

|                  |                                      |        |          |         |                   |
|------------------|--------------------------------------|--------|----------|---------|-------------------|
| Client           | Housing Authority For LaSalle County |        | File No. | 23-5456 |                   |
| Property Address | 1017 E 12th Rd                       |        |          |         |                   |
| City             | Streator                             | County | LaSalle  | State   | IL Zip Code 61364 |
| Owner            | Housing Authority For LaSalle County |        |          |         |                   |

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**SUMMARY OF SALIENT FEATURES**

|                             |                             |   |
|-----------------------------|-----------------------------|---|
| SUBJECT INFORMATION         | Subject Address             | 1017 E 12th Rd  |
|                             | Legal Description           | N239' S907' E296' SE1/4 SE1/4 Exempt Docket #90-50-69 |
|                             | City                        | Streator  |
|                             | County                      | LaSalle   |
|                             | State                       | IL  |
|                             | Zip Code                    | 61364   |
|                             | Census Tract                | 9641.00   |
|                             | Map Reference               | 31-12-400-004   |
|                             | PRICE & DATE                | Contract Price  |
|                             | Date of Contract            | N/A   |
| PARTIES                     | Client                      | Housing Authority For LaSalle County                  |
|                             | Owner                       | Housing Authority For LaSalle County                  |
| DESCRIPTION OF IMPROVEMENTS | Size (Square Feet)          | 1,422   |
|                             | Price per Square Foot       | \$  |
|                             | Location                    | Average   |
|                             | Age                         | 80  |
|                             | Condition                   | Average-  |
|                             | Total Rooms                 | 6   |
|                             | Bedrooms                    | 3   |
|                             | Baths                       | 1   |
| APPRAISER                   | Appraiser                   | Scott E. Stewart                                      |
|                             | Effective Date of Appraisal | 10/05/2023  |
| VALUE                       | Opinion of Value            | \$ 65,000   |

|                  |                                      |  |
|------------------|--------------------------------------|--|
| Client           | Housing Authority For LaSalle County | File No. 23-5456                       |
| Property Address | 1017 E 12th Rd                       |  |
| City             | Streator                             | County LaSalle State IL Zip Code 61364 |
| Owner            | Housing Authority For LaSalle County |  |

**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 only by the specified client and any other named intended user(s).)

**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: 30-90 days

**Comments on Appraisal and Report Identification**

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

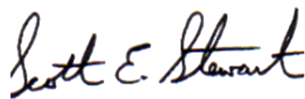
Appraiser has previously performed any appraisal services pertaining to the subject property within the three year period immediately preceding the agreement to perform this assignment.

Intended user/use of this report is the named client.

No additional intended users are identified by the appraiser.

Note: Austin Stewart provided data research assistance.

**APPRAISER:**



Signature: \_\_\_\_\_  
 Name: Scott E. Stewart  
 Certified General Real Estate Appraiser  
 State Certification #: 553.001428  
 or State License #: \_\_\_\_\_  
 State: IL Expiration Date of Certification or License: 09/30/2025  
 Date of Signature and Report: 10/31/2023  
 Effective Date of Appraisal: 10/05/2023  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 10/05/2023

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

# RESIDENTIAL APPRAISAL REPORT

File No.: 23-5456

Property Address: 1017 E 12th Rd City: Streator State: IL Zip Code: 61364  
 County: LaSalle Legal Description: N239' S907' E296' SE1/4 SE1/4 Exempt Docket #90-50-69  
 Assessor's Parcel #: 36-12-404-000  
 Tax Year: 2023 R.E. Taxes: \$ 0 Special Assessments: \$ 0 Borrower (if applicable): -  
 Current Owner of Record: Housing Authority For LaSalle County Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) HOA: \$ 0 per year per month  
 Market Area Name: Rural southern LaSalle County Map Reference: 31-12-400-004 Census Tract: 9641.00

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 Intended Use: Estimate of current market value for client.  
 Intended User(s) (by name or type): Client use  
 Client: Housing Authority For LaSalle County Address: 526 E. Norris Drive, Ottawa, IL 61350  
 Appraiser: Scott E. Stewart Address: 1421 Birchlawn Place, Ottawa, IL 61350

|   |   |                  |              |                  |  |   |  |
|---|---|------------------|--------------|------------------|--|---|--|
| Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural                    | Predominant Occupancy                             | One-Unit Housing |              | Present Land Use |  | Change in Land Use  |  |
| Built up: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%               |   | PRICE (\$000)    | AGE (yrs)    | One-Unit 20%     | <input checked="" type="checkbox"/> Not Likely | * To: <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * |  |
| Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow                    | <input checked="" type="checkbox"/> Owner 95      | 50 Low 40        | Multi-Unit % |                  |  |   |  |
| Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining      | <input checked="" type="checkbox"/> Tenant 5      | 200 High 150     | Comm'l %     |                  |  |   |  |
| Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply    | <input checked="" type="checkbox"/> Vacant (0-5%) | 80 Pred 90       | Farmland 80% |                  |  |   |  |
| Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. | <input type="checkbox"/> Vacant (>5%)             |                  |              |                  |  |   |  |

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):  
 Subject is located in a rural area southwest of the community of Streator, east of Wenona and north of Rt 17.  
 Area is primarily farmland with a few scattered rural residences.  
 Market conditions remain mostly stable with some increased demand due to limited inventory.  
 Financing available from numerous area lenders.

