City of Foley, AL

407 E. Laurel Avenue
Foley, AL 36535

Signature Copy

Resolution: 19-1003-RES

File Number: 19-0005 **Enactment Number: 19-1003-RES**

A Resolution to Accept Offer to Purchase Real Property at the Appraisal Value

WHEREAS, HOTH Investments, LLC is requesting to purchase a City owned small single family lot on Azalea Avenue at the appraisal value of $14,000.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Foley, Alabama, as follows:

SECTION 1: Accepts the offer of purchase from HOTH Investments, LLC for a single family lot further described as 0 Azalea Avenue Lot 4 Block 8 Beulah Heights in Foley, Alabama (Tax Map Parcel ID# 05-54-08-33-1-000-008.000 PPIN# 18686) for the appraisal value of $14,000.

SECTION 2: This Resolution shall become effective immediately upon its adoption as required by law.

PASSED, APPROVED AND ADOPTED this 7th day of January 2019.

CITY OF FOLEY CORPORATE SEAL FOLEY, ALABAMA

President's Signature J W Fraulf **Date** 1-9-19

Attest by City Clerk Kathryn Taylor **Date** 1-9-19

Mayor's Signature **Date** 1/14/19

INVOICE

FROM:
J.E.K. Appraisals
J.E.K. Appraisals
7236 Franklin Rd
Foley, AL 36535

Telephone Number: 251-978-0316 Fax Number:

TO:

Garth Bacchus
14766 Birkdale Dr
Foley, AL 36535

E-Mail:
Telephone Number: Fax Number:
Alternate Number:

INVOICE NUMBER	
001697	
DATES	
Invoice Date:	12/12/2018
Due Date:	
REFERENCE	
Internal Order #:	001697
Lender Case #:	4Azalea
Client File #:	
FHA/VA Case #:	
Main File # on form:	001697
Other File # on form:	4Azalea
Federal Tax ID:	
Employer ID:	

DESCRIPTION

Lender: Garth Bacchus Client: Garth Bacchus
Purchaser/Borrower: Garth Bacchus
Property Address: 0 Azalea Ave
City: Foley
County: Baldwin State: AL Zip: 36535
Legal Description: Lot 4 Block 8 Buelah Heights

FEES	AMOUNT
	250.00
SUBTOTAL	250.00

PAYMENTS			AMOUNT
Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
		SUBTOTAL	
		TOTAL DUE	$ 250.00

APPRAISAL OF REAL PROPERTY

LOCATED AT:

0 Azalea Ave
Lot 4 Block 8 Buelah Heights
Foley, AL 36535

FOR:

Garth Bacchus
14766 Birkdale Dr
Foley, AL 36535

AS OF:

12/10/2018

BY:

James E Kirkland
JEK Appraisals
7236 Franklin Road
Foley, AL 36535
hkirkland@centurylink.net
251.978.0316

LAND APPRAISAL REPORT

4Azalea
File No. 001697

SUBJECT

Borrower: Garth Bacchus	Census Tract: 0115.02		Map Reference: PPIN#018686
Property Address: 0 Azalea Ave			
City: Foley	County: Baldwin	State: AL	Zip Code: 36535
Legal Description: Lot 4 Block 8 Buelah Heights			
Sale Price $ N/A	Date of Sale: N/A	Loan Term: N/A yrs.	Property Rights Appraised: [X] Fee [ ] Leasehold [ ] De Minimis PUD
Actual Real Estate Taxes $ 0.0 (yr)	Loan charges to be paid by seller $ N/A		Other sales concessions: N/A
Lender/Client: Garth Bacchus	Address: 14766 Birkdale Dr, Foley, AL 36535		
Occupant: Vacant	Appraiser: James E Kirkland	Instructions to Appraiser: Establish Market Value	

NEIGHBORHOOD

Location	[ ] Urban	[X] Suburban	[ ] Rural
Built Up	[ ] Over 75%	[X] 25% to 75%	[ ] Under 25%
Growth Rate [ ] Fully Dev.	[ ] Rapid	[X] Steady	[ ] Slow
Property Values	[ ] Increasing	[X] Stable	[ ] Declining
Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Oversupply
Marketing Time	[ ] Under 3 Mos.	[X] 4-6 Mos.	[ ] Over 6 Mos.

