

# Small Residential Income Property Appraisal Report

PO 131457  
File # CAN-DO

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 54 Eddy St City Newton State MA Zip Code 02465  
 Borrower City of Newton Owner of Public Record Citizens for Affordable Housing County Middlesex  
 Legal Description Book 59642 Page 224 (Middlesex County South Registry of Deeds)  
 Assessor's Parcel # 21-37-17 Tax Year 2012 R.E. Taxes \$ 5,531  
 Neighborhood Name West Newton Map Reference 15764 Census Tract 3745.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ N/A  PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client City of Newton Address 1000 Commonwealth Ave, Newton, Ma  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). The property was purchased by Citizens for Affordable Housing on JULY 31, 2012 for \$660,000.

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
 Contract Price \$ Date of Contract Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		2-4 Unit Housing Trends		2-4 Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %		
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	500	Low 80	Multi-Family	0 %		
Neighborhood Boundaries Subject is bound to the north by Crafts ST, east by Walnut St, south by I-90 and to the west by Waltham Street.		1,000	High 100+	Commercial	5 %		
		600	Pred. 90	Other	15 %		

Neighborhood Description The subject property is located in a residential neighborhood in its mature stage of its life cycle. There were no factors noted as of the inspection that would have a negative effect on the overall marketability of the subject property. The appeal and property conditions of the neighborhood are average and typical of competing neighborhoods. A majority of the multi-family dwellings in the neighborhood are tenant occupied. The overall vacancy rate in the subject's market area is approximately 3-5%.  
 Market Conditions (including support for the above conclusions) Market conditions are currently stable. Seller concessions are not common in this market. The estimated exposure time for the subject property if it were reasonably priced and actively marketed is 3-6 months.

SITE

Dimensions Please refer to deed Area 5,715 Shape Mainly rectangular View Neighborhood  
 Specific Zoning Classification MR3 Zoning Description Legal non-conforming 10,000 sf minimum with 80 ft frontage  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe  
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private  
 Electricity   Water   Street Asphalt    
 Gas   Sanitary Sewer   Alley None    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 25017C0552E FEMA Map Date 06/04/2010  
 Are the utilities and/or off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
 There were no adverse easements, encroachments, or special assessments noted as of the date of inspection as indicated through a search of available public records. The property can be rebuilt if destroyed according to current zoning bylaws in the City of Newton.

IMPROVEMENTS

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> Two <input type="checkbox"/> Three <input type="checkbox"/> Four	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Fieldstone/Avg.	Floors	HW/tile/Avg		
<input type="checkbox"/> Accessory Unit (describe below)	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Asbesto/Avg.	Walls	Plaster/Avg.		
# of Stories 2.5 # of bldgs. 1	Basement Area 1,136 sq.ft.	Roof Surface	Asphalt/Avg.	Trim/Finish	Wood/Avg.		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg.	Bath Floor	Ceramic/Avg.		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double Hung/Avg.	Bath Wainscot	Mixed/Avg.		
Design (Style) Conventional	Evidence of <input type="checkbox"/> Infestation No	Storm Sash/Insulated	No	<b>Car Storage</b>			
Year Built 1914	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes	<input type="checkbox"/> None			
Effective Age (Yrs) 15	<b>Heating/Cooling</b>		<b>Amenities</b>		<input checked="" type="checkbox"/> Driveway	# of Cars 4 tandum	
Attic <input type="checkbox"/> None	<input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Fireplace(s) #	<input type="checkbox"/> Woodstove(s) #	Driveway Surface			
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas/Oil	<input checked="" type="checkbox"/> Patio/Deck	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars Two		
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool	<input type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars		
<input checked="" type="checkbox"/> Finished <input checked="" type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Other		<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in			

# of Appliances Refrigerator 2 Range/Oven 2 Dishwasher Disposal Microwave Washer/Dryer Other (describe)  
 Unit # 1 contains: 5 Rooms 2 Bedrooms 1 Bath(s) 1,136 Square Feet of Gross Living Area  
 Unit # 2 contains: 7 Rooms 3 Bedrooms 1 Bath(s) 1,737 Square Feet of Gross Living Area  
 Unit # 3 contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area  
 Unit # 4 contains: Rooms Bedrooms Bath(s) Square Feet of Gross Living Area  
 Additional features (special energy efficient items, etc.). Standand

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). There were no items of deferred maintenance noted at the time of inspection. Physical depreciation appears due to normal wear and tear. There were also no items of functional or external obsolescence noted as of the date of inspection.

