APPRAISAL OF REAL PROPERTY

LOCATED AT

220 N 2nd Ave
Iron River, MI 49935
See attached addenda.

FOR

Northpoint Behavioral Healthcare

OPINION OF VALUE

69,000

AS OF

02/05/2024

BY

Lisa Hanosn
Hanson Appraisal Services, Inc.

715-929-0026
appraiserlisa@gmail.com

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 00624L

SUBJECT

Property Address: 220 N 2nd Ave | City: Iron River | State: MI | Zip Code: 49935

County: Iron | Legal Description: See attached addenda.

Assessor's Parcel #: 054-126-008-00 |

Tax Year: 2023 | R.E. Taxes: $ 0 | Special Assessments: $ | Borrower (if applicable):

Current Owner of Record: Northpoint Behavioral Healthcare | Occupant: [X] Owner [ ] Tenant [ ] Vacant [ ] Manufactured Housing

Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe) | HOA: $ [ ] per year [ ] per month

Market Area Name: City Iron River | Map Reference: | Census Tract: 0003.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)

This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective

Approaches developed for this appraisal: [X] Sales Comparison Approach [ ] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)

Intended Use: Determine market value for marketing the property for sale

Intended User(s) (by name or type): Northpoint Behavioral Healthcare

Client: Northpoint Behavioral Healthcare | Address: 715 Pyle Dr, Kingsford, MI 49802

Appraiser: Lisa Hanosn | Address: Po Box 145 Pembine, WI 54156

MARKET AREA DESCRIPTION

				Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use
Location:	[X] Urban	[ ] Suburban	[ ] Rural		PRICE		AGE	One-Unit	60 %	[X] Not Likely
Built up:	[ ] Over 75%	[X] 25-75%	[ ] Under 25%		$(000)		(yrs)	2-4 Unit	5 %	[ ] Likely * [ ] In Process *
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[X] Owner	50	Low	0	Multi-Unit	5 %	* To:
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[ ] Tenant	300	High	140	Comm'l	5 %	
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply	[ ] Vacant (0-5%)	100	Pred	100	land	25 %	
Marketing time:	[X] Under 3 Mos.	[ ] 3-6 Mos.	[ ] Over 6 Mos.	[ ] Vacant (>5%)						

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject is located in the city of Iron River within the city limits. The overall market is stable with marketing times being less than 3 months. Financing remains available to qualified buyers with acceptable rates.

SITE DESCRIPTION

Dimensions: see map | Site Area: .38 est

Zoning Classification: R1B | Description: Residential/Business

Zoning Compliance: [ ] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning

Are CC&Rs applicable? [ ] Yes [X] No [ ] Unknown | Have the documents been reviewed? [ ] Yes [ ] No | Ground Rent (if applicable) $ /

Highest & Best Use as improved: [X] Present use, or [X] Other use (explain) Residential or Commercial

Actual Use as of Effective Date: commercial | Use as appraised in this report: commercial

Summary of Highest & Best Use: The highest and best use is either commercial or residential, either have similar acceptable and marketable use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private		
Electricity	[X]	[ ]		Street	Paved	[X]	[ ]	Topography	Level
Gas	[X]	[ ]		Curb/Gutter	Yes	[X]	[ ]	Size	
Water	[X]	[ ]		Sidewalk	Yes	[X]	[ ]	Shape	rectangular
Sanitary Sewer	[X]	[ ]		Street Lights	Yes	[X]	[ ]	Drainage	typical
Storm Sewer	[ ]	[ ]		Alley	Yes	[X]	[ ]	View	commercial/residential

Other site elements: [ ] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)

FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 2601030001B | FEMA Map Date 3/4/1991