Present Land Use: 75 % One-Unit; % 2-4 Unit; % Apts.; 5 % Condo; 10 % Commercial; % Industrial; % Vacant; 10 % Agricultural Land

Change in Present Land Use: [ ] Not Likely [ ] Likely (*) [X] Taking Place (*)
(*) From Vacant To Single Family

Predominant Occupancy: [X] Owner [ ] Tenant 5 % Vacant

One-Unit Price Range $ 30,000 to $ 450,000 Predominant Value $ 200,000

One-Unit Age Range 0 yrs. to 80 yrs. Predominant Age 15 yrs.

	Good	Avg.	Fair	Poor
Employment Stability	[X]	[ ]	[ ]	[ ]
Convenience to Employment	[X]	[ ]	[ ]	[ ]
Convenience to Shopping	[X]	[ ]	[ ]	[ ]
Convenience to Schools	[X]	[ ]	[ ]	[ ]
Adequacy of Public Transportation	[X]	[ ]	[ ]	[ ]
Recreational Facilities	[X]	[ ]	[ ]	[ ]
Adequacy of Utilities	[X]	[ ]	[ ]	[ ]
Property Compatibility	[X]	[ ]	[ ]	[ ]
Protection from Detrimental Conditions	[X]	[ ]	[ ]	[ ]
Police and Fire Protection	[X]	[ ]	[ ]	[ ]
General Appearance of Properties	[X]	[ ]	[ ]	[ ]
Appeal to Market	[X]	[ ]	[ ]	[ ]

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject is located in an established subdivision East of Downtown Foley. Market conditions are favorable at the present time and have improved over the past 3 years. Property is in close proximity to shopping, schools, and employment centers.

SITE

Dimensions 100x180 = 18,000 sf [ ] Corner Lot

Zoning Classification R-1 Residential Zone Single Family — Present Improvements [X] Do [ ] Do Not Conform to Zoning Regulations

Highest and Best Use [X] Present Use [ ] Other (specify) See Addendum

	Public	Other (Describe)	OFF SITE IMPROVEMENTS		
Elec.	[X]	Available	Street Access [X] Public [ ] Private	Topo	Level
Gas	[X]	Available	Surface Asphalt	Size	18,000 SF
Water	[X]	Available	Maintenance [X] Public [ ] Private	Shape	Rectangular
San. Sewer	[X]	Available	[ ] Storm Sewer [ ] Curb/Gutter	View	Residential
	[ ] Underground Elect. & Tel.		[X] Sidewalk [X] Street Lights	Drainage	Appears adequate

Is the property located in a FEMA Special Flood Hazard Area? [ ] Yes [X] No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) There are no apparent easements or encroachments. See attached tax assessor's plat.

MARKET DATA ANALYSIS

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (–) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	0 Azalea Ave Foley, AL 36535	0 Azalea Ave Foley, AL 36535		0 E Verbena Ave Foley, AL 36535		0 Pecan St Foley, AL 36535	
Proximity to Subject		0.04 miles N		0.28 miles NE		0.24 miles E	
Sales Price	$ N/A		$ 13,000		$ 14,000		$ 18,000
Price sf	$ N/A		$ N/A		$ N/A		$ N/A
Data Source(s)	Inspection/Probate	Deed Instr#1684769/Tax Rec		Deed Instr#1688902/Tax Rec		BCMLS#274725/Tax Rec	
ITEM	DESCRIPTION	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.	DESCRIPTION	+(–)$ Adjust.
Date of Sale/Time Adj.	N/A	03/14/2018		04/05/2018		11/02/2018	
Location	Good	Good		Good		Good	
Site/View	Residential	Residential	0	Residential		Residential	
Site	18,000 sf	18000 sf	0	21700 sf	0	1 ac	-3,000
Days on Market	N/A	Unk		Unk		1	
Topography	Level	Level		Level		Level	
Sales or Financing Concessions	N/A N/A	Cash No Concessions		Cash No Concessions		Cash No Concessions	
Net Adj. (Total)		[ ] + [ ] –	$ 0	[ ] + [ ] –	$	[ ] + [X] –	$ -3,000
Indicated Value of Subject			$ 13,000		$ 14,000		$ 15,000

Comments on Market Data The subject property is located in an established area of Foley. There are limited comparables of similar sites in the immediate area. Comparables 1, 2, and 3 are from the subject subject subdivision and are within close proximity to the subject. Comparable 4 is considered superior in location due to being from a new subdivision. See Additional Comparables for further comments.

Comments and Conditions of Appraisal There are no sales involving the subject within the past three years. There have been no other transfers or sales involving the Comparables within the past twelve months. The subject is estimated to fall within this range at $14,000.

