTOGRAPHS



ADDRESS VERIFICATION



FRONT



STREET



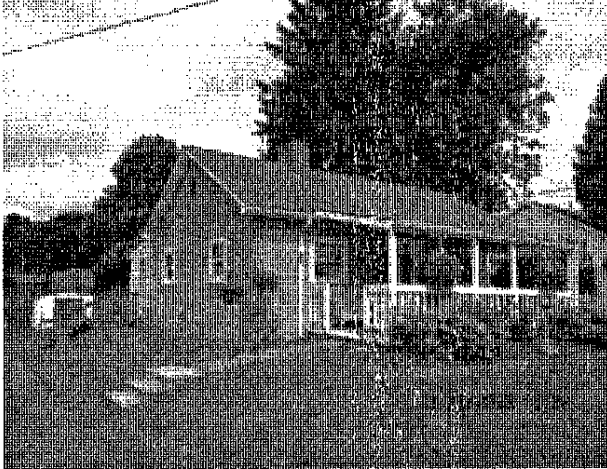
street



angle



COMPARABLE PROPERTY PHOTOS



424 S Rosina Ave
Somerset PA, 15501



1757 N Center Ave
Somerset PA, 15501



389 W Sanner St
Somerset PA, 15501



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COMMENTS

PROPERTY COMMENTS

Information for the subject was gathered from online data, third party inspection and owner interview. No recent improvements (although regularly maintained) have been made to the subject per borrower interview. I have not inspected the subject property. The scope of the inspection included a curb side viewing of the property by a third party. Condition was estimated based on the visual appearance from this viewing with consideration given to any deferred maintenance noted. Direct neighborhood influences, such as external obsolescence issues, were considered which are reported as yes or no answers to the questions found on the inspection report or provided map. I have reviewed the inspection report and have considered any issues noted in developing this appraisal. The subject has not been offered for sale in the last twelve months per available data sources. My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. The subject is currently a use which conforms to zoning (legal) and is fairly typical of the market area (physical). Market conditions identified in the neighborhood section support continued use as is (economic). While certain buyers might make some cosmetic or updating changes to the property, the property's current use is considered the highest and best use as improved.

C3 Definition: The improvements are well-maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well-maintained.

Q3 Definition: Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.



ABOUT THIS REPORT

In accordance with USPAP, this report is the result of a specific Scope of Work which is described on this page. It is subject to the Statement of Limiting Conditions which follows. The information contained in this report was obtained from sources deemed to be reliable including multiple listing services, public records, property owners and appraisers, but cannot be guaranteed. The client has reviewed the Scope of Work and deemed it to be appropriate for this assignment. The client has reviewed this document and understands there is no warranty or guarantee attached to this report for items which would fall outside the defined scope of work.

By using this report the client acknowledges its limitations and acceptance of these conditions.

SCOPE OF WORK AND REPORTING PROCESS

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under S.R. 2-2 (a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents summary discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's original file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated. The appraiser is not responsible for unauthorized use of this report. The report is intended for the sole use of the client noted as the lender on the report and any other uses are expressly prohibited. In accordance with prior agreement between the client and the appraiser, this report is the result of a specific scope of work. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted by the scope of work that has been determined to be appropriate for this assignment. The appraiser did not inspect the property identified on this report but did rely upon an Exterior Inspection of the subject property and the immediate neighborhood which was performed by a third party. The ValueNet report was completed from their desk, did not value the site (unless requested by the client), and did not use the cost approach and income approach in developing the appraisal because neither is necessary for credible results. Buyers rely heavily on comparisons, and the sales comparison approach yields the best value indication. The appraiser collected and entered all necessary characteristics of the subject property and collected and input all comparable data. The sales comparison method was completed using a traditional sales grid. Additional description of scope of work including extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data researched and the type and extent of analysis applied is found in the ASSIGNMENT CONDITIONS section of the report. For this order, the appraiser fee is \$80.00 and the AMC fee is \$51.00. The fee retained includes all costs of the AMC.