Dimensions: 239x296 Site Area: 1.62 ac  
 Zoning Classification: A-1 Description: Agricultural  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Highest & Best Use as improved:  Present use, or  Other use (explain)  
 Actual Use as of Effective Date: Single Family Use as appraised in this report: Single Family  
 Summary of Highest & Best Use: Highest and best use if for residence.

| Utilities      | Public                              | Other                               | Provider/Description | Off-site Improvements | Type    | Public                              | Private                  | Topography | Level           |
|----------------|-------------------------------------|-------------------------------------|----------------------|-----------------------|---------|-------------------------------------|--------------------------|------------|-----------------|
| Electricity    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Public               | Street                | Asphalt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size       | 1.62 ac         |
| Gas            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Propane              | Curb/Gutter           | None    | <input type="checkbox"/>            | <input type="checkbox"/> | Shape      | Rectangular     |
| Water          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Well                 | Sidewalk              | None    | <input type="checkbox"/>            | <input type="checkbox"/> | Drainage   | Appears Typical |
| Sanitary Sewer | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Septic               | Street Lights         | None    | <input type="checkbox"/>            | <input type="checkbox"/> | View       | Average         |
| Storm Sewer    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Public               | Alley                 | None    | <input type="checkbox"/>            | <input type="checkbox"/> |            |                 |

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)  
 FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 17099C0825F FEMA Map Date 7/18/2011  
 Site Comments: No apparent adverse conditions. Note: Appraiser is not aware of any adverse conditions, however is not an environmental expert or engineer therefore does not warrant site or area conditions. Appraiser suggests contacting appropriate professional to further address any concerns of the lender/client/borrower.

|   |   |                             |                          |                   |                                     |                  |          |                    |                            |
|---|---|-----------------------------|--------------------------|-------------------|-------------------------------------|------------------|----------|--------------------|----------------------------|
| <b>General Description</b>  |   | <b>Exterior Description</b> |                          | <b>Foundation</b> |                                     | <b>Basement</b>  |          | <b>Heating</b>     |                            |
| # of Units  | 1.5 <input type="checkbox"/> Acc. Unit  | Foundation                  | Brk/Fair                 | Slab              | -                                   | Area Sq. Ft.     | 918      | Type               | GFA                        |
| # of Stories  | 1.5   | Exterior Walls              | Alum/Avg-                | Crawl Space       | -                                   | % Finished       | 0        | Fuel               | Propane                    |
| Type  | <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> | Roof Surface                | Asphalt/Avg-             | Basement          | Brick                               | Ceiling          | Joist    |                    |                            |
| Design (Style)  | 1.5 Story   | Gutters & Dwnspts.          | Alum/Avg-                | Sump Pump         | <input type="checkbox"/>            | Walls            | Brick    |                    |                            |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. |   | Window Type                 | DH/Avg-                  | Dampness          | <input type="checkbox"/>            | Floor            | Concrete | Cooling            |                            |
| Actual Age (Yrs.)   | 80  | Storm/Screens               | Alum/Avg-                | Settlement        | NA                                  | Outside Entry    | Yes      | Central            |                            |
| Effective Age (Yrs.)  | 40  |                             |                          | Infestation       | NA                                  |                  |          | Other              |                            |
| <b>Interior Description</b>   |   | <b>Appliances</b>           |                          | <b>Attic</b>      |                                     | <b>Amenities</b> |          | <b>Car Storage</b> |                            |
| Floors  | Vin, Cpt/Avg-   | Refrigerator                | <input type="checkbox"/> | Attic             | <input type="checkbox"/> None       | Fireplace(s) #   |          | Woodstove(s) #     |                            |
| Walls   | Plstr, Dw/Avg-  | Range/Oven                  | <input type="checkbox"/> | Stairs            | <input type="checkbox"/>            | Patio            |          |                    | Garage # of cars ( 2 Tot.) |
| Trim/Finish   | Wood/Avg-   | Disposal                    | <input type="checkbox"/> | Drop Stair        | <input type="checkbox"/>            | Deck             |          |                    | Attach. _____              |
| Bath Floor  | -Vinyl/Avg-   | Dishwasher                  | <input type="checkbox"/> | Scuttle           | <input checked="" type="checkbox"/> | Porch            | Covered  |                    | Detach. _____              |
| Bath Wainscot   | Fiberglass/Avg-   | Fan/Hood                    | <input type="checkbox"/> | Doorway           | <input type="checkbox"/>            | Fence            |          |                    | Bit-In _____               |
| Doors   | Wood/Avg-   | Microwave                   | <input type="checkbox"/> | Floor             | <input type="checkbox"/>            | Pool             |          |                    | Carport _____              |
|   |   | Washer/Dryer                | <input type="checkbox"/> | Heated            | <input type="checkbox"/>            |                  |          |                    | Driveway 2                 |
|   |   |                             | <input type="checkbox"/> | Finished          | <input type="checkbox"/>            |                  |          |                    | Surface Gravel             |

Finished area above grade contains: 6 Rooms 3 Bedrooms 1 Bath(s) 1,422 Square Feet of Gross Living Area Above Grade  
 Additional features: One and a half story three bedroom one bath home on a full basement. Front porch.  
 Describe the condition of the property (including physical, functional and external obsolescence): Subject is in average- overall condition in need of typical updating and maintenance.