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**IMPROVEMENTS**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe.  
There were no physical deficiencies or adverse conditions noted on the day of inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe. The property is consistent with uses and in the immediate neighborhood.

Is the property subject to rent control?  Yes  No If Yes, describe

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	54 Eddy St Newton, MA 02465	346 Cherry St Newton, MA 02465			1577 Washington St Newton, MA 02465			58-60 Waban Pk Newton, MA			
Proximity to Subject		0.67 miles W			1.09 miles SW			0.50 miles W			
Current Monthly Rent	\$	\$ 4,900			\$ 3,100			\$ 3,300			
Rent/Gross Bldg. Area	\$ sq.ft.	\$ 1.88 sq.ft.			\$ 1.05 sq.ft.			\$ 1.12 sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	Int. Insp	Public Records/ MLS			Public Records/ MLS			Public Records/ MLS			
Date of Lease(s)	Vacant	Unknown			Unknown			Unknown			
Location	Average	Average			Average			Average			
Actual Age	98 Years	107 Years			82 Years			92 Years			
Condition	Average	Average			Average			Average			
Gross Building Area	2,873	2,607			2,963			2,952			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	2,873	Tot Br Ba	2,607	4,900	Tot Br Ba	2,963	3,100	Tot Br Ba	2,952	3,300
Unit # 1	5 2 1	1,136	4 2 1	900	\$ 1,400	5 2 1	1,200	\$ 1,450	8 4 2	1,476	\$ 1,800
Unit # 2	7 3 1	1,737	4 2 1	900	\$ 1,600	7 3 2	1,763	\$ 1,650	7 3 1	1,476	\$ 1,500
Unit # 3			2 0 1	400	\$ 900			\$			\$
Unit # 4			3 1 1	407	\$ 1,000			\$			\$
Utilities Included	Water & Sewer	Water & sewer, heat & electric			Water & Sewer			Water & Sewer			
		Legal 2 family with 4 units									

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) There was an adequate amount of Rental Data available for review by the appraiser. No rental concessions for the subject or the comparable rentals were noted during the research conducted. Rental rates have been determined by the perceived condition of the rental units, number of bedrooms and the location of the comparable property. Market rents appear to be stable as of the date of this report.

**Rent Schedule:** The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Leases		Actual Rents			Opinion of Market Rent			
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents	
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished		
1	Vacant		\$	\$	\$	\$ 1,400	\$	\$ 1,400	
2	Vacant					1,800		1,800	
3									
4									
Comment on lease data			Total Actual Monthly Rent			\$	Total Gross Monthly Rent		\$ 3,200
			Other Monthly Income (itemize)			\$ 0	Other Monthly Income (itemize)		\$ 0
			Total Actual Monthly Income			\$	Total Estimated Monthly Income		\$ 3,200

Utilities included in estimated rents  Electric  Water  Sewer  Gas  Oil  Trash collection  Cable  Other

Comments on actual or estimated rents and other monthly income (including personal property) The subject's units were vacant on the day of inspection. All units were in average condition on the day of inspection. The estimated rents as applied indicate the current market value of the subject's units if exposed for rent in current market conditions.

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain The property last has not sold in the last thirty six months. The property is a legal two number dwelling. The comparables have not sold, other than the current sale, in the previous twelve months.

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) MLS, B&T, Middlesex Registry of Deeds and Assessors Records.

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS, B&T, Middlesex Registry of Deeds and Assessors Records.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	7/31/2012	None noted other than sale	None noted other than sale	None noted other than sale
Price of Prior Sale/Transfer	\$660,000	None Noted	None Noted	None Noted
Data Source(s)	MLS/B&T/ASSR.	MLS/B&T/ASSR.	MLS/B&T/ASSR.	MLS/B&T/ASSR.
Effective Date of Data Source(s)	September 12, 2012	September 12, 2012	September 12, 2012	September 12, 2012

Analysis of prior sale or transfer history of the subject property and comparable sales Other than the sale noted above there was no sale of the subject in the previous three years as of the effective date of this appraisal. No noted sales, other than the current actual sale was noted, in the last twelve months per Multiple Listing Service, public records and Assessor information for the comparable properties.

