



**SUMMARY APPRAISAL OF
THE PROPERTY LOCATED AT
4709 Windsor Ave.
Philadelphia, PA 19143**

**as of
April 5, 2003**

**for
Life Center Association
4709 Windsor Ave.
Philadelphia, PA 19143**

**by
S.H. Phillips
P.O. Box 421
Wynnewood, PA 19096**

**Complete Appraisal Analysis - Summary Appraisal Report
Real Estate Evaluation Report**

File No. **PA030304**

This is an all purpose form designed to be used to make a **Real Estate Evaluation Report** as defined by the Federal Reserve Board and other federal agencies for transactions which do not require a real estate appraisal.

BORROWER/SUBJECT PROPERTY INFORMATION

Borrower Life Center Association		Census Tract 0078.00		Type of Property <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Condo/PUD <input type="checkbox"/> Small Income <input type="checkbox"/> Income <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Special Purpose <input type="checkbox"/> Retail <input type="checkbox"/> Other _____	
Property Address 4709 Windsor Ave.					
City Philadelphia	County Philadelphia	State PA	Zip Code 19143		
Preparer Steven H. Phillips		Company Name S.H. Phillips			
Address PO Box 421 Wynnewood, PA 19096					
Telephone No. 610-642-8870		SS# or ID# BA-002124-L			
Lender/Client Life Center Association					

AREA AND NEIGHBORHOOD DESCRIPTION AND ANALYSIS

Area Description **Typical residential area with all amenities near by.**

Neighborhood Description **Residential**

Property Values **Increasing** Demand/Supply **Balanced**

Marketing Time **90-120 days** Growth Rate **Stable**

Neighborhood Land Uses **Residential**

Neighborhood Trend and Probable Changes **Stable with no adverse changes noted.**

Price Range for Similar Type Property (Per Unit or Per Sq. Ft.) **\$175,000 to \$300,000 per unit is typical for the area.**

Comments on the significant factors in the area and neighborhood that affect the value and marketability of the subject property.
(Note: Race or racial composition is not considered to be a significant evaluation factor.) **None noted**

SITE DESCRIPTION AND ANALYSIS

Site Dimensions and Area **28x110 3080 sq. ft.**

Zoning Classification and Compliance **Residential conforming**

Highest and Best Use **Present use**

Utilities **Public**

Site Improvements and Characteristics **Typical city site with typical easements and characteristics.**

Easements, Encroachments, Special Assessments **None**

FEMA Flood Zone **X** FEMA Map No. **4207570179F** FEMA Special Flood Hazard Area **N/A**

Known or apparent environmental hazards in area, neighborhood or on site **None**

Assessment **\$16,128** Taxes **\$1,900.00** Association Fees **None**

Comments **Assessment and taxes are typical for the area.**

DESCRIPTION OF SUBJECT PROPERTY IMPROVEMENTS

General Description and Use **Residential**

Size and Shape **3300 rectangular**

Age and Condition **100 +/- yrs.**

Exterior Walls and Roof **Brick, Buildup**

Interior Description **6 bedroom 2 bath semi detached single family dwelling.**

Comments (favorable or unfavorable, including needed repairs, deferred maintenance, known or apparent environmental hazards) **None needed.**

VALUE ANALYSIS

History (sales, listings, offers) **N/A**

Cost Approach Summary (see attached sheet if applicable) \$ **N/A**

Income Approach Summary (see attached sheet if applicable) \$ **N/A**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	4709 Windsor Ave.	4814 Windsor Ave.		4610 Springfield Ave.		1010 Farragut Ter.	
Address							
Proximity to Subject		1 block		1/8 mile		1/4 mile	
Sales Price	\$ N/A	\$ 244,000		\$ 247,200		\$ 250,000	
Price Per	\$ N/A	\$ 73.94		\$ 77.25	\$ 247,200	\$ 78.13	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Date of Sale/Time	N/A	7/3/02		6/28/02		2/21/02	
Location	Urban	Urban		Urban		Urban	
Age	100 +/- yrs.	100 +/- yrs.		100 +/- yrs.		100 +/- yrs.	
Condition	Good	Good		Good		Good	
Size (Improvements Section)	3300	3300		3200		3200	
Site Dimension	28x110	25x113		30x58		28x75	
Conditions of Sale	N/A	N/A		N/A		N/A	
Special Financing	N/A	N/A		N/A		N/A	
Total Adjustments			\$		\$		\$
Indicated Value of Subject			\$		\$		\$
Sales Comparison	Indicated Value	\$ 245,000		ESTIMATED VALUE		\$ 245,000	
						as of April 5, 2003	

Reconciliation and General Comments (attach additional sheets as needed) **All approaches to value were considered in the final value estimate, most weight give the Market Data Approach. All approaches to value were considered in the final value estimate, most weight give the Market Data Approach.**

I certify that, to the best of my knowledge and belief: The statements of fact contained in the evaluation are true and correct, the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analysis and conclusions. I have no (or specified) present or prospective interest in the property that is the subject of this evaluation, and I have no (or specified) personal interest with respect to the parties involved. My compensation is not contingent upon reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. I have (unless otherwise indicated) made a personal inspection of the property that is the subject of this evaluation. No one provided significant professional assistance to the person signing this evaluation unless it is so indicated.

Property Rights Appraised: Fee Simple Leased Fee Leasehold

My analysis, opinions, and conclusions were developed, and this evaluation has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

Preparer **Steven H. Phillips** Additional Preparer/Co-Signer _____

Signature _____ Property Inspection: Supervisor _____ Property Inspection: _____

Date Report Signed **April 20, 2003** Interior Exterior Date Report Signed _____ Interior Exterior

Attachments: Sketch of Property: Value Def. & Assump.: Photographs: Location Map: Cost Approach: _____ Income Approach: _____ Env. Addendum _____ # of Attached Sheets **3**

PURPOSE AND USE OF LIMITED APPRAISAL

The purpose of this limited appraisal is to estimate market value by performing an evaluation of real property collateral for use in a proposed underwriting. This limited appraisal is for the use of the party to whom it is addressed and any further use or dissemination without consent of the appraiser and addressee is prohibited.

DEFINITION OF MARKET VALUE

Market value, as referenced in OCC Rule 12 CFR 34.42(f):

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

DESCRIPTION OF LIMITED VALUATION PROCESS

In performing this preliminary value analysis, the valuation process consisted of: (1) Reviewing assessment/public records and comparable database listing information for the subject; (2) Conducting an inspection for the subject and its environs; (3) Analyzing sales of regional residential real estate; (4) arriving at a value conclusion; (5) Writing this report.

Departures from specific appraisal guidelines included: SR 1-3 because the appraiser has presumed, for the purpose of the limited appraisal, that the existing use of the subject property is the highest and best use; SR 1-4 because only a sales comparison analysis of value was employed in this limited appraisal since it is the primary valuation method for residential dwelling similar to the subject. Any additional uses of the departure provision are specifically stated in the attached appraisal report or its' attachments.

SALES HISTORY

According to the data utilized in preparing the report, the property has has not transferred within the past 12 months.

LEVEL OF RELIABILITY

The use of the departure provision to allow a limited appraisal with a single approach to value reduces the level of reliability of this report.

RECONCILIATION

Complete weight was given to the Sales Comparison Approach as it is the approach used by most buyers when purchasing a single family dwelling. The Income Approach was not applicable because of the lack of rental information and meaningful relevancy to the value of a dwelling located in this primarily owner occupied neighborhood. On the other hand, the Departure Provision was utilized to eliminate the Cost Approach because the appraiser decided this omission in this limited appraisal assignment would not confuse or mislead the client or the intended users of this report. The market value is estimated on the FHLMC form 704 or similar form attached.

ASSUMPTIONS AND LIMITING CONDITIONS

- * No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be marketable. The property is appraised free and clear of any and all liens or encumbrances, except as noted in the report.
- * Information furnished by others during the course of the research has been verified to the extent possible and is believed to be reliable, but no warranty is given for its accuracy.
- * No responsibility is assumed for the effect on value of hidden or unapparent conditions of the subsoil or structures; or for arranging engineering studies to discover such conditions.
- * No evidence of contamination or hazardous materials was observed. However, the appraiser is not qualified to detect potential hazardous waste material that may have an effect on the subject property. The client may wish to retain such an expert if he desires.
- * Sketches and other illustrative material are included only to assist the reader in visualizing the real estate and its environs, are based on data developed and supplied by others, and are not meant to represent a survey or as-built plan.
- * Any distribution of the total valuation among land, improvement, and/or other components applies only under the stated program of utilization and must not be interpreted or used as individual values for other purposes.
- * The appraiser is not required to provide consultation, testimony, or attendance in court by reason of this assignment, unless such services have been arranged in contracting the assignment.
- * Possession of the report or a copy thereof does not carry with it the right of publication, and it may not be used for any purpose by anyone other than the addressee, without the written consent of the author and addressee. Even with such permission, out-of-context quoting from and/or partial reprinting of the report is prohibited. The report is an integrated entity and is only valid in its entirety.
- * Neither all nor part of the contents of the report shall be disseminated to the public relations, news, sales, or other media without the prior written consent and approval of the author.

LIMITED SCOPE APPRAISAL CERTIFICATION

I certify to the best of my knowledge and belief that: 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 limited conditions and are my personal, unbiased, professional analyses, opinions and conclusions; I have no present or prospective interest in the real estate and have no personal interest or bias with respect to the parties involved; my compensation is not contingent upon the reporting of a predetermined value estimate, the attainment of the stipulated result, or the occurrence of a subsequent event; the analyses, opinions and conclusions were developed and the report prepared in conformance with and subject to the requirements of the Uniform Standards of the Professional Appraisal Practice of the Appraisal Foundation; the appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan; I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual(s) in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by each in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will not take the responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION

If a supervisory appraiser signed the appraisal report, He or she certifies and agrees that: I directly supervised the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications above, and am taking full responsibility for the appraisal and the appraisal report.

PROPERTY: 4709 Windsor Ave., Philadelphia, PA 19143

APPRAISER:

Signature: _____
 Name: Steven H. Phillips
 Date Signed: April 20, 2003
 State Certification #: RL-000957-L
 or State License #: _____
 State: PA
 Expiration Date of Certification or License: 6/30/2003
 Did Did Not Inspect the interior of the Property

SUPERVISORY APPRAISER

(only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property

PHOTOGRAPH ADDENDUM

Borrower or Owner **Life Center Association**

Property Address **4709 Windsor Ave.**

City **Philadelphia** County **Philadelphia** State **PA** Zip Code **19143**

Lender or Client **Life Center Association**



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

LOCATION MAP

Borrower or Owner **Life Center Association**

Property Address **4709 Windsor Ave.**

City **Philadelphia** County **Philadelphia** State **PA** Zip Code **19143**

Lender or Client **Life Center Association**