# RESIDENTIAL APPRAISAL REPORT

File No.: 23-5456

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Public Records**

1st Prior Subject Sale/Transfer: \_\_\_\_\_ Analysis of sale/transfer history and/or any current agreement of sale/listing: **No recent sales of subject.**

Date: \_\_\_\_\_ No other sales of the above comparables within one year other than noted.

Price: \_\_\_\_\_

Source(s): **Public Records**

2nd Prior Subject Sale/Transfer: \_\_\_\_\_

Date: \_\_\_\_\_

Price: \_\_\_\_\_

Source(s): \_\_\_\_\_

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

| FEATURE                               | SUBJECT                              | COMPARABLE SALE # 1  |                 | COMPARABLE SALE # 2  |                 | COMPARABLE SALE # 3  |                 |
|---------------------------------------|--------------------------------------|--|-----------------|--|-----------------|--|-----------------|
| Address                               | 1017 E 12th Rd<br>Streator, IL 61364 | 1501 S Jackson St<br>Streator, IL 61364                          |                 | 893 E 2900 North Rd<br>Streator, IL 61364                        |                 | 1663 E 7th Rd<br>Lostant, IL 61334                               |                 |
| Proximity to Subject                  |                                      | 5.25 miles NE  |                 | 2.26 miles SE  |                 | 8.41 miles NW  |                 |
| Sale Price                            | \$ 0                                 | \$ 60,000  |                 | \$ 84,829  |                 | \$ 90,000  |                 |
| Sale Price/GLA                        | \$ /sq.ft.                           | \$ 49.10 /sq.ft.   |                 | \$ 47.52 /sq.ft.   |                 | \$ 53.07 /sq.ft.   |                 |
| Data Source(s)                        | Inspection                           | Assessor/Realist/MLS   |                 | Assessor/Realist/MLS   |                 | Assessor/Realist/MLS   |                 |
| Verification Source(s)                | Public records                       | MLS# 11676245  |                 | MLS #10980305  |                 | MLS #11683019  |                 |
| VALUE ADJUSTMENTS                     | DESCRIPTION                          | DESCRIPTION  | +(-) \$ Adjust. | DESCRIPTION  | +(-) \$ Adjust. | DESCRIPTION  | +(-) \$ Adjust. |
| Sales or Financing                    |                                      | Cash   |                 | Conventional   |                 | Conventional   |                 |
| Concessions                           | -                                    | No concessions   |                 | No Concessions   |                 | No Concessions   |                 |
| Date of Sale/Time                     | N/A                                  | 03/07/2023 86 Da   |                 | 03/16/2021 15 Da   |                 | 02/14/23 12 Da   |                 |
| Rights Appraised                      | Fee Simple                           | Fee Simple   |                 | Fee Simple   |                 | Fee Simple   |                 |
| Location                              | Average                              | Average  |                 | Average  |                 | Average  |                 |
| Site                                  | 1.62 ac                              | 1.54 ac  | 0               | 2.5 acres  | -4,400          | 1.5 ac   |                 |
| View                                  | Average                              | Average  |                 | Average  |                 | Average  |                 |
| Design (Style)                        | 1.5 Story                            | 1 Story  |                 | 1.5 Story  |                 | 2 Story  |                 |
| Quality of Construction               | Average-                             | Average-   |                 | Average-   |                 | Average-   |                 |
| Age                                   | 80                                   | 123  | 0               | 73   | 0               | 122  |                 |
| Condition                             | Average-                             | Average-   |                 | Average-   |                 | Average-   |                 |
| Above Grade                           | Total Bdrms Baths                    | Total Bdrms Baths  |                 | Total Bdrms Baths  |                 | Total Bdrms Baths  |                 |
| Room Count                            | 6 3 1                                | 6 3 1  |                 | 6 4 1.1  | -500            | 8 4 1.1  | -5,000          |
| Gross Living Area                     | 1,422 sq.ft.                         | 1,222 sq.ft.   | +3,000          | 1,785 sq.ft.   | -5,445          | 1,696 sq.ft.   | -4,110          |
| Basement & Finished Rooms Below Grade | Full                                 | Partial  | +2,500          | Full   |                 | Partial  |                 |
| Functional Utility                    | Typical                              | Typical  |                 | Typical  |                 | Typical  |                 |
| Heating/Cooling                       | GFA                                  | GFA  |                 | GFA/CA   | -2,000          | GFA/CA   | -2,000          |
| Energy Efficient Items                | Minimal                              | Minimal  |                 | Minimal  |                 | Minimal  |                 |
| Garage/Carport                        | None                                 | None   |                 | 2 Car-Attached   | -5,000          | 3 Car-Detached   | -7,500          |
| Porch/Patio/Deck                      | Cvd Porch                            | Porch/Patio  | -1,000          | Breezeway  | 0               | -  | +1,000          |
| Fireplace                             | -                                    | -  |                 | Fireplace  | -1,000          | -  |                 |
| Shed, Fence, Other                    | -                                    | -  |                 | Shed   | -500            | -  |                 |
| Misc.                                 | -                                    | -  |                 | -  |                 | -  |                 |
| Net Adjustment (Total)                |                                      | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 4,500        | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -18,845      | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -17,610      |
| Adjusted Sale Price of Comparables    |                                      | Net 7.5 %  |                 | Net 22.2 %   |                 | Net 19.6 %   |                 |
|                                       |                                      | Gross 10.8 %   | \$ 64,500       | Gross 22.2 %   | \$ 65,984       | Gross 21.8 %   | \$ 72,390       |