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There are 13 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 590,000 to \$ 790,000  
There are 28 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 590,000 to \$ 790,000

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3									
Address	54 Eddy St Newton, MA 02465			275-277 Lexington St Newton, MA			1784 Washington St Auburndale, MA 02466			15-17 Eliot Ave Newton, MA									
Proximity to Subject				9.75 miles E			1.54 miles SW			0.50 miles W									
Sale Price	\$			\$ 597,800			\$ 700,000			\$ 700,000									
Sale Price/Gross Bldg. Area	\$ sq.ft.			\$ 210.49 sq.ft.			\$ 222.36 sq.ft.			\$ 205.04 sq.ft.									
Gross Monthly Rent	\$ 3,200			\$ 2,600			\$ 3,675			\$ 3,000									
Gross Rent Multiplier				229.92			190.48			233.33									
Price per Unit	\$			\$ 298,900			\$ 350,000			\$ 350,000									
Price per Room	\$			\$ 42,700			\$ 50,000			\$ 58,333									
Price per Bedroom	\$			\$ 99,633			\$ 116,667			\$ 116,667									
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Data Source(s)				Ext. Inspection / MLS			Ext. Inspection / MLS			Ext. Inspection / MLS									
Verification Source(s)				Public Records			Public Records			Public Records									
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) Adjustment			DESCRIPTION			+(-) Adjustment						
Sale or Financing Concessions				Conventional None noted						Conventional None noted									
Date of Sale/Time				8/2/2012						8/31/2012									
Location	Average			Average						Average									
Leasehold/Fee Simple	Fee Simple			Fee Simple						Fee Simple									
Site	5,715			8312						14286			-10,000						
View	Neighborhood			Neighborhood						Neighborhood									
Design (Style)	Conventional			Conventional						Conventional									
Quality of Construction	Average			Average						Average									
Actual Age	98 Years			87 Years						72 Years									
Condition	Average			Inferior			+60,000			SI Superior			-35,000						
Gross Building Area	2,873			2,840			0			3,148			0						
Unit Breakdown	Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths					
Unit # 1	5	2	1	7	3	2	-5,000	7	3	1	-2,000	6	3	1					
Unit # 2	7	3	1	7	3	1		7	3	1		6	3	1					
Unit # 3																			
Unit # 4																			
Basement Description	1,136 Sq.Ft.			Full/						Full/									
Basement Finished Rooms	0			Unfinished						Unfinished									
Functional Utility	Average			Average						Average									
Heating/Cooling	FHA/None			FHW/None						FHW/None									
Energy Efficient Items	Standard			Standard						Standard									
Parking On/Off Site	Two Car Garage			Two Car Garage						Two Car Garage			One Car Garage						
Porch/Patio/Deck	Two			Similar						Similar									
Fireplace(s)	None			None						Two			-2,000						
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 55,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -49,000						
Adjusted Sale Price of Comparables				Net Adj. 9.2 %						Net Adj. 7.0 %									
				Gross Adj. 10.9 %			\$ 652,800			Gross Adj. 7.0 %			\$ 651,000						
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)				\$ 326,400						\$ 325,500									
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)				\$ 46,629						\$ 46,500									
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)				\$ 108,800						\$ 108,500									
Value per Unit	\$ 330,000 X 2			Units = \$ 660,000						Value per GBA \$ 225 X 2,873			GBA = \$ 646,425						
Value per Rm.	\$ 50,000 X 12			Rooms = \$ 600,000						Value per Bdrms. \$ 120,000 X 5			Bdrms. = \$ 600,000						
Summary of Sales Comparison Approach including reconciliation of the above indicators of value.												GLA adjusted for \$60 per square foot over 300 sf of total area. Second bathroom adjusted at \$3000. Bedrooms at \$2,000. Sale #1 inferior in condition and adjusted at 10 of sale price. Sale #2 slightly superior in condition and adjusted at 5% of sale price. All other adjustments as noted.							
Indicated Value by Sales Comparison Approach \$ 660,000																			
Total gross monthly rent \$ 3,200 X gross rent multiplier (GRM) 220 = \$ 704,000												Indicated value by the Income Approach							
Comments on income approach including reconciliation of the GRM The GRM chosen for use in this approach is representative of the estimated GRM for the subject's area and is supported by the comparables.																			
Indicated Value by: Sales Comparison Approach \$ 660,000												Income Approach \$ 704,000				Cost Approach (if developed) \$ 583,544			
Sales Comparison Approach is the most reliable in estimating current market value as it directly reflects the actions of typical buyers and sellers. Some weight given to the Income Approach and no weight given to Cost Approach due to subject's age. The subject is expected to sell at the appraised value given a reasonable marketing period 60-120 days based on closed sales in the subject market area within the past year. The intended user of this Appraisal Report is the Lender/Client engaged as The City of Newton for Internal review.																			
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, or <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: There are no repairs required as a condition of this appraisal.																			
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 670,000 , as of September 5, 2012 , which is the date of inspection and the effective date of this appraisal.																			