RECONCILIATION

Final Reconciliation The Market Approach was the only method used in valuing the subject. This method is the only reliable approach in estimating the value of unimproved parcels as it makes direct comparisons between the subject and market sales of similar sites. Refer to the addendum for additional comments, certifications, etc.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 12/10/2012 TO BE $ 14,000

Appraiser		Supervisory Appraiser (if applicable)	
Appraiser	James E Kirkland	Supervisory Appraiser (if applicable)	
Date of Signature and Report	12/12/2018	Date of Signature	
Title	Certified General Appraiser	Title	
State Certification #	G00283 ST AL	State Certification #	ST
Or State License #	ST	Or State License #	ST
Expiration Date of State Certification or License	09/30/2019	Expiration Date of State Certification or License	
Date of Inspection (if applicable)	12/10/2018	[ ] Did [ ] Did Not Inspect Property	Date of Inspection

ADDITIONAL COMPARABLE SALES

4Azalea
File No. 001697

MARKET DATA ANALYSIS

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	0 Azalea Ave Foley, AL 36535	0 Firefly Ln Foley, AL 36535					
Proximity to Subject		0.86 miles SW					
Sales Price	$ N/A		$ 19,000		$		$
Price sf	$ N/A		$ N/A		$		$
Data Source(s)	Inspection/Probate	BCMLS#262286/Tax Rec					
ITEM	DESCRIPTION	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.	DESCRIPTION	+(-)$ Adjust.
Date of Sale/Time Adj.	N/A	08/23/2018					
Location	Good	Good+	-5,000				
Site/View	Residential	Residential					
Site	18,000 sf	7,405	+3,000				
Days on Market	N/A	21	0				
Topography	Level	Level					
Sales or Financing Concessions	N/A N/A	Cash None					
Net Adj. (Total)		☐ + ☒ −	$ -2,000	☐ + ☐ −	$	☐ + ☐ −	$
Indicated Value of Subject			$ 17,000		$		$

Comments on Market Data Comparable 4 was adjusted for location as previously stated. Comparables 3 and 4 were also adjusted for site size using paired sales analysis and market extraction.

All the comparables are within one mile of the subject property and all closed within the past 12 months. In arriving at the final value, the most weight was given to Comparables 1 and 2 due to similarities in location and site size.

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; and (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATIOI

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. 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 appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. 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.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute

the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 0 Azalea Ave, Foley, AL 36535

APPRAISER:	**SUPERVISORY APPRAISER (only if required):**
Signature:	Signature:
Name: James E Kirkland	Name:
Date Signed: 12/12/2018	Date Signed:
State Certification #: G00283	State Certification #:
or State License #:	or State License #:
State: AL	State:
Expiration Date of Certification or License: 09/30/2019	Expiration Date of Certification or License:
	☐ Did ☐ Did Not Inspect Property

Supplemental Addendum

File No. 001697

Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						

REASONABLE EXPOSURE TIME COMMENTS

Exposure time is deemed to expire as of the effective date the appraisal - it examines the time frame leading up to the date of valuation, linking the value estimate to how long the property would have required exposure in order to sell at the estimated market value. Reasonable Exposure Time is estimated as six months.

ETHICS-PREVIOUS SERVICES COMMENTS
I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

APPRAISER COMPETENCY COMMENTS
The appraiser works and resides in Baldwin County Alabama. The subject property is also located in Baldwin County Alabama. The appraiser has over twenty years of experience working within this resort market area, and has lived in this area for 26 years. The appraiser has access to all necessary market data within Baldwin County Alabama to provide a reliable market value estimate. The subject property is less than 10 miles from the appraiser's office in Foley, Alabama.

ADDITIONAL CERTIFICATION COMMENTS
This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a "certified appraisal".

Comments on Standards Rule 2-3I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Highest and Best Use is defined as: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The Highest and Best use of the subject property is residential single family.

Subject Property Photographs

Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						

Subject Front

0 Azalea Ave

Sales Price	N/A
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Good
View	Residential
Site	
Quality	
Age	

Additional Subject Front

Subject Street

Comparable Photo Page

Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						

Comparable 1

0 Azalea Ave

Prox. to Subject	0.04 miles N
Sale Price	13,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Good
View	Residential
Site	
Quality	
Age	

Comparable 2

0 E Verbena Ave

Prox. to Subject	0.28 miles NE
Sale Price	14,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Good
View	Residential
Site	
Quality	
Age	

Comparable 3

0 Pecan St

Prox. to Subject	0.24 miles E
Sale Price	18,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Good
View	Residential
Site	
Quality	
Age	

Comparable Photo Page

Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						

Comparable 4

0 Firefly Ln

Prox. to Subject	0.86 miles SW
Sale Price	19,000
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	Good+
View	Residential
Site	
Quality	
Age	

Comparable 5

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Borrower	Garth Bacchus			File No. 001697			
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 6 Months

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a "certified appraisal".

APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
Signature:	Signature:
Name: James E Kirkland Certified General Appraiser	Name:
State Certification #: G00283	State Certification #:
or State License #:	or State License #:
State: AL Expiration Date of Certification or License: 09/30/2019	State: Expiration Date of Certification or License:
Date of Signature and Report: 12/12/2018	Date of Signature:
Effective Date of Appraisal: 12/10/2012	
Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only	Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 12/10/2018	Date of Inspection (if applicable):

F.I.R.R.E.A. Addendum

Borrower Garth Bacchus
Property Address 0 Azalea Ave
City Foley County Baldwin State AL Zip Code 36535
Lender/Client Garth Bacchus

Purpose of the Appraisal

The purpose of this appraisal is to estimate current market value of the subject property, defined within the URAR report. The communication to the client is an Appraisal Report in accordance with Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice.

Scope of the Appraisal

This appraisal is based upon information which includes the inspection of the subject property and neighborhood, economic influences, public records, conversations with real estate brokers and other informed individuals, and other sources which are identified. All sources and data are considered reliable. The appraiser has not placed emphasis on any data or sources that are not considered reliable. Data regarding market sales is contained within the report and has been verified by sources as noted.

Report of the prior year sales history for the subject property

Is the subject property currently listed? ☐ Yes ☒ No List Price $ 0
Has the property sold during the prior year? ☐ Yes ☒ No If yes, describe below:

Marketing Time

What is your estimate of marketing time for the subject property? Six months Describe below the basis (rationale)for your estimate:
Exposure time is six months. An estimate of marketing time for the subject is based upon actual marketing periods for similar properties as well as the appraiser's conversations with real estate brokers and other individuals who are knowledgeable regarding this market area and properties similar to the appraised property.

Non-real property transfers

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? ☐ Yes ☒ No
If yes, provide description and valuation below:

Additional Comments

The market approach was the only method utilized in valuing the subject property. This method is the only reliable approach to value to estimate the value of unimproved residential sites as it makes direct comparisons between the subject and market sales of similar sites.

Additional Certification

1. The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum valuation, a specified valuation, or an approval of the loan.
2. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event.
3. This appraisal has been prepared to conform with the Uniform Standards of Professional Appraisal practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal foundation, except the Departure Provision, unless otherwise stated below.
4. The appraiser has disclosed within this appraisal report, or below, all steps taken that were necessary or appropriate to comply with the Competency provision of the USPAP.
5.This assignment was made subject to regulations of the State of Alabama Real Estate Appraisers Board. The undersigned state licensed real estate appraiser has met the requirements of the board that allow this report to be regarded as a "certified appraisal".

Date: 12/12/2018 Appraiser(s): James E Kirkland

Date: Review Appraiser(s):

Market Conditions Addendum to the Appraisal Report

File No. 4Azalea 001697

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: 0 Azalea Ave | City: Foley | State: AL | ZIP Code: 36535

Borrower: Garth Bacchus

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	8	8	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	1.00	2.67	2.67	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	17	20	18	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	17.0	7.5	6.7	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	12,500	22,950	22,500	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	678	95	200	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	23,850	22,800	22,800	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	336	275	190	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	79.38	95.45	83.61	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	☒ Yes	☐ No		☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions were not typical in this market area over the past several years; however, due to the current market conditions, many sellers/builders are offering to pay a small percentage of the buyer's closing costs to expedite the sale of their properties. The comparables provided, represent the most reliable current indicators of value for the subject property as they are the most similar when compared to all of the sales within the past year.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
There were foreclosures within this area during the economic crisis; however, over the past three years this market has made great strides in overcoming the crisis.