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 considers his 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; (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. Source: OCC 12 CFR Part 34

INTENDED USE OF THE REPORT

The purpose of the appraisal is to assist the client who is reported as the LENDER on page one of the ValueNet report in collateral evaluation.

ASSIGNMENT CONDITIONS

1. The real property interest being appraised is Fee Simple with no liens or encumbrances and good marketable title unless otherwise noted. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is identified by its address and county parcel number when available.
2. The appraiser is not required to give testimony or appear in court because of this appraisal unless arrangements have been made before completion of the report.
3. An exterior inspection of the home was completed by a third party and the report was reviewed as part of the research for this appraisal. Unless otherwise noted in this report, no interior inspection of this property has been performed. Since no interior inspection has been performed and the appraiser is relying on information from an exterior inspection performed by a third party, any conditions detrimental to the subject property not disclosed to the appraiser are not considered. Any conditions (such as needed repairs, excessive physical depreciation, presence of hazardous waste, toxic substances, etc.) made aware to the appraiser during the normal research involved in performing the desktop appraisal are contained herein. If adverse conditions exist and they were not provided to the appraiser, the value estimate may be overstated. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. The client understands the extraordinary assumptions necessary regarding the data collection process and accepts the risks associated with it. The physical characteristics used to develop this appraisal are based on any combination of data sources including but not limited to county assessment records; multiple listing service data, property owner supplied data, or other data services.
4. The highest and best use is determined to be the current use unless the appraiser discovers information that indicates otherwise.
5. The ValueNet Appraiser utilizes comparable and subject property data that is the appraiser's compilation of property information which may come from a variety of sources generally regarded as reliable. These include but are not limited to multiple listing services, public records, property owners and appraiser files.
6. The appraiser in conjunction with the client has determined that the use of this type of appraisal is appropriate for the intended use of the assignment; that the report is credible for use in the assignment; and - does not exclude relevant market measures or factual information necessary for a credible opinion of value.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
8. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; third party service providers of the client, the mortgagee or its successors and assigns; mortgage insurers; government sponsored



PROPERTY APPRAISAL REPORT

For property: 1095 W MAIN ST, SOMERSET, PA 15501
 Prepared for: PNC BANK, as of 6/10/2017

REPORT NO: 1706006652

CLIENT LOAN NO: 27045292

UNIQUE ID: 25358105

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).

9. 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, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report was delivered containing my original hand written signature.


CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 1 The statements of fact contained in this report are true and correct.
- 1 The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- 1 I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- 1 I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 1 My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 1 My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 1 Unless indicated otherwise in the body of this report the appraiser has not made any inspection of the property that is the subject of this report.
- 1 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.
- 1 My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 1 If there is a supervisory appraiser, they have not made any inspection of the property that is the subject of this report.
- 1 Unless indicated otherwise in the body of this report no one provided significant real property appraisal assistance to the person signing this certification. The supplied property inspection from a third party was data collection and did not include valuation analysis.
- 1 Unless indicated otherwise in the body of this report, I have provided no other services related to the subject property in the three years prior to accepting this assignment.
- 1 Unless indicated otherwise in the body of this report, the estimated exposure time for the value opinion is the same as the Market Time indicated in the NEIGHBORHOOD CHARACTERISTICS section of this report.

SIGNATURE

A signature can be represented by a handwritten mark, a digitized image controlled by a personalized identification number, or other media, where the appraiser has sole personalized control of affixing the signature. The presence of a lock symbol in the box below shall act as the appraiser's signature. This signature is personalized evidence indicating authentication of the work performed by the appraiser and the acceptance of the responsibility for content, analyses, and conclusions in the report.

Name: Paskan Edward 
License/Certification #: RL001559L
State: PA Expiration: 6/30/2019
Appraiser Company: Accent Realty Service / office phone #: 724-872-9229



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