SALES COMPARISON APPROACH

INCOME

RECONCILIATION

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The inspection accomplished for this appraisal assignment as described in the attached addendum was performed strictly for valuation purposes. Only readily observable conditions that may potentially impact the Appraiser's opinion of value and/or marketability of the Subject Property have been addressed in this report. It should be noted that the appraiser is not a qualified Professional Home Inspector/Construction Expert/Environmental Expert and assumes no responsibility for a potentially detrimental structural or environmental conditions which may exist at the subject property. Should a user of this appraisal report be aware of such potentially detrimental conditions, then a qualified expert in the area of concern should be contracted by the user to research condition and render an opinion to the user.

**Appraiser's Certification, Item # 23**

The parties listed in the Appraiser's Certification, Item # 23, are not the intended users. The Intended User of this appraisal report is The City of Newton. The Intended Use is for the identified lender/client to evaluate the property that is subject of this appraisal for internal review, subject to the stated Scope of Work, Purpose of the Appraisal and Definition of Market Value. No additional intended Users are identified or intended by the appraiser. This appraisal is not for use for anyone other than the Lender/client noted in the report. If an appraisal of the property identified in the report is required for anyone other than the Intended User the interested parties may engage an independent appraiser in the area and not rely on the results of this report. As noted in the Uniform Standards of Professional Practice (USPAP) I cannot speak with you about the results of this report. Any questions regarding this report should be directed to Intended User of this report.

ADDITIONAL COMMENTS

**Use of Cost Approach for Insurance Purposes:**

Replacement cost figures used in developing the cost approach are for valuation purposes only. No one, client or third party, should rely on these figures for insurance purposes. The definition of "market value" on page four of this form is not consistent with definitions of "insurable value." Actual reconstruction costs can easily exceed the replacement cost figures used in this appraisal.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

**Exposure Time:**

The estimated exposure time for the subject is 3-6 months which is in line with similar properties within the local market.

**Prior Inspection/Service**

I have not inspected the subject property nor have I have performed other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the the three year period immediately preceding the acceptance of this assignment.

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The cost approach is deemed as unreliable due to the subject age, availability of vacant land and the current inventory of two family residential dwellings.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....	= \$	225,000
Source of cost data Bankers & Tradesmen	DWELLING 2,873 Sq.Ft. @ \$ 125.00 .....	= \$	359,125
Quality rating from cost service Effective date of cost data effcostdate	1,136 Sq.Ft. @ \$ 50.00 .....	= \$	56,800
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	.....	= \$	
Refer to attached sketch for calculations.	Garage/Carport 576 Sq.Ft. @ \$ 50.00 .....	= \$	28,800
	Total Estimate of Cost-New .....	= \$	444,725
Square foot cost estimates were derived through a correlation of data from the Marshall & Swift Valuation Journals and conversations with local builders and developers in the subject's community.	Less Physical Functional External		
	Depreciation 111,181		=( 111,181)
	Depreciated Cost of Improvements .....	= \$	333,544
	"As-is" Value of Site Improvements .....	= \$	25,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years	<b>INDICATED VALUE BY COST APPROACH</b> .....	= \$	583,544

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

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This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**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 or she considers his or her 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 ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader 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 this appraisal report whether any portion of 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, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
6. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Small Residential Income Property Appraisal Report