Cite data sources for above information. BCMLS, REARS, Real Estate Market Trends by Metro Market Trends, Media, etc.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
At the present time, marketing times are decreasing as buyer interest is improving, and stable to slightly increasing values have been experienced over the past three years.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

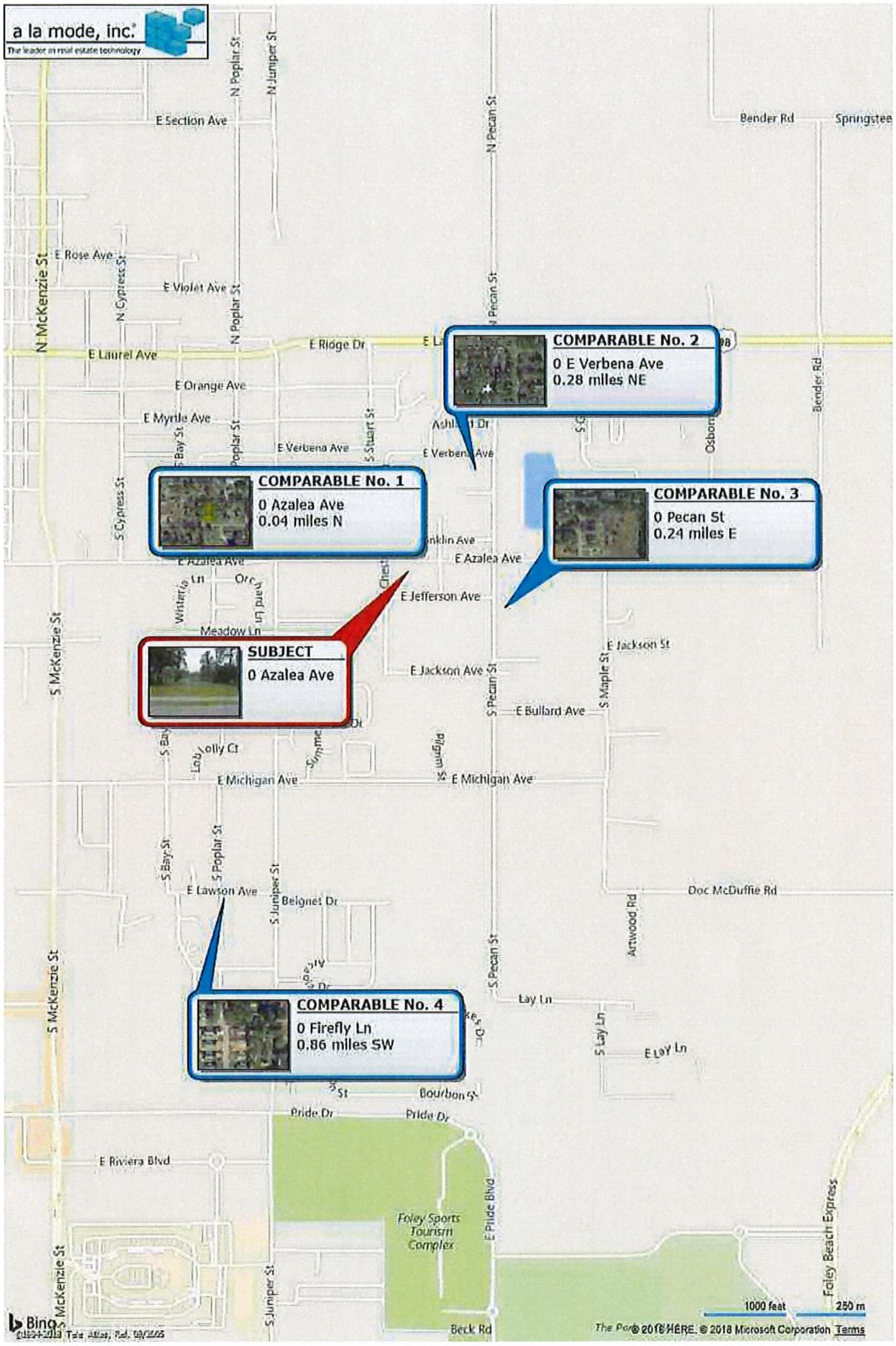
Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature [signature]	Signature
Appraiser Name: James E Kirkland	Supervisory Appraiser Name
Company Name	Company Name
Company Address: 7236 Franklin Rd, Foley, AL 36535	Company Address
State License/Certification #: G00283 State: AL	State License/Certification # State
Email Address: hkirkland@centurylink.net	Email Address