Summary of Sales Comparison Approach **Limited sales of comparable properties due to the subject's rural location. It was necessary to utilize one sale closed over 12 months ago.**

The sales utilized were considered among the best available and are reliable indicators of the estimated value of the subject after value-related adjustments are applied for differences.

The sales were all similar to the subject in being older homes on small acreages located within the market area.

Adjustments based on estimated market values of features, not actual costs. Some significant adjustments were necessary due to differences.

Sales were adjusted for differences in site size, room/bath count, gross living area, central air, garage, porch/patio, fireplace and shed.

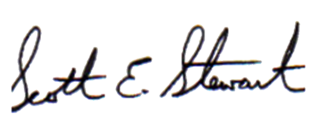
Adjusted range of \$64,500 to \$72,390 is indicated.

Reasonable and supported estimated value for the subject based on the analysis is \$65,000.

Indicated Value by Sales Comparison Approach \$ **65,000**

# RESIDENTIAL APPRAISAL REPORT

File No.: 23-5456

|   |  |  |
|---|--|--|
| COST APPROACH   | <b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.   |  |
|   | Provide adequate information for replication of the following cost figures and calculations.<br>Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):   |  |
|   | ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW   |  |
|   | Source of cost data:   | OPINION OF SITE VALUE -----=\$                   |
|   | Quality rating from cost service:  | DWELLING Sq.Ft. @ \$ -----=\$                    |
|   | Effective date of cost data:   | Sq.Ft. @ \$ -----=\$                             |
|   | Comments on Cost Approach (gross living area calculations, depreciation, etc.):  | Sq.Ft. @ \$ -----=\$                             |
|   | Gross living area based on measurements made by the appraiser.   | Sq.Ft. @ \$ -----=\$                             |
|   | Cost Approach not developed as it is subject to error due to excessive estimations of costs and depreciation and not considered a reliable indicator of value.   | Sq.Ft. @ \$ -----=\$                             |
|   | Estimated Remaining Economic Life (if required): 25 Years  | <b>INDICATED VALUE BY COST APPROACH</b> -----=\$ |
| INCOME APPROACH   | <b>INCOME APPROACH TO VALUE (if developed)</b> <input type="checkbox"/> The Income Approach was not developed for this appraisal.  |  |
|   | Estimated Monthly Market Rent \$ 800 X Gross Rent Multiplier 80 = \$ 64,000 Indicated Value by Income Approach   |  |
|   | Summary of Income Approach (including support for market rent and GRM): Income Approach subject to estimations due to limited rental data. Rental rates for similar properties range from \$500 to \$950 per month.  |  |
|   | Gross Rent Multiplier is extracted from market by dividing comparable sales prices by monthly rents to obtain a factor. Typical rates range from 60 to 115.  |  |
| PUD   | <b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.  |  |
|   | Legal Name of Project:<br>Describe common elements and recreational facilities:  |  |
| RECONCILIATION  | Indicated Value by: Sales Comparison Approach \$ 65,000  | Cost Approach (if developed) \$                  |
|   | Income Approach (if developed) \$ 64,000   |  |
|   | Final Reconciliation Sales Comparison Approach given most weight. Cost Approach subject to estimations of costs and depreciation from all causes. Income Approach subject to data estimations.   |  |
|   | This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:                             |  |
| <input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.  |  |  |
| Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 65,000, as of: 10/05/2023, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda. |  |  |
| ATTACHMENTS   | A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.   |  |
|   | Attached Exhibits:   |  |
|   | <input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum<br><input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum<br><input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> |  |
| SIGNATURES  | Client Contact: _____ Client Name: Housing Authority For LaSalle County  |  |
|   | E-Mail: _____ Address: 526 E. Norris Drive, Ottawa, IL 61350   |  |
|   | APPRAISER: _____ SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)   |  |
|   |   |  |
|   | Appraiser Name: Scott E. Stewart<br>Company: Stewart Appraisal<br>Phone: (815) 434-9920 Fax: (815) 434-9920<br>E-Mail: sestewart1438@sbcglobal.net<br>Date of Report (Signature): 10/31/2023<br>License or Certification #: 553.001428 State: IL<br>Designation: Certified General Real Estate Appraiser<br>Expiration Date of License or Certification: 09/30/2025<br>Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None<br>Date of Inspection: 10/05/2023   |  |
|   | Supervisory or Co-Appraiser Name: _____<br>Company: _____<br>Phone: _____ Fax: _____<br>E-Mail: _____<br>Date of Report (Signature): _____<br>License or Certification #: _____ State: _____<br>Designation: _____<br>Expiration Date of License or Certification: _____<br>Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None   |  |