PO 131457  
File # CAN-DO

## APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of 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 at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. 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.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of 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 opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

## Small Residential Income Property Appraisal Report

PO 131457  
File # CAN-DO

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored 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).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

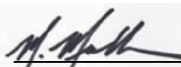
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies 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 at the time this appraisal report was prepared.
5. 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 (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Margaret D. Mulhern  
 Company Name Thomas J. Mulhern & Associates  
 Company Address 6 Summer Street, Natick, MA 01760  
 Telephone Number 508-653-5555  
 Email Address tjmco@verizon.net  
 Date of Signature and Report September 13, 2012  
 Effective Date of Appraisal September 5, 2012  
 State Certification # MA.Cert.Gen.#75423  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State MA  
 Expiration Date of Certification or License 3/7/2013

**ADDRESS OF PROPERTY APPRAISED**

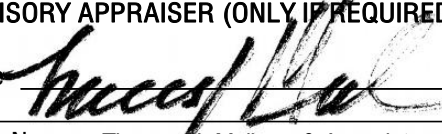
54 Eddy St  
Newton, MA 02465

APPRAISED VALUE OF SUBJECT PROPERTY \$ 670,000

**LENDER/CLIENT**

Name \_\_\_\_\_  
 Company Name City of Newton  
 Company Address 1000 Commonwealth Ave, Newton, Ma  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature   
 Name Thomas J. Mulhern  
 Company Name Thomas J. Mulhern & Associates  
 Company Address 6 Summer Street, Natick, MA 01760  
 Telephone Number 508-653-5555  
 Email Address tjmco@verizon.net  
 Date of Signature September 13, 2012  
 State Certification # MA.Cert.Gen.#1522  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License 06/21/2013

**SUBJECT PROPERTY**

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection September 5, 2012

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

**Supplemental Addendum**

File No. CAN-DO

Borrower/Client	City of Newton				
Property Address	54 Eddy St				
City	Newton	County	Middlesex	State	MA Zip Code 02465
Lender	City of Newton				

**Intended User**

The intended user of this Appraisal Report is the Lender/Client engaged as the City of Newton. The intended use of this Report is to evaluate the property that is the subject of this Appraisal for a Mortgage Finance Transaction, subject to the stated Scope of Work, Purpose of Appraisal, Reporting Requirements of this Appraisal Report and Definition of Market Value. No additional Intended Users are identified by the Appraiser.

**Appraisal Scope of Work**

**Research** – For this assignment, the appraiser performed research of publicly available information regarding the subject property as well as comparable and potentially comparable sales. Information relied upon to complete this assignment was obtained from two or more of the following sources: Local Multiple Listing Service, On-Line Data Services, Assessors Records, Local Building Department Data, Local Brokers, Exterior Inspection of Comparable Sales, Buyers and/or sellers involved in the associated transactions. In the event the appraiser uncovered conflicting information within the above data sources, the Appraiser hereby states that the information utilized in this report is the information the Appraiser believes to be the most accurate.

**Inspection** – The interior inspection of the subject property involved my personal physical inspection of the readily accessible areas of each above grade room as well as any attic and/or basement area accessed by a full staircase. The appraiser did not inspect any area believed to be dangerous or hazardous, and did not inspect any foundation or crawl space or any attic accessible only by a scuttle or drop/pull down stair. The Appraiser's opinion of Market Value for the subject property presented in this report assumes that any area of the dwelling not inspected or accessed by the appraiser as described above is structurally and environmentally sound, and any inspection of such area would not disclose conditions which would alter the Appraiser's opinion of market value.

The inspection accomplished for this appraisal assignment as described above was performed strictly for valuation purposes. Only readily observable conditions that may potentially impact the Appraiser's opinion of value and/or marketability of the Subject Property have been addressed in this report. It should be noted that the appraiser is not a qualified Professional Home Inspector/Construction Expert/Environmental Expert and assumes no responsibility for a potentially detrimental structural or environmental conditions which may exist at the subject property. Should a user of this appraisal report be aware of such potentially detrimental conditions, then a qualified expert in the area of concern should be contracted by the user to research condition and render an opinion to the user.