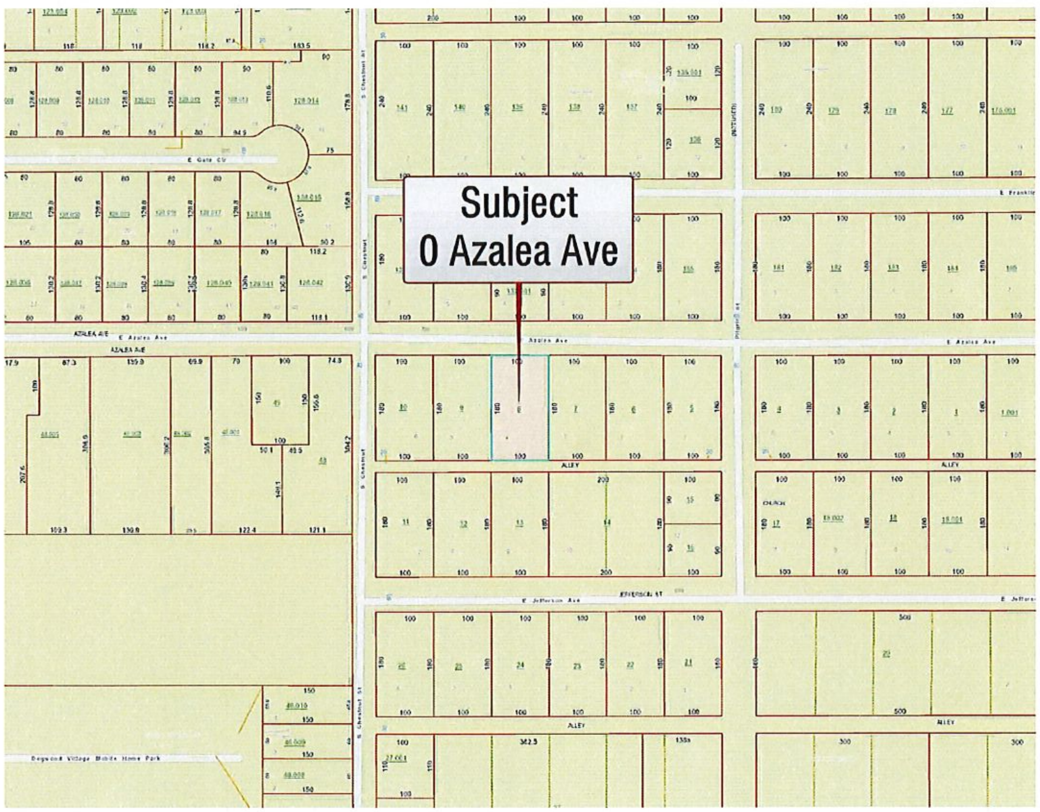
Location Map

Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						



Tax Assessor's Map

Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						



Aerial Photograph

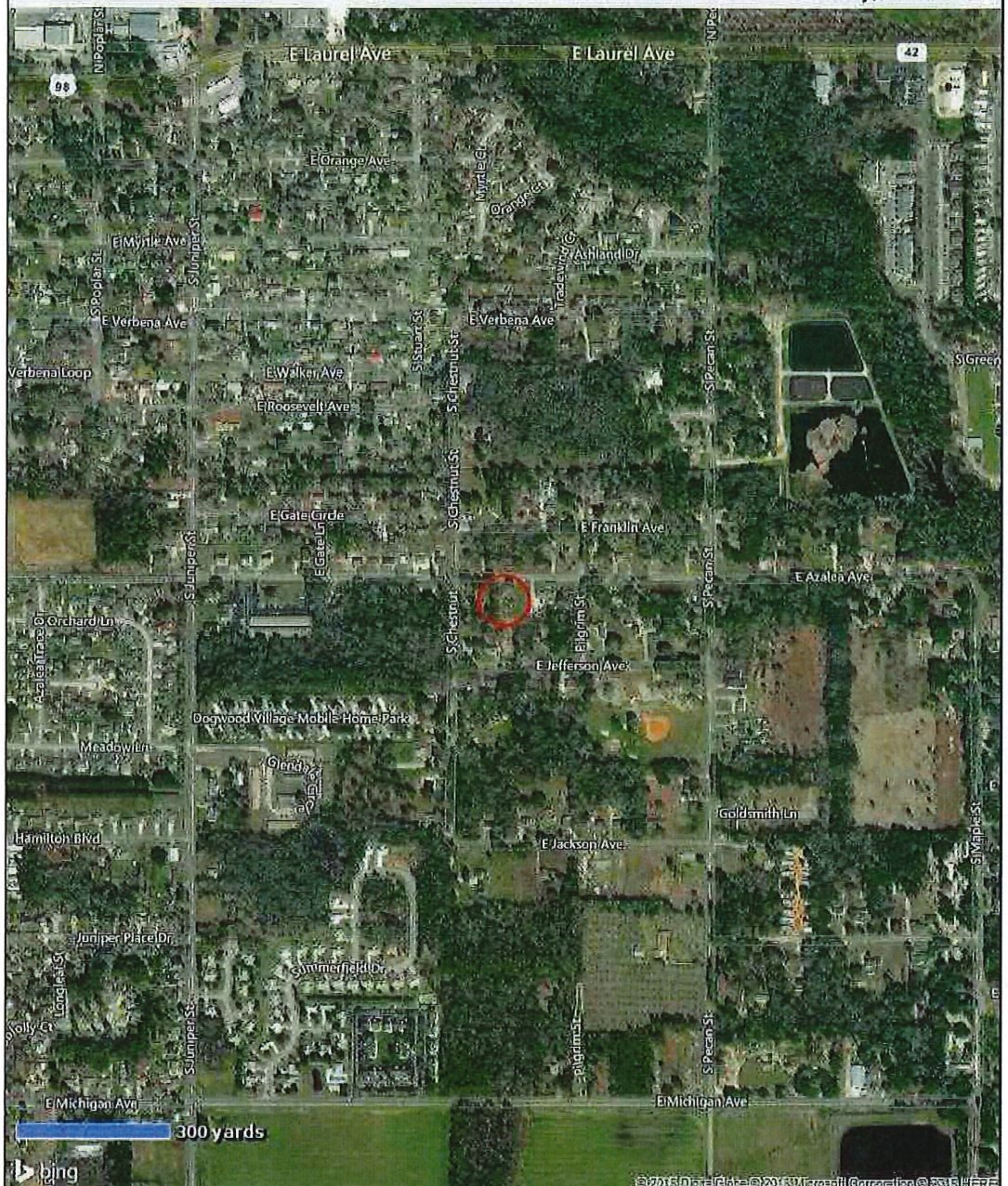
Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						