### Subject Photograph Addendum

|                  |                                      |        |         |       |                   |
|------------------|--------------------------------------|--------|---------|-------|-------------------|
| Client           | Housing Authority For LaSalle County |        |         |       |                   |
| Property Address | 1017 E 12th Rd                       |        |         |       |                   |
| City             | Streator                             | County | LaSalle | State | IL Zip Code 61364 |
| Owner            | Housing Authority For LaSalle County |        |         |       |                   |



Front



Rear



Site View



Living room



Dining



Kitchen



Interior



Bedroom



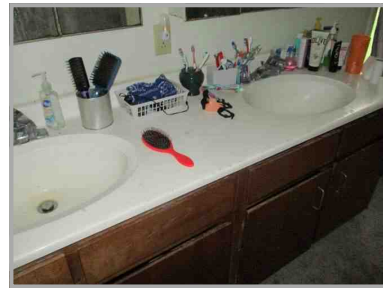
Bedroom



Bedroom



Bathroom



Bathroom

**Comparable Photo Page**

|                  |                                      |        |         |       |    |          |       |
|------------------|--------------------------------------|--------|---------|-------|----|----------|-------|
| Client           | Housing Authority For LaSalle County |        |         |       |    |          |       |
| Property Address | 1017 E 12th Rd                       |        |         |       |    |          |       |
| City             | Streator                             | County | LaSalle | State | IL | Zip Code | 61364 |
| Owner            | Housing Authority For LaSalle County |        |         |       |    |          |       |

**Comparable 1**

1501 S Jackson St  
 Prox. to Subj. 5.25 miles NE  
 Sales Price 60,000  
 G.L.A. 1,222  
 Tot. Rooms 6  
 Tot. Bedrms. 3  
 Tot. Bathrms. 1  
 Location Average  
 View Average  
 Site 1.54 ac  
 Quality Average-  
 Age 123

**Comparable 2**

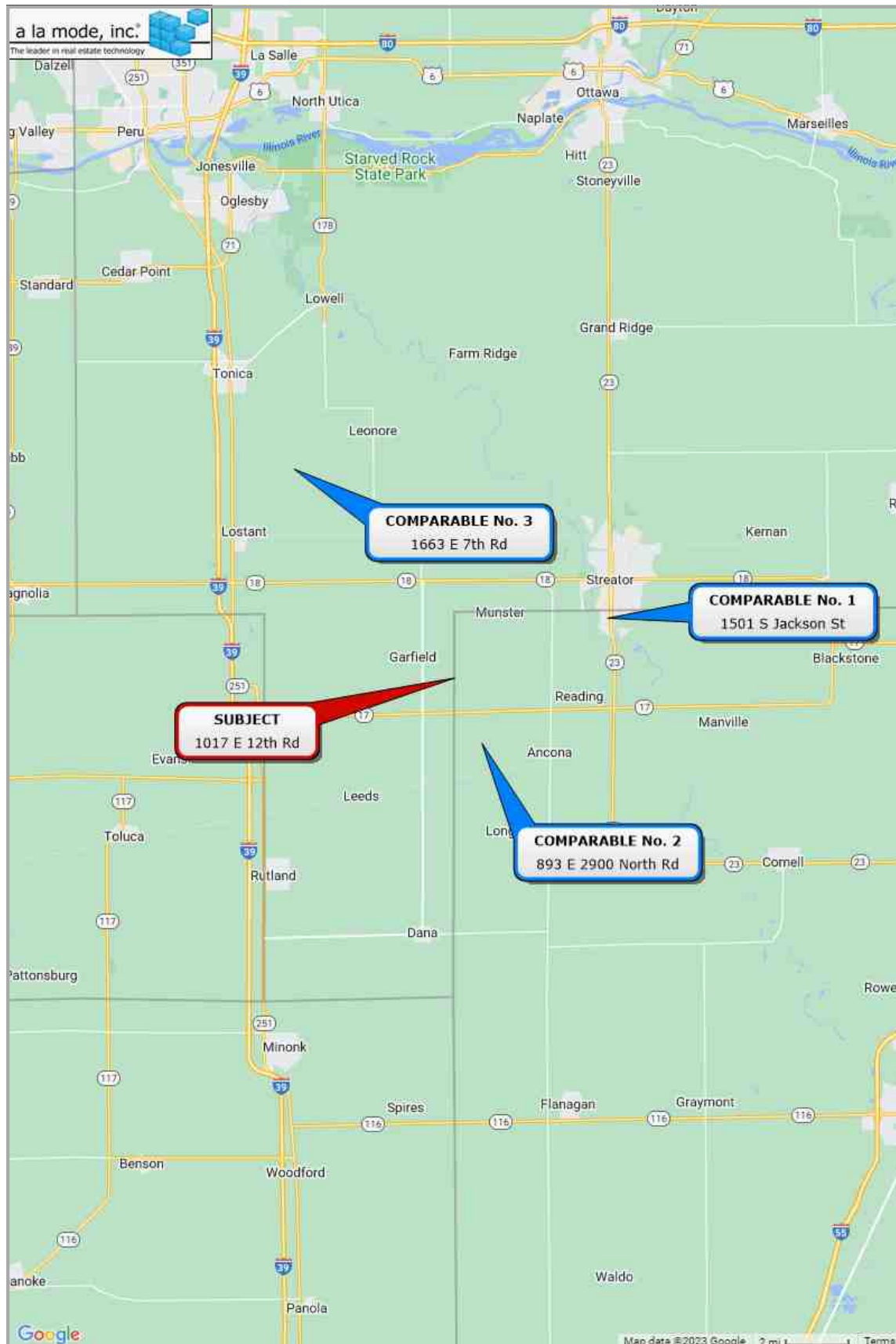
893 E 2900 North Rd  
 Prox. to Subj. 2.26 miles SE  
 Sales Price 84,829  
 G.L.A. 1,785  
 Tot. Rooms 6  
 Tot. Bedrms. 4  
 Tot. Bathrms. 1.1  
 Location Average  
 View Average  
 Site 2.5 acres  
 Quality Average-  
 Age 73