**Analysis** – The opinion of Market Value presented in this report is based upon my inspection of the subject property, as described above, complemented by the Appraiser's personal knowledge and experience in the local market. The appraiser's conclusions assume a good and marketable title. Unless specifically stated differently in the report, the appraiser is not aware of any matters of a legal nature that could impact the Appraiser's Opinion of Market Value for the subject property stated herein. Any user of this Appraisal Report is hereby informed that the Appraiser has no legal education or experience, and is not qualified to uncover potential issues of a legal nature. It is strongly recommended that the user of this Appraisal Report obtain any legal advice believed to be necessary from a qualified Attorney.

**Limitations of Appraiser Liability, Liability to Potential Buyers, Sellers, Loan Applicant and other Third Parties.**

This Appraisal Report, including any data, estimate of Market Value, Certification and Statement, is being performed exclusively for the benefit of, and at the request of, bankname, the mortgagee. Said Appraisal and Estimate of Market Value is rendered exclusively for the protection of and uses of the Mortgagee in the loan underwriting process. This Appraisal and estimate of market value shall not be utilized or relied upon by any buyer, seller, loan applicant or any other third party not specifically permitted by law, and no contract shall be deemed to exist between said individuals and the Appraiser.

**Lead Paint**

If the subject dwelling or any of the comparable properties were constructed prior to 1978, there is likelihood that the presence of lead paint is possible. It should be understood that the Appraiser is not an expert in either the testing or removal of lead paint, and is not qualified to comment on its condition or existence. Accordingly, the Estimated Market Value presented in this report does not consider any positive or negative Market Value impacts that may result in either the existence of lead paint, or lack of lead paint, in either the subject, or any of the comparables utilized or considered in developing this Appraisal Report.

**Opinion of Market Value / Estimated Market Value**

Please note that any reference in the Appraisal Report to the term "Estimated Market Value" should be considered to mean "Opinion of Market Value" in accordance with the guidance provided by the Uniform Standards for Professional Appraisal Practice (USPAP).



# Operating Income Statement

## One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

Property Address

54 Eddy St  
Street

Newton  
City

MA  
State

02465  
Zip Code

**General Instructions:** This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	Vacant	\$	\$ 1,400	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Vacant	\$	\$ 1,800	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 3	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$	\$	Fuel Oil	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 4	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$	\$	Fuel (Other)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>			\$	\$ 3,200	Water/Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g. Applicant/Appraiser 288/300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item) Income should be based on the current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

### Annual Income and Expense Projection for Next 12 months

	By Applicant/Appraiser	Adjustments by Lender's Underwriter
<b>Income</b> (Do not include income for owner-occupied units)		
Gross Annual Rental (from unit(s) to be rented) (Current)	\$	\$
Other Income (include sources)	+ 0	+
Total	\$	\$
Less Vacancy/Rent Loss	- ( 5%)	- ( %)
Effective Gross Income	\$	\$
<b>Expenses</b> (Do not include expenses for owner-occupied units)		
Electricity		
Gas		
Fuel Oil		
Fuel (Type - )		
Water/Sewer Included in Taxes		
Trash Removal Included in Taxes		
Pest Control		
Other Taxes or Licenses		
Casual Labor		
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	200	
This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit.		
General Repairs/Maintenance	200	
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses	200	
These are the customer expenses that a professional management company would charge to manage the property.		
Supplies	100	
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	958	
Miscellaneous		
<b>Total Operating Expenses</b>	\$ 1,658	\$

**Replacement Reserve Schedule**

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year - such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges .....	@ \$ 500 ea.	÷ 10 Yrs. x 2	Units = \$ 100	\$
Refrigerators .....	@ \$ 500 ea.	÷ 10 Yrs. x 2	Units = \$ 100	\$
Dishwashers .....	@ \$ ea.	÷ Yrs. x	Units = \$	\$
A/C Units .....	@ \$ ea.	÷ Yrs. x	Units = \$	\$
C. Washer/Dryers .....	@ \$ ea.	÷ Yrs. x	Units = \$	\$
HW Heaters .....	@ \$ 500 ea.	÷ 20 Yrs. x 2	Units = \$ 50	\$
Furnace(s) .....	@ \$ 5,000 ea.	÷ 30 Yrs. x 2	Units = \$ 333	\$
(Other) .....	@ \$ ea.	÷ Yrs. x	Units = \$	\$
Roof .....	@ \$ 7,500 ÷	20 Yrs. x One Bldg. =	\$ 375	\$
<b>Carpeting (Wall to Wall)</b>				
(Units) .....	Total Sq. Yds. @ \$	Per Sq. Yd. ÷	Yrs. =	\$
(Public Areas) .....	Total Sq. Yds. @ \$	Per Sq. Yd. ÷	Yrs. =	\$
<b>Total Replacement Reserves. (Enter on Pg. 1)</b>			\$ 958	\$