Site Comments: Subject site is a level city lot. The site site has been estimated. The assessor or city has no information due to the property being tax exempt.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement [ ] None		Heating	
# of Units	1 [ ] Acc.Unit	Foundation	Block	Slab		Area Sq. Ft.	1,440	Type	FWA
# of Stories	1	Exterior Walls	Block	Crawl Space		% Finished	90	Fuel	Natgas
Type	[X] Det. [ ] Att. [ ]	Roof Surface	Metal	Basement	Full	Ceiling	drop		
Design (Style)	One Story	Gutters & Dwnspts.	None	Sump Pump	[ ]	Walls	DW/Panel	**Cooling**	
[X] Existing [ ] Proposed [ ] Und.Cons.		Window Type	DH/AV	Dampness	[ ]	Floor	carpet	Central	central
Actual Age (Yrs.)	50	Storm/Screens	Yes/AV	Settlement		Outside Entry	None	Other	
Effective Age (Yrs.)	20			Infestation					

Interior Description		Appliances		Attic [ ] None		Amenities				Car Storage [ ] None	
Floors	carpet/vinyl	Refrigerator	[X]	Stairs	[ ]	Fireplace(s) #		Woodstove(s) #		Garage	# of cars (Tot.)
Walls	drywall/T&G	Range/Oven	[X]	Drop Stair	[ ]	Patio				Attach.	
Trim/Finish	stain	Disposal	[ ]	Scuttle	[ ]	Deck				Detach.	
Bath Floor	Tile	Dishwasher	[ ]	Doorway	[ ]	Porch				Blt.-In	
Bath Wainscot	None	Fan/Hood	[ ]	Floor	[ ]	Fence				Carport	
Doors	wood	Microwave	[ ]	Heated	[ ]	Pool				Driveway	x 2
		Washer/Dryer	[X]	Finished	[ ]					Surface	Gravel

Finished area above grade contains: 3 Rooms 0 Bedrooms 0.2 Bath(s) 1,440 Square Feet of Gross Living Area Above Grade

Additional features: Subject features a full basement with additional rooms for office space.

Describe the condition of the property (including physical, functional and external obsolescence): The overall condition of the property is average as the property has been adequately maintained.

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 00624L

TRANSFER HISTORY

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): miRS

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	
Price:	
Source(s):	
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	220 N 2nd Ave Iron River, MI 49935	1344 Us 2 Crystal Falls, MI		4012 US Highway 2 Iron River, MI 49935		141 Florence Ave Florence, WI 54121	
Proximity to Subject		13.80 miles E		1.54 miles W		22.23 miles SE	
Sale Price	$		$ 62,000		$ 65,000		$ 105,000
Sale Price/GLA	$ /sq.ft.	$ 39.74 /sq.ft.		$ 43.33 /sq.ft.		$ 89.44 /sq.ft.	
Data Source(s)		MiRS#10073200 DOM 291		MiRS#50128347 DOM 35		MiRS#1002700 DOM 350	
Verification Source(s)							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		Conv None		conv None		Conv None	
Date of Sale/Time		02/07/2023		01/05/2024		03/13/2023	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	suburban	suburban		Suburban		Rural	
Site	.38 est	.38 ac	0	1.5 ac	-2,500	.30 ac	0
View	commercial/resident	commercial	0	commercial		commercial	
Design (Style)	One Story	1.5 story	0	one story		one story	
Quality of Construction	Average	average		average		average	
Age	50 +/- est.	74	0	54	0	54	0
Condition	Average	average		average		average	
Above Grade Room Count (Total / Bdrms / Baths)	3 / 0 / 0.2	4 / 0 / 1.1	-2,500	3 / 0 / 0.2		1 / 0 / 1	0
Gross Living Area	1,440 sq.ft.	1,560 sq.ft.	-2,000	1,500 sq.ft.	-1,000	1,174 sq.ft.	+4,000
Basement & Finished	Full	None	+5,000	full		full	0
Rooms Below Grade	3 offices	none	+5,000	finished area		beauty shop	-5,000
Functional Utility	good	good		good		good	
Heating/Cooling	FWA/C/air	FWA	+1,500	FWA	+1,500	fwa c/air	0
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	None		outbuilding/poor	0	None	
Porch/Patio/Deck	None	None		covPorch	-500	None	
	None	None		None		coffe shop busines	-35,000
Net Adjustment (Total)		☒ + ☐ -	$ 7,000	☐ + ☒ -	$ -2,500	☐ + ☒ -	$ -36,000
Adjusted Sale Price of Comparables			$ 69,000		$ 62,500		$ 69,000