**Comparable 3**

1663 E 7th Rd  
 Prox. to Subj. 8.41 miles NW  
 Sales Price 90,000  
 G.L.A. 1,696  
 Tot. Rooms 8  
 Tot. Bedrms. 4  
 Tot. Bathrms. 1.1  
 Location Average  
 View Average  
 Site 1.5 ac  
 Quality Average-  
 Age 122

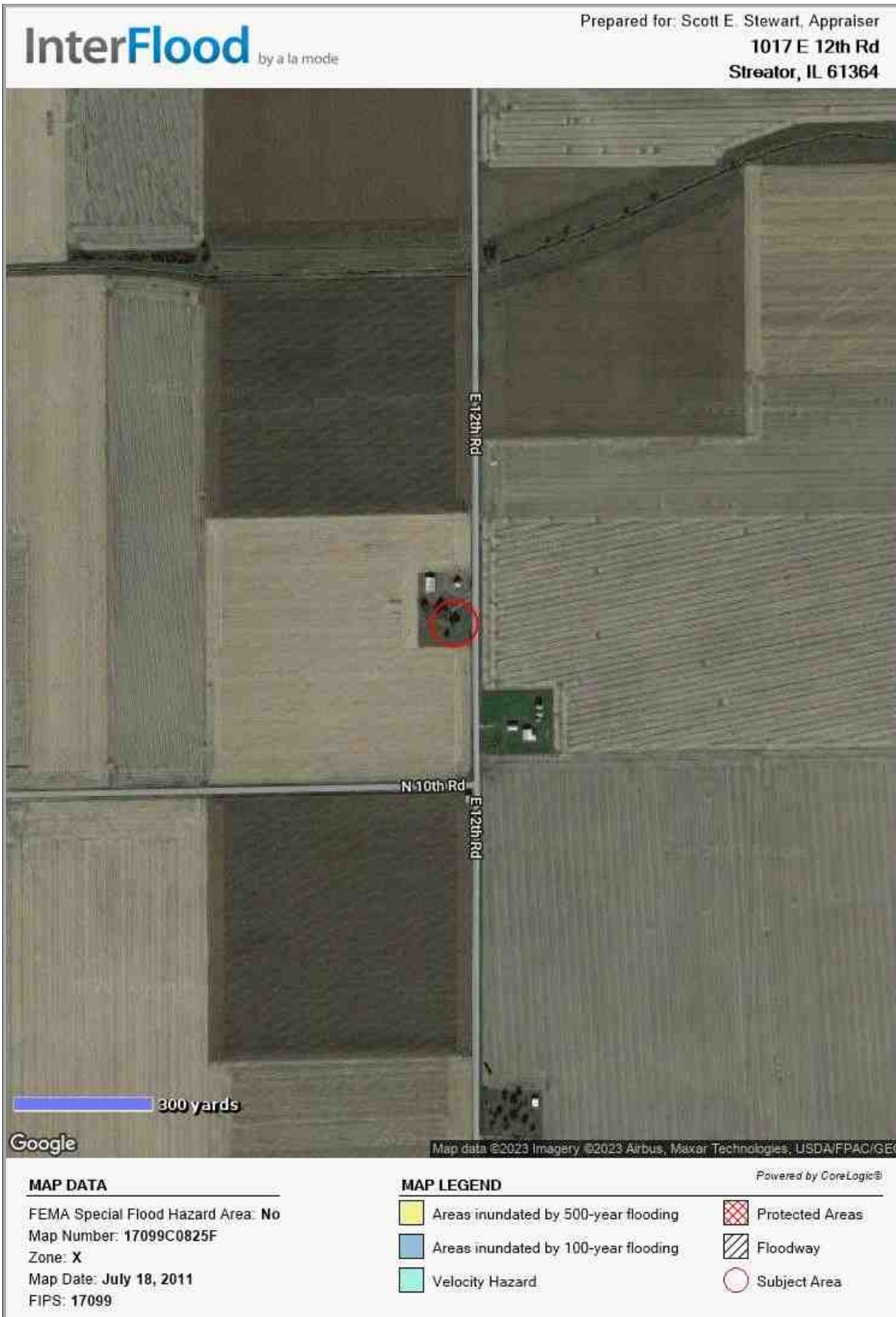
### Location Map

|                  |                                      |        |         |       |                   |
|------------------|--------------------------------------|--------|---------|-------|-------------------|
| Client           | Housing Authority For LaSalle County |        |         |       |                   |
| Property Address | 1017 E 12th Rd                       |        |         |       |                   |
| City             | Streator                             | County | LaSalle | State | IL Zip Code 61364 |
| Owner            | Housing Authority For LaSalle County |        |         |       |                   |



### Flood Map

|                  |                                      |        |         |       |    |          |       |
|------------------|--------------------------------------|--------|---------|-------|----|----------|-------|
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| Property Address | 1017 E 12th Rd                       |        |         |       |    |          |       |
| City             | Streator                             | County | LaSalle | State | IL | Zip Code | 61364 |
| Owner            | Housing Authority For LaSalle County |        |         |       |    |          |       |