**Operating Income Reconciliation**

\$	- \$ 1,658	= \$ -1,658	÷ 12 = \$ -138
Effective Gross Income	Total Operating Expenses	Operating Income	Monthly Operating Income
\$ \$ -138	- \$ 0	= \$ -138	
Monthly Operating Income	Monthly Housing Expense	Net Cash Flow	

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

**Underwriter's instructions for 2-4 Family Owner-Occupied Properties**

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the **subject property** to the borrower's stable monthly income.

**Underwriter's instructions for 1-4 Family Investment Properties**

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's **primary residence** to the borrower's stable monthly income.

**Appraiser's Comments (Including sources for data and rationale for the projections)**

Subject was vacant at time of inspection

Margaret D. Mulhern  
Appraiser Name

  
Appraiser Signature

September 13, 2012  
Date

**Underwriter's Comments and Rationale for Adjustments**

Underwriter Name

Underwriter Signature

Date

# Building Sketch

Borrower/Client	City of Newton			
Property Address	54 Eddy St			
City	Newton	County Middlesex	State MA	Zip Code 02465
Lender	City of Newton			

21037 0017	54 EDDY ST	21037 0017	
Property SBL	21037 0017	Tax Bill Number	2310589
Property Address	54 EDDY ST	Zoning **	MR3
Land Use *	104	Map ID	030SW
Land Use Descr *	TWO FAMILY	Neighborhood	1B

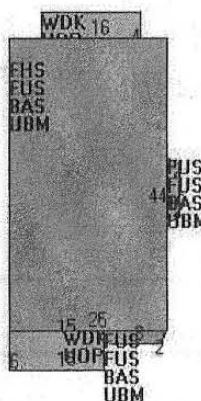
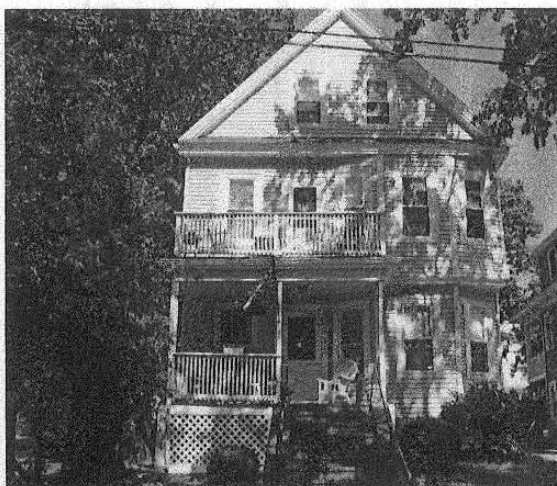
Sale Date 7/31/2012 Sale Price \$660,000 Legal Reference 059642/0224 Current Owner CITIZENS FOR AFFORDABLE HOUSING IN NEWTON DEVELOPMENT ORG INC  1075 WASHINGTON ST NEWTON, MA 02465	Prior Sale Date 4/1/2005 Prior Sale Price \$100 Prior Legal Reference 044986/0038 Prior Owner HALLARAN HELEN M TR THE HELEN M HALLARAN TRUST
---	---

Residential Information			
Style	Two Family	Rooms	12
Story Height	2.5	Bedrooms	5
Year Built	1914	Baths	2
Exterior Walls	Asbest Shingle	Half Baths	
Masonry/Trim	None	Heat Type	Steam
Foundation	Brick/Fldstone	Fuel Type	Gas
Roof Type	Gable	Air Conditioning	None
Roof Material	Asphalt Shingl	Fireplaces	
Attached Garage		Kitchen Quality	Below Average
Carport Area		Bath Quality	Average
Deck Area	154 sq ft	Interior Condition	Average
Porch Area	169 sq ft	House Size	2,873 sq ft
Enclosed Porch			
Basement Garage			
		Finished Attic Area	
		Unfinished Attic Area	
		Basement Area	1,136 sq ft
		Finished Basement Area	
		Recent Field Visit	9/22/2004
		Prior Field Visit	7/6/1995