Summary of Sales Comparison Approach Comp 1 was used as it a commercial building in overall similar condition on a similar size site. Comp 2 was used as it is located in Iron River and has a finished basement and similar bathrooms. Comp 3 was used as there were no other more suitable sales.

Indicated Value by Sales Comparison Approach $ 69,000

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: 00624L

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE =$
Source of cost data:	DWELLING Sq.Ft. @ $ =$
Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ $ =$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ $ =$
	Sq.Ft. @ $ =$
	Sq.Ft. @ $ =$
	=$
	Garage/Carport Sq.Ft. @ $ =$
	Total Estimate of Cost-New =$
	Less Physical / Functional / External
	Depreciation =$( )
	Depreciated Cost of Improvements =$
	"As-is" Value of Site Improvements =$
	=$
	=$
Estimated Remaining Economic Life (if required): Years	**INDICATED VALUE BY COST APPROACH** =$

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM):

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 69,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

Final Reconciliation The sales comparison approach is the most reliable indication of value as the comps used are the most similar and most recent in the subject market area.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☐ 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: $ 69,000 **, as of:** 02/05/2024 **, 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:

☐ Scope of Work	☐ Limiting Cond./Certifications	☐ Narrative Addendum	☐ Photograph Addenda	☐ Sketch Addendum
☐ Map Addenda	☐ Additional Sales	☐ Cost Addendum	☐ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: Jessica Melius Client Name: Northpoint Behavioral Healthcare

E-Mail: jmelius@nbhs.org Address: 715 Pyle Dr, Kingsford, MI 49802

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Lisa Hanson	
Appraiser Name: Lisa Hanosn	Supervisory or Co-Appraiser Name:
Company: Hanson Appraisal Services, Inc.	Company:
Phone: 715-929-0026 Fax:	Phone: Fax:
E-Mail: appraiserlisa@gmail.com	E-Mail:
Date of Report (Signature): 02/21/2024	Date of Report (Signature):
License or Certification #: 1204073776 State: MI	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 07/31/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 02/05/2024	Date of Inspection:

Assumptions, Limiting Conditions & Scope of Work

File No.: 00624L

Property Address: 220 N 2nd Ave	City: Iron River	State: MI	Zip Code: 49935
Client: Northpoint Behavioral Healthcare	Address:		
Appraiser: Lisa Hanosn	Address:		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 00624L

Property Address: 220 N 2nd Ave	City: Iron River	State: MI	Zip Code: 49935
Client: Northpoint Behavioral Healthcare	Address:		
Appraiser: Lisa Hanosn	Address:		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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.
- 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.
- I have no bias with respect to the property that is the subject of this report or to 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.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- 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.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, a

SIGNATURES

Client Contact: Jessica Melius	Client Name: Northpoint Behavioral Healthcare
E-Mail: jmelius@nbhs.org	Address:

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Lisa Hanson	
Appraiser Name: Lisa Hanosn	Supervisory or Co-Appraiser Name:
Company: Hanson Appraisal Services, Inc.	Company:
Phone: 715-929-0026 Fax:	Phone: Fax:
E-Mail: appraiserlisa@gmail.com	E-Mail:
Date Report Signed: 02/21/2024	Date Report Signed:
License or Certification #: 1204073776 State: MI	License or Certification #: State:
Designation:	Designation:
Expiration Date of License or Certification: 07/31/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 02/05/2024	Date of Inspection:

Supplemental Addendum

File No. 00624L

Borrower							
Property Address	220 N 2nd Ave						
City	Iron River	County	Iron	State	MI	Zip Code	49935
Lender/Client	Northpoint Behavioral Healthcare						