Flood Map

Borrower	Garth Bacchus						
Property Address	0 Azalea Ave						
City	Foley	County	Baldwin	State	AL	Zip Code	36535
Lender/Client	Garth Bacchus						

InterFlood by a la mode

Prepared for: J.E.K. Appraisals
0 Azalea Ave
Foley, AL 36535



Powered by CoreLogic®

MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **01003C0820L**
Zone: **X**
Map Date: **July 17, 2007**
FIPS: **01003**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

State of Alabama

This is to certify that

James E. Kirkland

having given satisfactory evidence of the necessary qualifications required by the laws of the State of Alabama is licensed to transact business in Alabama as a

Certified General Real Property Appraiser

With all rights, privileges and obligations appurtenant thereto.

LICENSE NUMBER: G00283
EXPIRATION DATE: 09/30/2019

Lisa Brooks
Executive Director
ALABAMA REAL ESTATE APPRAISERS BOARD

000005651

E & O Information

LEXINGTON INSURANCE COMPANY

WILMINGTON, DELAWARE

Administrative Offices – 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

Certificate Number: **011564326-06**

This Certificate forms a part of Master Policy Number: **018389876-06**
Renewal of Master Policy Number : **018389876-04**

YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.
READ THE ATTACHED MASTER POLICY CAREFULLY

THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder: **James E. Kirkland d/b/a**
JEK Appraisals
7236 Franklin Road
Foley **AL** **36535**

2. Certificate Period: **Effective Date:** **10/16/18** **to Expiration Date:** **10/16/19**
12:01 a.m. Local Time at the Address of the Insured.

2a. Retroactive Date: **10/16/15**
12:01 a.m. Local Time at the Address of the Insured.

3. Limit of Liability: **$ 1,000,000 each claim**
$ 1,000,000 aggregate limit

4. Deductible: **$5,000 each claim**

5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

6. Advance Certificate Holder Premium: **$ 436**

7. Minimum Earned Premium: **25% or** **$ 109**

Forms and Endorsements:
PRG 3512 (12/15) Real Estate Appraisers Professional Liability Coverage Form, PRG 4020 (12/17) Addendum to the Declarations, PRG 3935 (2/16) Premises Liability Coverage Amendatory Endorsement, 89644 (6/13) Economic Sanctions Endorsement, 91222 (09/16) Policyholder Notice, 118477 (03/15) Policyholder Notice, 119914 (10/16) Recording and Distribution of Material or Information In Violation of Law Exclusion Endorsement, PRG 3150 (10/05) Real Estate Appraisers Professional Liability Insurance Declarations

Additional Endorsements applicable to this Certificate only:
None

Agency Name and Address: **INTERCORP, INC.**
1438-F West Main Street
Ephrata, PA 17522-1345

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.