Assessment History	
FY 2012	\$495,200
FY 2011	\$523,700
FY 2010	\$534,400
FY 2009	\$562,500
FY 2008	\$562,500
FY 2007	\$551,400
FY 2006	\$535,300
FY 2005	\$519,700
FY 2004	\$430,500
FY 2003	\$377,600
FY 2002	\$377,600
FY 2001	\$313,200
FY 2000	\$286,000
FY 1999	\$260,200
FY 1998	\$221,900
FY 1997	\$210,300
FY 1996	\$200,300
FY 1995	\$195,000

Land Information	
Lot Size	5,715 sq ft
Frontage	40 ft
Zoning	MR3

Detached Structures (Data to right of category)	
Detached Garage Area	400 sq ft
Living Space in Garage	
Shed Area	
Tennis Courts	
Swimming Pool	
Cabana Area	



\* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department.  
 For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.  
 \*\* For reference purposes only. Please check with Engineering Department for official zoning designation.  
 Date Printed Wednesday, September 12, 2012 City of Newton Assessing Department Property Record Card  
 Fiscal Year 2012 Tax Rates: Residential: \$11.17 Commercial: \$21.32

### Subject Photo Page

Borrower/Client	City of Newton						
Property Address	54 Eddy St						
City	Newton	County	Middlesex	State	MA	Zip Code	02465
Lender	City of Newton						



#### Subject Front

54 Eddy St  
Sales Price:  
GBA: 2,873  
Age: 98 Years



#### Subject Rear



#### Subject Street

### Photograph Addendum

Borrower/Client	City of Newton						
Property Address	54 Eddy St						
City	Newton	County	Middlesex	State	MA	Zip Code	02465
Lender	City of Newton						



## Comparable Photo Page

Borrower/Client	City of Newton			
Property Address	54 Eddy St			
City	Newton	County Middlesex	State MA	Zip Code 02465
Lender	City of Newton			



### Comparable 1

275-277 Lexington St  
 Sales Price 597,800  
 Gross Building Area 2,840  
 Age 87 Years



### Comparable 2

1784 Washington St  
 Sales Price 700,000  
 Gross Building Area 3,148  
 Age 72 Years



### Comparable 3

15-17 Elliot Ave  
 Sales Price 700,000  
 Gross Building Area 3,414  
 Age 102 Years

## Legal Description Map

Borrower/Client	City of Newton			
Property Address	54 Eddy St			
City	Newton	County Middlesex	State MA	Zip Code 02465
Lender	City of Newton			

Bk: 59642 Pg: 242

EXHIBIT A

LEGAL DESCRIPTION

54 Eddy Street, Newton, Massachusetts

The land in Newtonville, Middlesex County, Massachusetts, and bounded and described as follows:

A certain parcel of land with the buildings thereon, situated in the part of said Newton formerly called Newtonville, being Lot 16 on a plan of land in Newtonville, owned by William L. Waugh and James S. Wilson, dated December 6, 1909, and recorded with Middlesex South District Deeds, at end of Book 3489 and bounded and described as follows:

- WESTERLY:           by Eddy Street, forty-one and 25/100 (41.24) feet;
- NORTHERLY:        by Lot 69 on a plan of lots in Newtonville belonging to the Harrington Estate, Irving T. Farnham, engineer, dated April 26, 1906, and recorded with said deeds, Book 179, Plan 8, one hundred forty-two and 78/100 (142.78) feet;
- EASTERLY:         on Lot 12 on said first mentioned plan, forty-two and 09/100 (42.09) feet; and
- SOUTHERLY:        on Lot 15 on said first mentioned plan, one hundred thirty-four and 28/100 (134.28) feet.

Containing 5,715 square feet more or less.

For mortgagor's title see deed recorded herewith.

### Location Map

Borrower/Client	City of Newton						
Property Address	54 Eddy St						
City	Newton	County	Middlesex	State	MA	Zip Code	02465
Lender	City of Newton						