• **GP Residential: Subject - Legal Description**

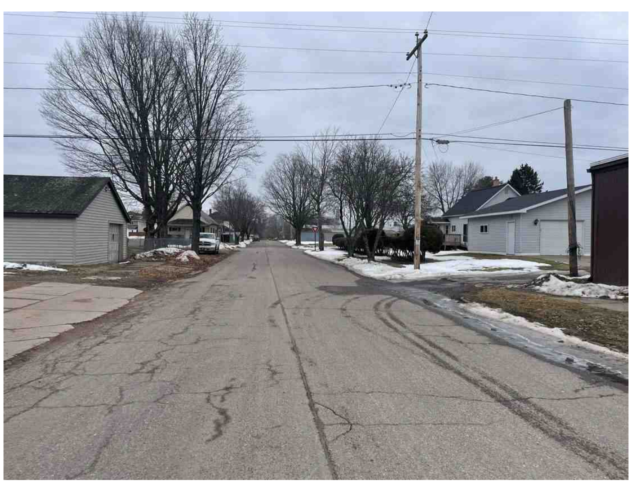
198-246 230-491 434-441 470-332 IRC-A10 8 26 PLAT OF VILLAGE (NOW CITY) OF IRON RIVER LOT 8 BLK 26

Subject Photo Page

Borrower							
Property Address	220 N 2nd Ave						
City	Iron River	County	Iron	State	MI	Zip Code	49935
Lender/Client	Northpoint Behavioral Healthcare						

Subject Front
220 N 2nd Ave

Subject Rear



Subject Street

Interior Photos

Borrower							
Property Address	220 N 2nd Ave						
City	Iron River	County	Iron	State	MI	Zip Code	49935
Lender/Client	Northpoint Behavioral Healthcare						

Kitchen

great room

laundry

1/2 bath 1

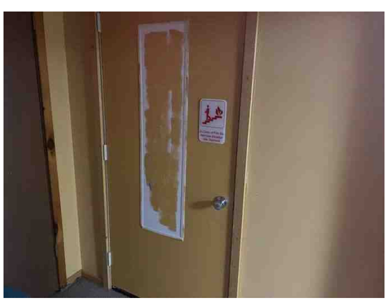
1/2 bath 2

kitchenette

basement office

basement office

basement office



elevator

Comparable Photo Page

Borrower							
Property Address	220 N 2nd Ave						
City	Iron River	County	Iron	State	MI	Zip Code	49935
Lender/Client	Northpoint Behavioral Healthcare						