Allen D Barry IV

County: Baldwin

Authorized Representative OR
Countersignature (in states where applicable)

Date: September 18, 2018

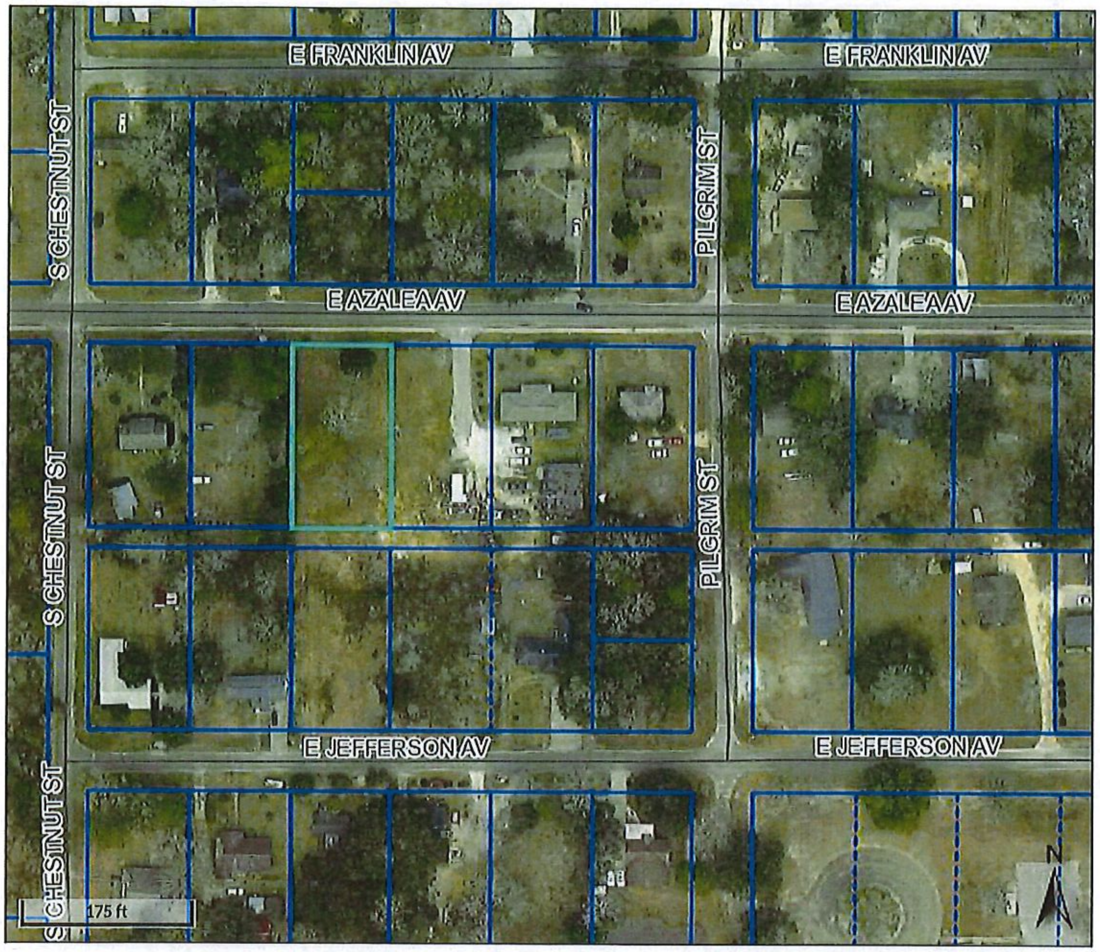
PRG 3152 (10/05)

Beacon™ City of Foley, AL

Purchase Offer

Created by: Katy Taylor

O Azalea Avenue



Overview

Legend

- Centerlines
- Foley City Limits
- County Mask
- Parcels
- Lot Lines
- Streams and Creel
- Lakes and Bays

PIN - 18686
Par Num - 008.000
Acreage - 0.416
Subdivision - 07BH
Lot -
Street Name -
Street Number - 0
Improvement -

Name - FOLEY, CITY OF
Address1 - P O BOX 1750
Address2 -
Address3 -
City - FOLEY
State - AL
Zip - 36536

Date created: 12/17/2018
Last Data Uploaded: 12/16/2018 8:48:31 PM

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