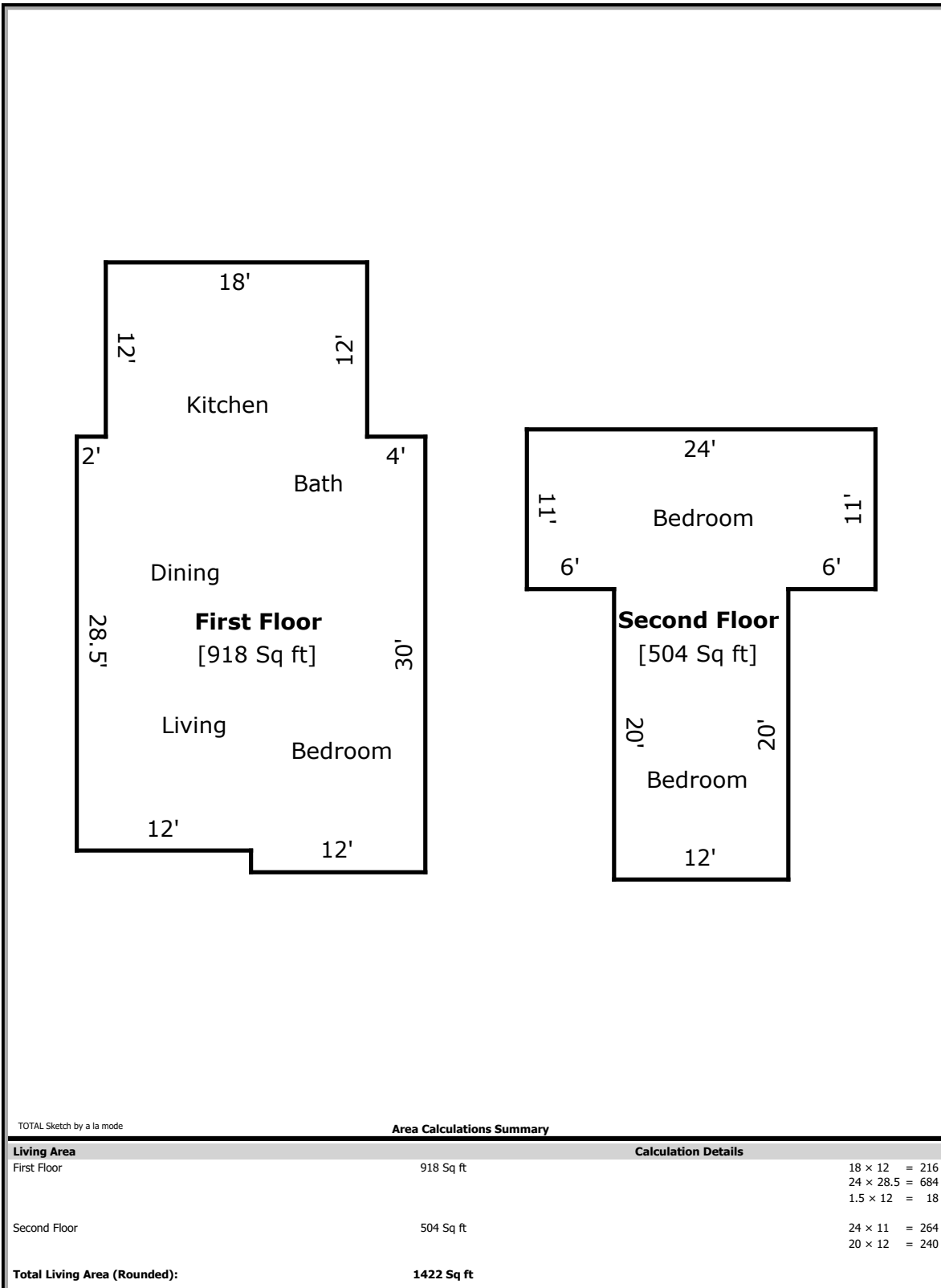
### Aerial Plat

|                  |                                      |        |         |       |    |          |       |
|------------------|--------------------------------------|--------|---------|-------|----|----------|-------|
| Client           | Housing Authority For LaSalle County |        |         |       |    |          |       |
| Property Address | 1017 E 12th Rd                       |        |         |       |    |          |       |
| City             | Streator                             | County | LaSalle | State | IL | Zip Code | 61364 |
| Owner            | Housing Authority For LaSalle County |        |         |       |    |          |       |



### Building Sketch

|                  |                                      |        |         |       |    |
|------------------|--------------------------------------|--------|---------|-------|----|
| Client           | Housing Authority For LaSalle County |        |         |       |    |
| Property Address | 1017 E 12th Rd                       |        |         |       |    |
| City             | Streator                             | County | LaSalle | State | IL |
| Zip Code         | 61364                                |        |         |       |    |
| Owner            | Housing Authority For LaSalle County |        |         |       |    |



TOTAL Sketch by a la mode

#### Area Calculations Summary

| Living Area                         | Calculation Details |  |
|-------------------------------------|---------------------|--|
| First Floor                         | 918 Sq ft           | $18 \times 12 = 216$<br>$24 \times 28.5 = 684$<br>$1.5 \times 12 = 18$ |
| Second Floor                        | 504 Sq ft           | $24 \times 11 = 264$<br>$20 \times 12 = 240$                           |
| <b>Total Living Area (Rounded):</b> | <b>1422 Sq ft</b>   |  |

**Resume'**

|                  |                                      |        |         |       |    |          |       |
|------------------|--------------------------------------|--------|---------|-------|----|----------|-------|
| Client           | Housing Authority For LaSalle County |        |         |       |    |          |       |
| Property Address | 1017 E 12th Rd                       |        |         |       |    |          |       |
| City             | Streator                             | County | LaSalle | State | IL | Zip Code | 61364 |
| Owner            | Housing Authority For LaSalle County |        |         |       |    |          |       |

SCOTT E. STEWART  
 ILLINOIS CERTIFIED REAL ESTATE APPRAISER  
 1421 BIRCHLAWN PLACE  
 OTTAWA, IL 61350  
 815.434.9920

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**QUALIFICATIONS OF THE APPRAISER**

**EDUCATION:**

- \*Graduate Southern Illinois University-Carbondale, IL  
 B.A. Degree in Biological Sciences
- \*State Licensed Real Estate Broker
- \*State Certified General Real Estate Appraiser (highest license rank state offers)  
 License No. 553.001428

**APPRAISAL COURSE WORK-STATE OF ILLINOIS ACCREDITED:**

Uniform Standards of Professional Appraisal Practice. Fundamentals of Real Estate Appraisal. Appraisal Methods. Single Family Residential Appraisal. Principles of Capitalization. Non-Residential Appraisal. Cost Approach. Residential Report Writing. Residential Design & Functional Utility. Appraising FHA. Construction Details & Trends. 2-4 Family Appraisal. Residential Appraisal Review. Tough Residential Appraisals. Appraising High Value Residential Properties. Relocation Appraisals. Fair Lending. Appraising REO & Foreclosure Properties. (Numerous additional courses & seminars).

**EXPERIENCE:**

- \*Completed appraisals of all types of real estate including residential, commercial, industrial, agricultural, multi-family and special use properties throughout LaSalle County and surrounding counties for clients including individuals, financial institutions, estates, brokers, attorneys and governmental bodies since 1996.
- \*Real Estate transaction experience as a licensed real estate broker.
- \*Real Estate management experience including farm operations and rental properties located in north central, east central and western Illinois and west central Indiana.
- \*Business management experience as owner/manager of service and retail business operations.
- \*Residential construction experience as office administrator for construction and development company.

**PROFESSIONAL AFFILIATIONS:**

Illinois Association of Realtors  
 National Association of Realtors  
 Illini Valley Association of Realtors