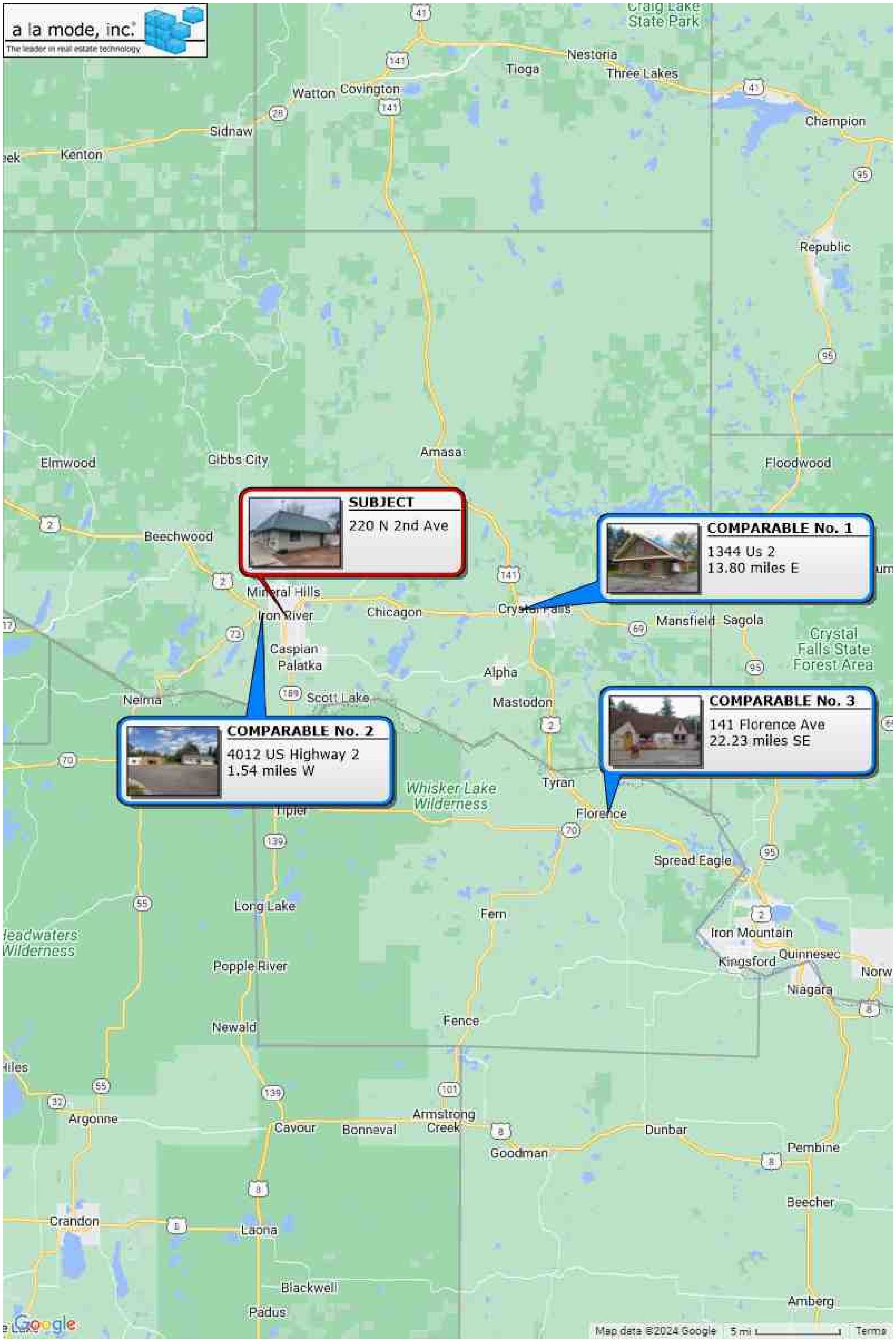
Comparable 1
1344 Us 2

Comparable 2
4012 US Highway 2

Comparable 3
141 Florence Ave

Location Map

Borrower							
Property Address	220 N 2nd Ave						
City	Iron River	County	Iron	State	MI	Zip Code	49935
Lender/Client	Northpoint Behavioral Healthcare						



License Page

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
P.O. BOX 30670
LANSING, MI 48909

STATE OF MICHIGAN - DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER LICENSE

LISA ANN HANSON

LICENSE NO.	EXPIRATION DATE	
1204073776	07/31/2024	22159110602

LISA ANN HANSON
N18080 RAINBOW RD
PO BOX 145
PEMBINE, WI 54156

COMPLAINT INFORMATION:
THE ISSUANCE OF THIS LICENSE SHOULD NOT BE CONSTRUED AS A WAIVER, DISMISSAL OR ACQUIESCENCE TO ANY COMPLAINTS OR VIOLATIONS PENDING AGAINST THE LICENSEE, ITS AGENTS OR EMPLOYEES.

FUTURE CONTACTS:
YOU SHOULD DIRECT INQUIRIES REGARDING THIS LICENSE OR ADDRESS CHANGES TO THE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BY EMAILING BPLHELP@MICHIGAN.GOV OR CALL (517) 241-0199

GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER LICENSE

LISA ANN HANSON

LICENSE NO.	EXPIRATION DATE		
1204073776	07/31/2024	22159110602	THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN