

Jarvis Appraisal Service
248 Pleasant Hill Drive
Boyce, VA 22620
540-729-1998
www.jarvisappraisal.com

05/01/2025

Nikki Lagouros
Mark Brewer c/o Nikki Lagouros
1886 Metro Center Drive, Suite 200
Reston, VA 20190

Re: Property: 18969 Peale Ln
Leesburg, VA 20175
Borrower: N/A
File No.: B040825

Opinion of Value: \$ 3,450,000
Effective Date: 04/18/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

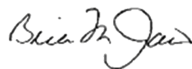
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Brian M. Jarvis
Certified Residential Real Estate Appraiser
License or Certification #: 4001003119
State: VA Expires: 03/31/2027
jarvisappraisal@gmail.com

Borrower	N/A		File No.	B040825	
Property Address	18969 Peale Ln				
City	Leesburg	County	Loudoun	State	VA Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros				

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

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

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

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

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

0-3

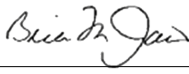
Exposure time period is the length of time that the subject property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at the market value on the effective date of the appraisal. Market data indicates the estimated exposure time period of the subject property is similar to the noted marketing time period within the appraisal report of 0-2 months.

Comments on Appraisal and Report Identification

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

My fee for this appraisal is \$800.

APPRAISER:

Signature: 

Name: Brian M. Jarvis

Certified Residential Real Estate Appraiser

State Certification #: 4001003119

or State License #:

State: VA Expiration Date of Certification or License: 03/31/2027

Date of Signature and Report: 05/01/2025

Effective Date of Appraisal: 04/18/2025

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 04/18/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): _____

APPRAISAL OF REAL PROPERTY



LOCATED AT

18969 Peale Ln
Leesburg, VA 20175
Woodburn SD Lot 11

FOR

Mark Brewer c/o Nikki Lagouros
1886 Metro Center Drive, Suite 200
Reston, VA 20190

OPINION OF VALUE

3,450,000

AS OF

04/18/2025

BY

Brian M. Jarvis
Jarvis Appraisal Service
248 Pleasant Hill Drive
Boyce, VA 22620
540-729-1998
jarvisappraisal@gmail.com
www.jarvisappraisal.com

RESIDENTIAL SUMMARY APPRAISAL REPORT

Brewer
B040825

SUBJECT	Property Address: 18969 Peale Ln		City: Leesburg		State: VA Zip Code: 20175											
	County: Loudoun		Legal Description: Woodburn SD Lot 11													
	Assessor's Parcel #: 350-38-3725-000															
	Tax Year: 2024 R.E. Taxes: \$ 13,586		Special Assessments: \$ 0		Borrower (if applicable): N/A											
ASSIGNMENT	Current Owner of Record: Brewer, Mark S.		Occupant: ☒ Owner ☐ Tenant ☐ Vacant ☐ Manufactured Housing													
	Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) _____		HOA: \$ 0 per year ☐ per month ☐													
	Market Area Name: Leesburg/Hamilton Region		Map Reference: 46-23- -11		Census Tract: 6107.03											
	The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe) _____															
MARKET AREA DESCRIPTION	This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective															
	Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☐ Income Approach (See Reconciliation Comments and Scope of Work)															
	Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe) _____															
	Intended Use: To aid in making a list price decision for the subject property. This is the only intended use and the appraisal is not reliable for any other use or any future use. This is a private appraisal report and may not be used for loan purposes or federally related transactions.															
SITE DESCRIPTION	Intended User(s) (by name or type): Mark Brewer, Client; Nikki Lagouros, Client's Representative and Realtor															
	Client: Mark Brewer c/o Nikki Lagouros		Address: 1886 Metro Center Drive, Suite 200, Reston, VA 20190													
	Appraiser: Brian M. Jarvis		Address: 248 Pleasant Hill Drive, Boyce, VA 22620													
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Location: ☐ Urban ☐ Suburban ☒ Rural</td> <td rowspan="5"> Predominant Occupancy ☒ Owner ☐ Tenant ☒ Vacant (0-5%) ☐ Vacant (>5%) </td> <td colspan="2"> One-Unit Housing PRICE \$ (000) 468 AGE (yrs) 0 15,500 Low 275 750 High 25 </td> <td> Present Land Use One-Unit 60 % 2-4 Unit % Multi-Unit % Comm'l 5 % Vacant Land 35 % </td> <td> Change in Land Use ☒ Not Likely ☐ Likely * ☐ In Process * </td> </tr> <tr><td>Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%</td></tr> <tr><td>Growth rate: ☐ Rapid ☒ Stable ☐ Slow</td></tr> <tr><td>Property values: ☐ Increasing ☒ Stable ☐ Declining</td></tr> <tr><td>Demand/supply: ☒ Shortage ☐ In Balance ☐ Over Supply</td></tr> <tr><td>Marketing time: ☒ Under 3 Mos. ☐ 3-6 Mos. ☐ Over 6 Mos.</td></tr> </table>						Location: ☐ Urban ☐ Suburban ☒ Rural	Predominant Occupancy ☒ Owner ☐ Tenant ☒ Vacant (0-5%) ☐ Vacant (>5%)	One-Unit Housing PRICE \$ (000) 468 AGE (yrs) 0 15,500 Low 275 750 High 25		Present Land Use One-Unit 60 % 2-4 Unit % Multi-Unit % Comm'l 5 % Vacant Land 35 %	Change in Land Use ☒ Not Likely ☐ Likely * ☐ In Process *	Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25%	Growth rate: ☐ Rapid ☒ Stable ☐ Slow	Property values: ☐ Increasing ☒ Stable ☐ Declining	Demand/supply: ☒ Shortage ☐ In Balance ☐ Over Supply
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Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See the attached addendum.																
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: See the attached plat Site Area: 9.08 ac Zoning Classification: AR1 - Agricultural/Rural Description: See the attached addendum Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☐ No Ground Rent (if applicable) \$ / Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) The subject's highest and best use is its current single family residential use which is consistent with the region and legal and allowable under current zoning. Actual Use as of Effective Date: _____ Use as appraised in this report: _____ Summary of Highest & Best Use: _____															
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td> Utilities Electricity ☒ Public ☐ Other Gas ☐ ☒ Propane-Typical Water ☐ ☒ Well - Typical Sanitary Sewer ☐ ☒ Septic - Typical Storm Sewer ☐ ☐ None </td> <td> Off-site Improvements Street Asphalt Curb/Gutter None Sidewalk None Street Lights None Alley None </td> <td> Topography Rolling Size Typical Shape Irregular Drainage Adequate View Woods, Scenic </td> </tr> </table>						Utilities Electricity ☒ Public ☐ Other Gas ☐ ☒ Propane-Typical Water ☐ ☒ Well - Typical Sanitary Sewer ☐ ☒ Septic - Typical Storm Sewer ☐ ☐ None	Off-site Improvements Street Asphalt Curb/Gutter None Sidewalk None Street Lights None Alley None	Topography Rolling Size Typical Shape Irregular Drainage Adequate View Woods, Scenic							
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	Other site elements: ☐ Inside Lot ☒ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe) _____ FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 51107C0210E FEMA Map Date 2/17/2017 Site Comments: The subject's site size was obtained from a plat gathered from Loudoun County Health Department records and is considered reliable. Typical existing utility easements do not affect value. No known adverse easements or encroachments are known by the appraiser. See the attached addendum for additional comments.															
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Finished area above grade contains: 8 Rooms 4 Bedrooms 3.1 Bath(s) 4,185 Square Feet of Gross Living Area Above Grade Additional features: See the attached addendum.																
Describe the condition of the property (including physical, functional and external obsolescence): Dwelling in overall good condition and has typical physical depreciation, adequate function, and no external obsolescence. Dwelling needs no repairs or deferred maintenance and is typical for the neighborhood. It is assumed that all original construction was performed in a competent, professional, worklike manner, according to all applicable building codes and subject to physical inspection by the appropriate governing authorities. See the attached addendum for comments regarding the subject's remodeling and updates.																

Brewer
File No.: B040825

Data Source(s):	MLS/Online Public Records
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2nd Prior Subject Sale/Transfer	See the attached addendum for additional subject listing comments.
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Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed)	☐ The Sales Comparison Approach was not developed for this appraisal.
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FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3							
Address 18969 Peale Ln Leesburg, VA 20175		34627 Atoka Chase Ln Middleburg, VA 20117			17131 Silver Charm Pl Leesburg, VA 20176			23532 Chase Hollow Ln Middleburg, VA 20117									
Proximity to Subject		12.07 miles SW			3.84 miles NE			9.60 miles SW									
Sale Price		\$		\$ 3,800,000		\$		\$ 2,800,000		\$ 3,000,000							
Sale Price/GLA		\$/sq.ft.		\$ 646.59 /sq.ft.		\$ 643.09 /sq.ft.		\$ 478.70 /sq.ft.									
Data Source(s)		Insp./Owner		MLS#VALO2042070;DOM 209			MLS#VALO2078544;DOM 1			MLS#VALO2073898;DOM 12							
Verification Source(s)		Public Records		OnlineTax Rec./Ext.Inspection			Tax Records/Ext.Insp./List Agnt.			OnlineTax Rec./Ext.Inspection							
VALUE ADJUSTMENTS		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.					
Sales or Financing		N/A		Conventional			VA			Cash							
Concessions		N/A		\$0.00 Subsidy			N/A			\$0.00 Subsidy 0							
Date of Sale/Time		N/A		s09/23;c07/23		+380,000		s10/24;c10/24		0 s07/24;c06/24		0					
Rights Appraised		Fee Simple		Fee Simple			Fee Simple			Fee Simple							
Location		Woodburn SD		Atoka Chase SD		-380,000		Beacon Hill SD		0 Chase Hollow SD		-300,000					
Site		9.08 ac		10.00 ac				6.46 ac		+78,600		25.2 ac -483,600					
View		Woods,Scenic		Scenic			0 Scenic		0		Woods,Scenic						
Design (Style)		Provincial		Contemporary			0		Federal		0		Provincial				
Quality of Construction		Stone/HardieType		Stone/HardieType			0		Stone/Hardie Type		0		Stucco/Stone 0				
Age		26		33		0		175		0		25 0					
Condition		Good		Good			Good			Average			+1,000,000				
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths				
Room Count		8	4	3.1	10	5	5.1	-20,000	8	4	3.1	11	4	6.2	-35,000		
Gross Living Area		4,185 sq.ft.		5,877 sq.ft.		-84,600		4,354 sq.ft.		-8,450		6,267 sq.ft.		-104,100			
Basement & Finished		2,665 Basement		3,027 Basement			-9,050		2,420 Basement		+6,125		2,800 Basement		+6,870		
Rooms Below Grade		5Rms,Br,Bath		4Rms,Bath			+20,000		3Rms,Br,Bath		+20,000		3Rms,2Br,3Baths		-10,000		
Functional Utility		Good		Good					Good				Good				
Heating/Cooling		FWA/CAC		FWA/CAC					FWA/CAC				FWA/CAC				
Energy Efficient Items		Typical		Typical					Typical				Typical				
Garage/Carport		2 Car Attached		3 Att./2 Built-In			-30,000		4 Car Detached		-20,000		3 Car Attached		-10,000		
Porch/Patio/Deck		2CvdPch,2Patios		Similar			0		Similar		0		Similar		0		
Other Features		Pool,Fence		None			+100,000		Pool,Fence				Pool,Fence				
Other Features		Stable,Fence		Stable,Fence					Fence		+50,000		Stable,Fence				
Other Features		Gated Entry		Gated Entry					Office over Garage		0		Gated Entry				
Other Features		None		None					None				Riding Ring		-50,000		
Other Features		None		None					None				None				
Net Adjustment (Total)				☐ + ☒ -		\$ -23,650		☒ + ☐ -		\$ 126,275		☒ + ☐ -		\$ 14,170			
Adjusted Sale Price of Comparables							\$ 3,776,350				\$ 2,926,275					\$ 3,014,170	

Summary of Sales Comparison Approach	The comparable search focuses on finding sales similar in quality of interior construction and features
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as well as similarities in remodeling and exterior features. Comparable #1 is located within the more marketable Atoka Chase subdivision but is included due to its similarity in quality of remodeling as well as its stable, fence, and gated entry. Comparable #1 has been given a 10% location adjustment to account for this difference. Comparable #2 is a much older dwelling, but has been gut remodeled within the same time frame as the subject and this remodeling has similar overall quality and function. Comparable #2 has similar overall effective age as the subject and is included due to its similarity in features, location, and overall market character. Comparable #3 is located in the more marketable Chase Hollow subdivision but is included due to its similarity in pool, fence, stable, and gated entry. It has also been given a 10% location adjustment to account for its more marketable location. It has all its original finishes and has been given a condition adjustment to account for the subject's recent remodeling and updates. Comparable #1 was placed under contract over one year from the appraisal's effective date. It has been given a 10% date of sale/time adjustment to account for market changes since its contract date up to the appraisal's effective date.

Indicated Value by Sales Comparison Approach \$	3,450,000
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RESIDENTIAL SUMMARY APPRAISAL REPORT

Brewer
File No.: B040825

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):			
	Given the subject's age and the difficulty in accurately determining effective age the Cost Approach is considered unreliable and is not included in the report.			
INCOME APPROACH	ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW		OPINION OF SITE VALUE -----=\$	
	Source of cost data:		DWELLING 4,185 Sq.Ft. @ \$ -----=\$	
	Quality rating from cost service: Effective date of cost data:		Basement 2,665 Sq.Ft. @ \$ -----=\$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ -----=\$	
			Sq.Ft. @ \$ -----=\$	
			Sq.Ft. @ \$ -----=\$	
			Sq.Ft. @ \$ -----=\$	
			Garage/Carport 572 Sq.Ft. @ \$ -----=\$	
			Total Estimate of Cost-New -----=\$	
			Less Physical Functional External -----=\$	
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 \$ 3,450,000 Cost Approach (if developed) \$ Income Approach (if developed) \$			
	Final Reconciliation Comparable #1 is the most similar closed sale with respect to the subject's remodeling and updates. Comparable #4 is an active listing, but is most similar in location and also has similar remodeling and updates. These two comparables are given the greatest weight with Comparable #4 given more consideration than Comparable #1 due to its location. See the attached Scope of Work for additional Cost and Income Approach comments.			
	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:			
ATTACHMENTS	☒ 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: \$ 3,450,000 , as of: 04/18/2025 , 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.			
	A true and complete copy of this report contains 41 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 ☒ Additional Active Listing ☐ ☐			
SIGNATURES	Client Contact: Nikki Lagouros		Client Name: Mark Brewer c/o Nikki Lagouros	
	E-Mail: nikki@bestrestonagen.com		Address: 1886 Metro Center Drive, Suite 200, Reston, VA 20190	
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)	

Appraiser Name: **Brian M. Jarvis**

Company: **Jarvis Appraisal Service**

Phone: **540-729-1998** Fax: _____

E-Mail: **jarvisappraisal@gmail.com**

Date of Report (Signature): **05/01/2025**

License or Certification #: **4001003119** State: **VA**

Designation: **Certified Residential Real Estate Appraiser**

Expiration Date of License or Certification: **03/31/2027**

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: **04/18/2025**

Supervisory or Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date of Report (Signature): _____

License or Certification #: _____ State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: _____

ADDITIONAL COMPARABLE ACTIVE LISTING

Brewer
B040825

FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address		18969 Peale Ln Leesburg, VA 20175		19109 Peale Ln Leesburg, VA 20175					
Proximity to Subject				0.26 miles S					
Sale Price		\$		\$ 4,250,000		\$		\$	
Sale Price/GLA		\$/sq.ft.		700.63 /sq.ft.		\$/sq.ft.		\$/sq.ft.	
Data Source(s)		Insp./Owner		MLS#VALO2093150;DOM 23					
Verification Source(s)		Public Records		OnlineTax Rec./Ext.Inspection					
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION	
Sales or Financing		N/A		Active Listing					
Concessions		N/A		Active Listing					
Date of Sale/Time		N/A		Active Listing		-127,500			
Rights Appraised		Fee Simple		Fee Simple					
Location		Woodburn SD		Leesurg Region					
Site		9.08 ac		22.36 ac		-398,400			
View		Woods,Scenic		Scenic		0			
Design (Style)		Provincial		Colonial		0			
Quality of Construction		Stone/HardieType		Stone/HardieType					
Age		26		25		0			
Condition		Good		Good					
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		8 4 3.1		10 4 3.1		0			
Gross Living Area		4,185 sq.ft.		6,066 sq.ft.		-94,050		sq.ft.	
Basement & Finished		2,665 Basement		2,881 Basement		-5,400			
Rooms Below Grade		5Rms,Br,Bath		6Rms,2Br,2Baths		-30,000			
Functional Utility		Good		Good					
Heating/Cooling		FWA/CAC		FWA/CAC					
Energy Efficient Items		Typical		Typical					
Garage/Carport		2 Car Attached		5 Car Attached		-30,000			
Porch/Patio/Deck		2CvdPch,2Patios		Similar		0			
Other Features		Pool,Fence		Pool,Fence					
Other Features		Stable,Fence		SuperiorStable/Fnc		-100,000			
Other Features		Gated Entry		Gated Entry		0			
Other Features		None		Tennis Court		-50,000			
Other Features		None		None					
Net Adjustment (Total)				+ - \$		-835,350		+ - \$	
Adjusted Sale Price of Comparables				\$		3,414,650		\$	
Summary of Sales Comparison Approach Comparable #4 is an active listing within the subject's subdivision and located on the subject's street. It is included to show the current market competition and due to its similarity in location, quality of remodeling/updates, and additional features. It has been given a 3% date of sale/time adjustment to account for the anticipated difference between list and contract price. Its acreage adjustment is based on the difference in vacant land sales prices for sites similar to the subject in acreage as compared to sales of vacant land similar to Comparable #4's acreage.									

Additional Comments Addendum

File No. B040825

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					

ADDITIONAL COMMENTS:

Subject's value opinion is above the neighborhood's predominant value. However, it is well within overall value range and is not considered an overimprovement.

Private wells and septic systems are typical in the market region and have no market impact. Public water and sewer are not available.

The subject is not a working farm or income-producing property.

SUBJECT'S THREE YEAR LISTING HISTORY:

Bright MLS data shows a subject listing that was listed as a New Listing then Coming Soon on 03/27/2025 then the status was changed to Temporarily Off Market on 04/03/2025. However, the subject's status was not noted as Active, therefore, it is considered to have no listings within three years of the appraisal's effective date.

NEIGHBORHOOD COMMENTS:

The subject is located just west of Route 15 and south of the Hamilton Town Limits. The overall defined market region consists of single family detached, farmland, wooded land, and vacant land in transition to single family detached. The defined region includes the Hamilton Incorporated Limits. Hamilton is a typical small village with single family detached, townhouses, village commercial including service station, small central business district, antique stores, and convenience stores as well as a community park, school, and restaurant. The region's proximity to the Dulles Greenway via Route 7 provide access to the DC Metro and Dulles employment regions as well as schools, shopping, recreation, and entertainment. Employment in the region is currently stable and fueled by the DC Metro/Dulles regions.

MARKET CONDITIONS:

Values in the subject market have stabilized following a 1-2 year period of rising sales prices. Demand continues to outpace current supply but prices have stabilized due to past long term interest rate increases. The region's accessibility to the DC Metro and Dulles Employment region provides adequate overall marketability. Typical marketing time for the region is 0-3 months based on information provided through the local MLS and other online data sources. Sales and financing concessions are not unusual and consists of mostly seller paid costs at closing. Any significant concessions will be adjusted for as needed through Sales Comparison Approach.

ADDITIONAL FEATURES:

Exterior:

- * Covered front flagstone porch with arched openings
- * Covered rear Trex porch
- * Front flagstone patio and walkway
- * Rear flagstone patio with stone walls and grill nook
- * Custom built and designed in-ground, heated pool with spa and aggregate patio surround. A portion of the patio has frame arbor. The pool includes one stone faced edge, stone retaining walls, water feature at spa, and outdoor speakers.
- * Fenced rear yard/pool area
- * Four board fence and cross fencing
- * Gated entry with keypad access and video surveillance as well as phone connection
- * Four stall stable with metal exterior and roof, hot water, upper loft, tongue and groove walled stall kits, and heated feed/tack room
- * Standby generator for electricity during power outages. Generator panel box shows it will run the well pump, main level Primary Bedroom outlets, Kitchen lighting, septic ejector pump, basement furnace, hot water heater, basement Wet Bar refrigerator, appliances, Kitchen wine refrigerator, and smoke detectors.

Interior:

- * 9' ceilings main level
- * Custom interior and exterior doors
- * French interior main entry door
- * Crown mouldings throughout
- * Plantation shutters
- * Kitchen with custom stone countertops, custom Sub-Zero refrigerator to match cabinetry, built-in wine refrigerator, Thermador brand commercial grade range, quartz backsplash, undercabinet lighting, wifi capable range and refrigerator
- * Butler Pantry with custom cabinetry, quartz counters, and barn style entry door
- * Laundry Room with custom stone countertops, tile flooring, and custom cabinetry
- * Floor to ceiling stone fireplace in Family Room
- * Vaulted/Beamed ceiling Family Room/Breakfast Area
- * Primary Bedroom with tray ceiling, Sitting Room with gas fireplace, custom French doors at entry, barn style door entry to Primary Bath.
- * Primary Bath with Plintz style tub, custom vanities and vanity tops, vaulted ceiling, frame shower with tile basin and multiple showerheads, tile wall at tub area, heated tile flooring, and custom commode.
- * Custom upper level baths with frameless shower and granite vanity tops
- * Wood flooring upper hallway and tray ceiling in stairwell
- * Basement Wet Bar with distressed wood walls, kegerator, dishwasher, microwave, mini-refrigerator, two built-in wine refrigerators, stone bar and countertops, and media connections.
- * 8.5' ceilings all basement level (8' ceilings Exercise Room)
- * Basement Exercise Room with mirrored wall and matted flooring
- * HVAC systems have built-in humidifiers and electrostatic air filtration systems
- * Water softener system
- * "Hidden Door" to Media Room from Exercise Room

Additional Comments Addendum

File No. B040825

Borrower	N/A				
Property Address	18969 Peale Ln				
City	Leesburg	County	Loudoun	State	VA Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros				

ADDITIONAL ZONING COMMENTS:

Comments taken directly from the Planning and Zoning section of the official Loudoun County website:

Zoning: AR 1 - Agriculture Rural:

The subject's zoning calls for 20 acre site minimums or a maximum residential density of one dwelling per twenty acres. However, all sites existing prior to this zoning being enacted that do not meet this criteria have been given legal, non-conforming status. The subject's zoning is typical for the market region and includes the subject's single family residential usage. The zoning carries no negative market impact. Comparable sales and/or listings with similar zoning have been included to show any market impact. Per Loudoun County Planning and Zoning all dwellings within this zoning can be rebuilt to original specifications.

The subject's zoning is typical for the market region and includes the subject's single family residential usage. The zoning carries no negative market impact. Comparable sales and/or listings with similar zoning have been included to show any market impact. Per Loudoun County Planning and Zoning all dwellings within this zoning can be rebuilt to original specifications if destroyed.

ADDITIONAL SITE COMMENTS:

The subject's site has approximately 4.2 wood acres and 3.6 acres of minor floodplain within the wooded sections. The limited number of open acreage decreases the overall market contribution of the subject's stable due to the limited amount of pasture area.

Additionally, the subject has significant frontage along Route 704, a road with significant traffic volume. The dwelling's proximity to Route 704 given its traffic value will likely have a market impact. This impact will be accounted for through the inclusion of sales with similar locations adjacent to roads with higher traffic volume.

SUBJECT CONDITION COMMENTS:

The current owner has gut remodeled the subject dwelling's interior over the past five years. All flooring, paint, interior finishes, kitchens, baths, HVAC systems, and lighting have been replaced and remodeled. Additionally, the dwelling has a newly installed roof, newly installed gated entry, new fencing, stable construction, all basement finish, interior doors, fireplace updates, new laundry room and pantry.

The barn style interior doors and distressed wood walls at basement Wet Bar are done with reclaimed wood from a Virginia tobacco barn.

SUBJECT STREET COMMENTS:

The homeowner states that the subject's HOA has been dissolved and there are no CC&R's in place and that the subject's street is now publically maintained. The appraiser was unable to verify this through VDOT and must make the extraordinary assumption that the subject's street is a publically maintained road. Should this extraordinary assumption prove inaccurate, the assignment results could be impacted.

Scope of Work Comments

File No. B040825

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					

SCOPE OF WORK STATEMENT:

No employee, director, officer or agent of the client, or any other third party acting as a joint venture partner, independent contractor, or partner in behalf of the client has influenced or attempted to influence the development, reporting, result or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner. I have not been contacted by anyone other than the intended user (client as identified on the Residential Summary Appraisal Report), or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the appropriate entities.

The appraiser is not a home inspector and this appraisal report is not a home inspection, the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

Nothing set forth in the appraisal, values or other conclusions, should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraisal is not intended for this use and is not reliable for any insurable value. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted.

The intended use of this appraisal is to determine an opinion of market value as of the effective date noted on the appraisal report to aid in making a list price decision for the subject property. This is the only intended use and the appraisal is not reliable for future or other loan decisions or for any other use. The only defined intended user is the client, Mark Brewer, client, and Nikki Lagouros, the client's designated representative and real estate agent. There are no other intended users. This is a private appraisal report and may not be used for loan purposes.

The definition of market value used is found within Freddie Mac form 439 6-93 and is cited below. This report has been developed in accordance to the most recent version of the Uniform Standards of Professional Appraisal Practice(USPAP). This is a private appraisal report and may not be used for loan purposes.

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.

The appraisal process includes defining the problem, identifying the legal rights, legal zoning, and determining the highest and best use. An analysis of the subject's market area has been conducted to determine the region's market stability and trends with respect to the region's employment and economic base. Neighborhood data is gathered from physical inspection, local association of realtors, MLS information and public records, chamber of commerce, and other local and regional data sources. The majority of this data is gathered using online data sources. Market conclusions are drawn from the information gathered from these sources.

Information pertaining to the subject property has been gathered from the above sources when available as well as a physical inspection of the subject property. During the course of a typical, on-site, physical inspection, no evidence of apparent structural defects, infestation, environmental hazards, or other problems that could negatively affect value have been noted. However, the appraiser is not an expert in these areas and makes no warranties as to the existence of any of the above problems. Therefore, there is an inherent assumption in this appraisal that the dwelling is free of any hidden or non-apparent defects of any type that would affect the value opinion.

Data pertaining to comparable sales is gathered through MLS sources and verified, when available, through online public records. In certain cases, the appraiser has information with respect to comparable sales that was gathered from a previous appraisal. When available, this information has been used in place of public records information and considered more reliable. All adjustments to comparable sales have been based on the market's reaction to the listed items. Often the adjustment is based on the appraiser's personal knowledge and interpretation of market data.

The Sales Comparison Approach is the most reliable indicator of value. The Cost Approach is not included due to the difficulty in accurately determining the effective age of older dwellings. There is insufficient data of recently sold, tenant occupied houses to determine a reliable gross rent multiplier so the Income Approach is not included.

Finally, the approaches to value are reconciled and a final value opinion has been noted. This value is simply my own opinion and based entirely upon my interpretation of all information gathered. My opinion of value is given as a disinterested third party having no present or future interest in the subject property.

Any intended users defined by the client are listed in the first paragraph of this addendum. Any users not defined by the client relying on this report to make other decisions, may not clearly understand its contents as the report was not developed according to their needs.

Subject Photo Page

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					

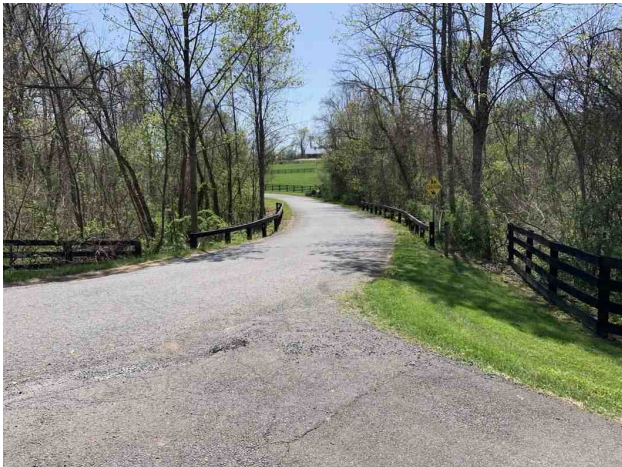


Subject Front

18969 Peale Ln
Sales Price
Gross Living Area 4,185
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3.1
Location Woodburn SD
View Woods, Scenic
Site 9.08 ac
Quality Stone/Hardie Type
Age 26



Subject Rear



Subject Street

Comparable Photo Page

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					



Comparable 1

34627 Atoka Chase Ln	
Prox. to Subject	12.07 miles SW
Sale Price	3,800,000
Gross Living Area	5,877
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	5.1
Location	Atoka Chase SD
View	Scenic
Site	10.00 ac
Quality	Stone/HardieType
Age	33



Comparable 2

17131 Silver Charm Pl	
Prox. to Subject	3.84 miles NE
Sale Price	2,800,000
Gross Living Area	4,354
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.1
Location	Beacon Hill SD
View	Scenic
Site	6.46 ac
Quality	Stone/Hardie Type
Age	175



Comparable 3

23532 Chase Hollow Ln	
Prox. to Subject	9.60 miles SW
Sale Price	3,000,000
Gross Living Area	6,267
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	6.2
Location	Chase Hollow SD
View	Woods, Scenic
Site	25.2 ac
Quality	Stucco/Stone
Age	25

Comparable Photo Page

Borrower	N/A					
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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Comparable 4

19109 Peale Ln
 Prox. to Subject 0.26 miles S
 Sale Price 4,250,000
 Gross Living Area 6,066
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location Leesburg Region
 View Scenic
 Site 22.36 ac
 Quality Stone/HardieType
 Age 25

Comparable 5

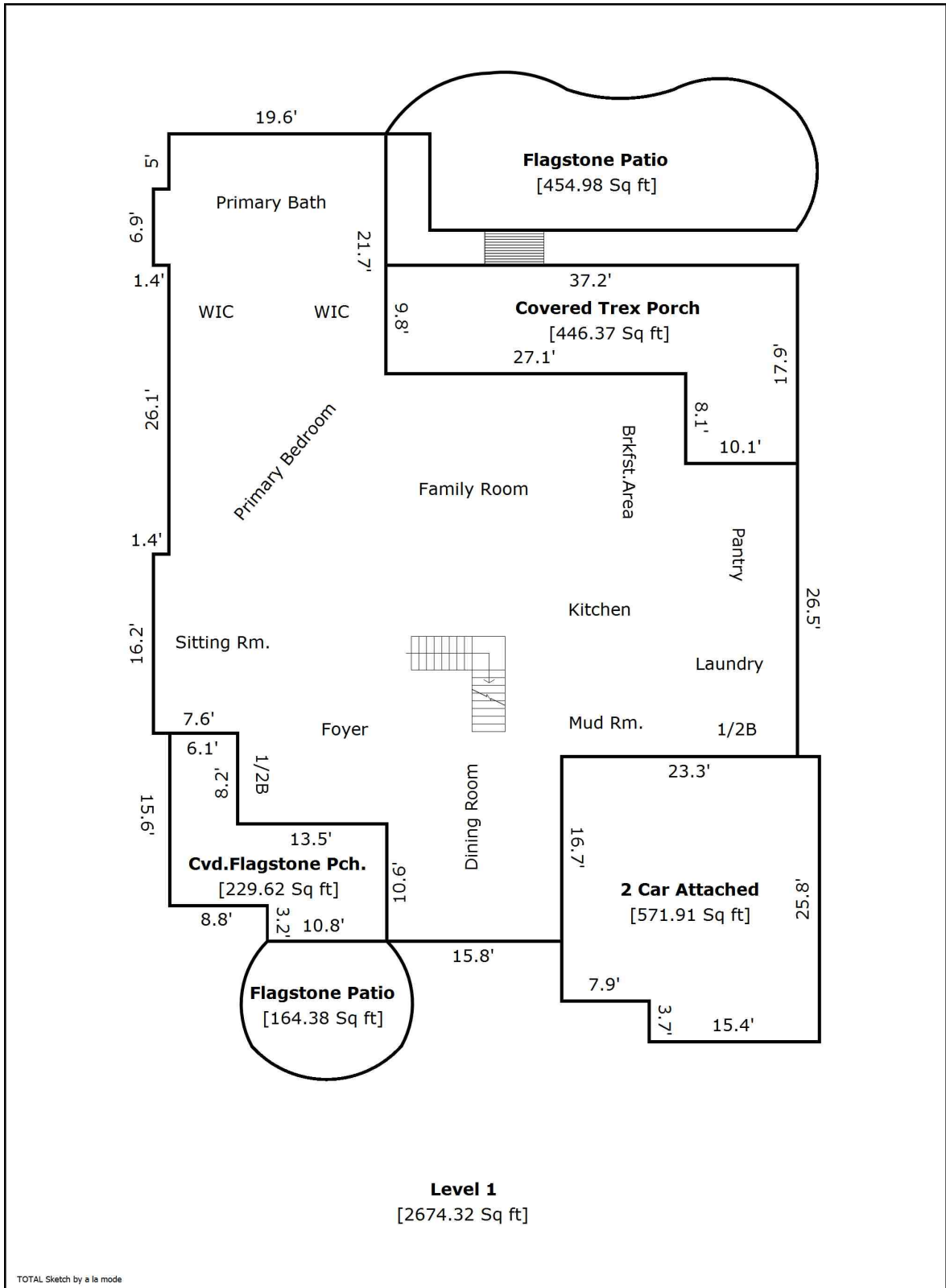
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

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

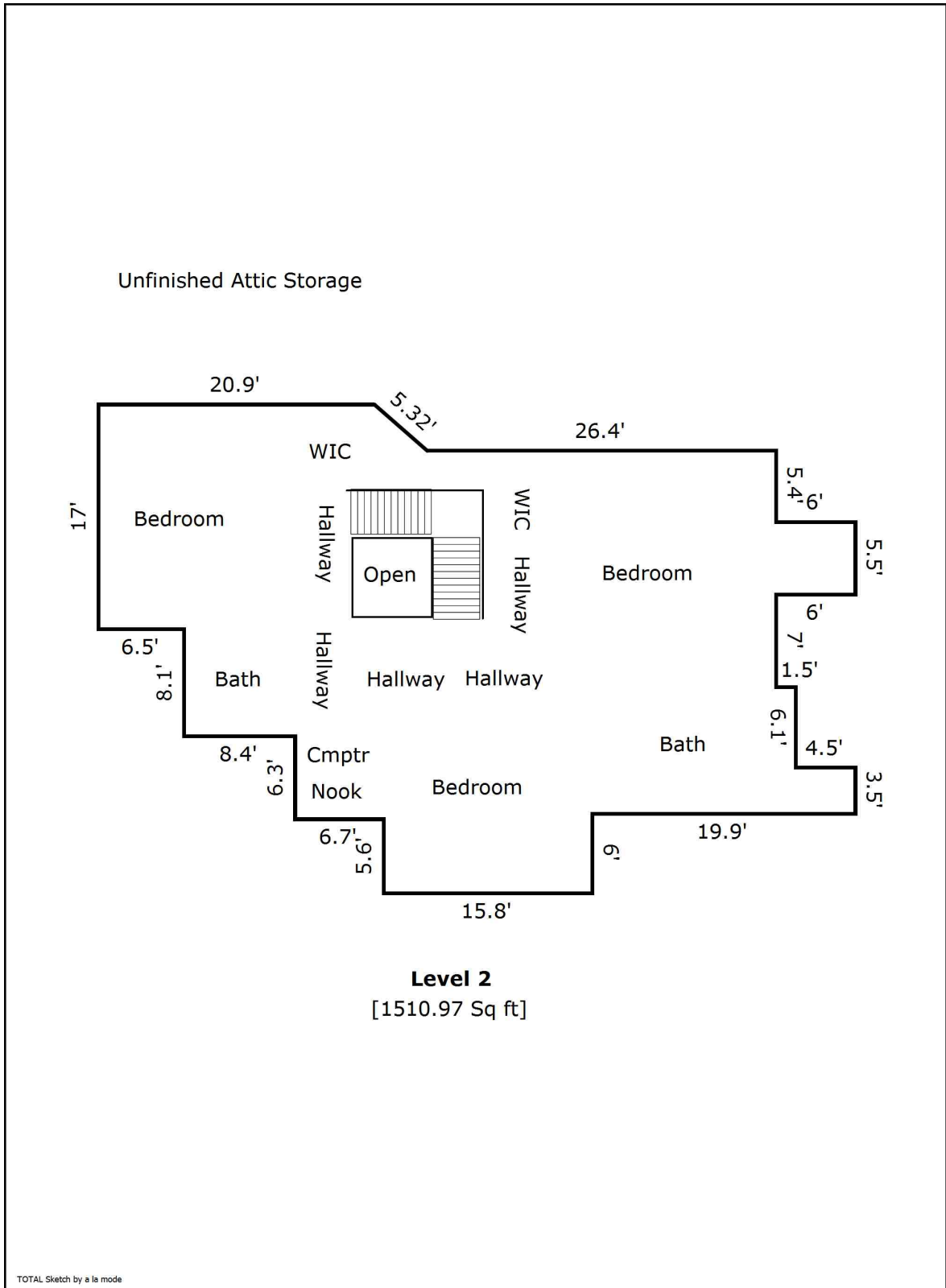
Building Sketch (Page - 1)

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					



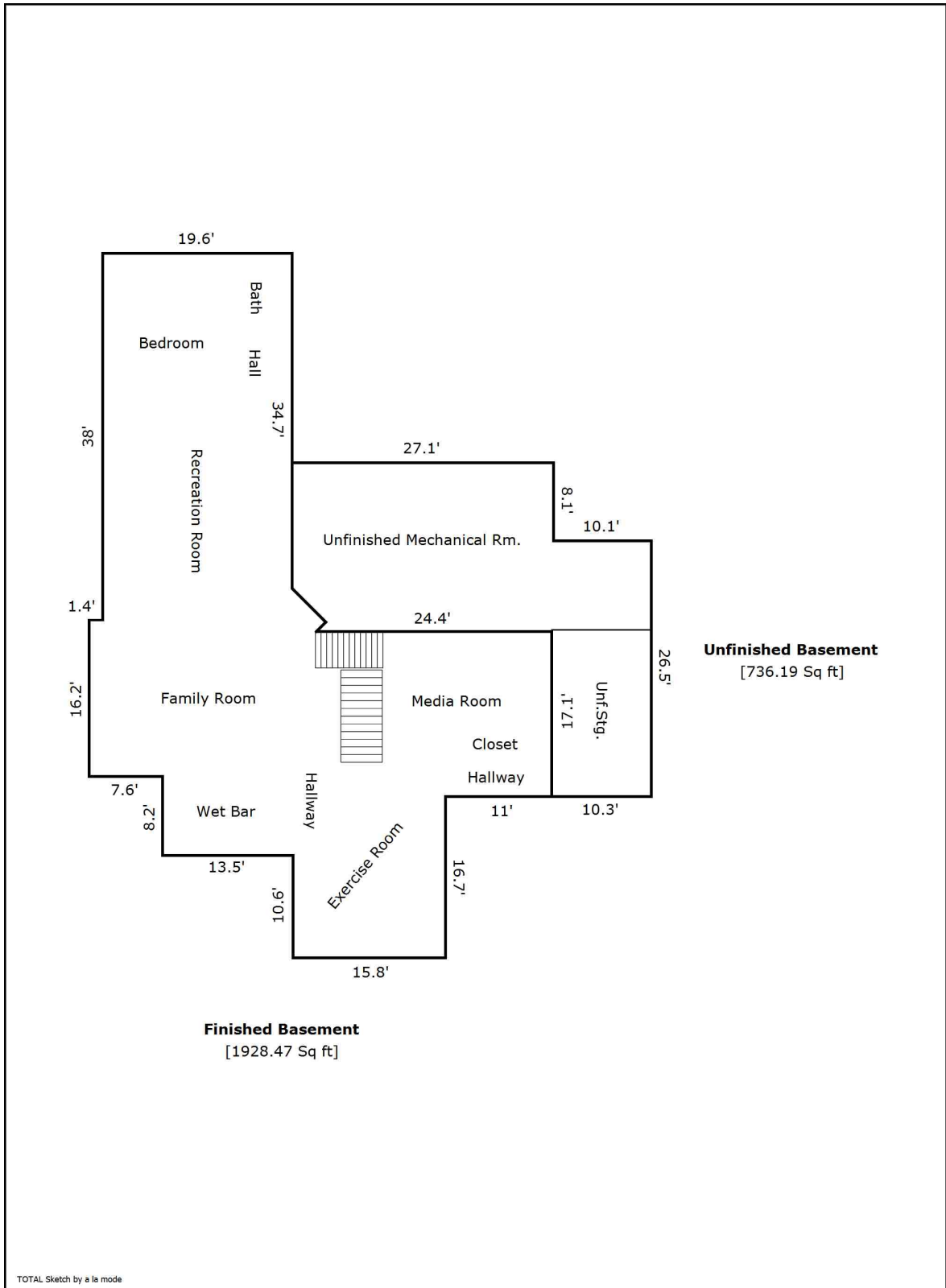
Building Sketch (Page - 2)

Borrower	N/A					
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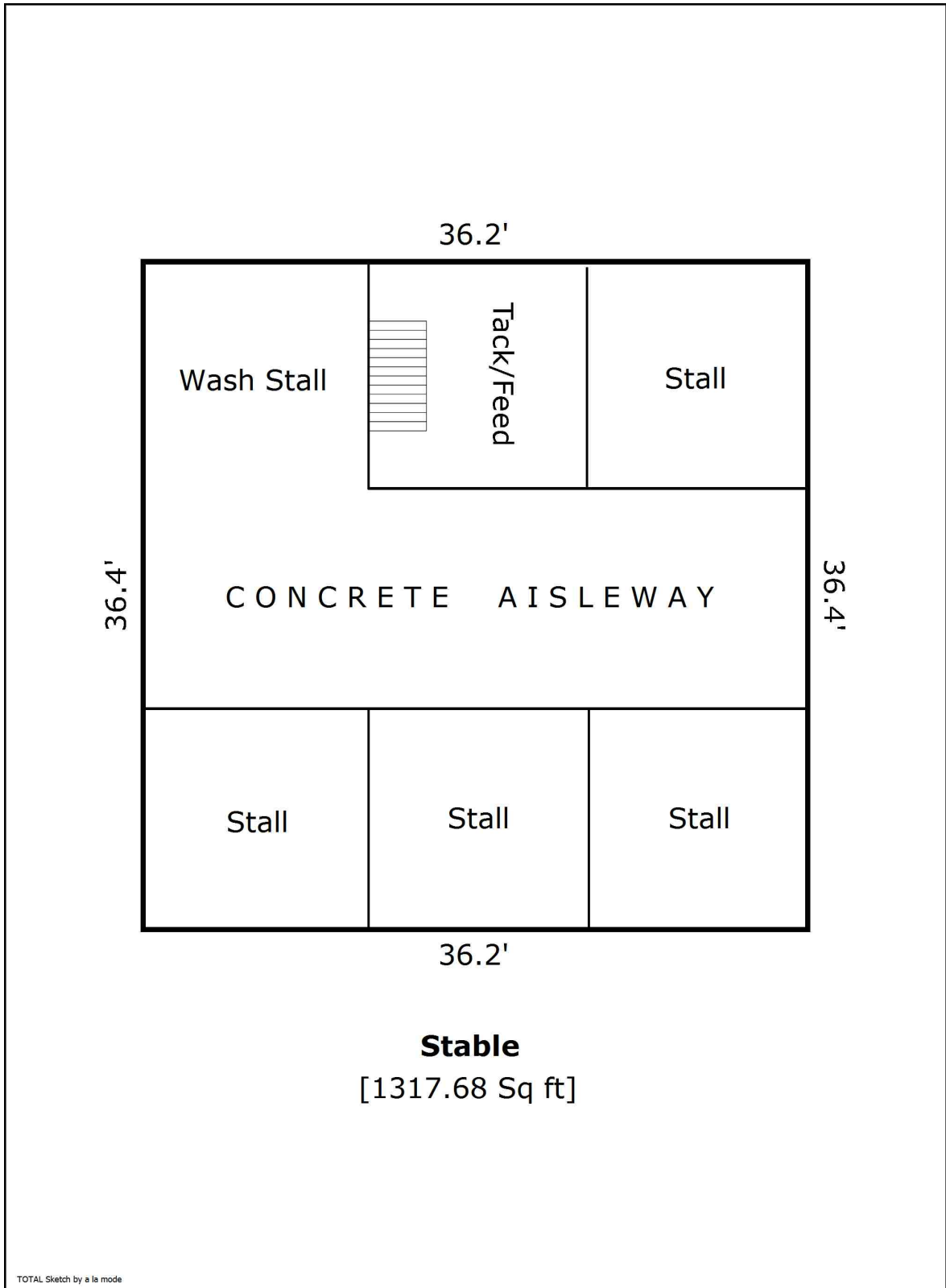
Building Sketch (Page - 3)

Borrower	N/A					
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Building Sketch (Page - 4)

Borrower	N/A					
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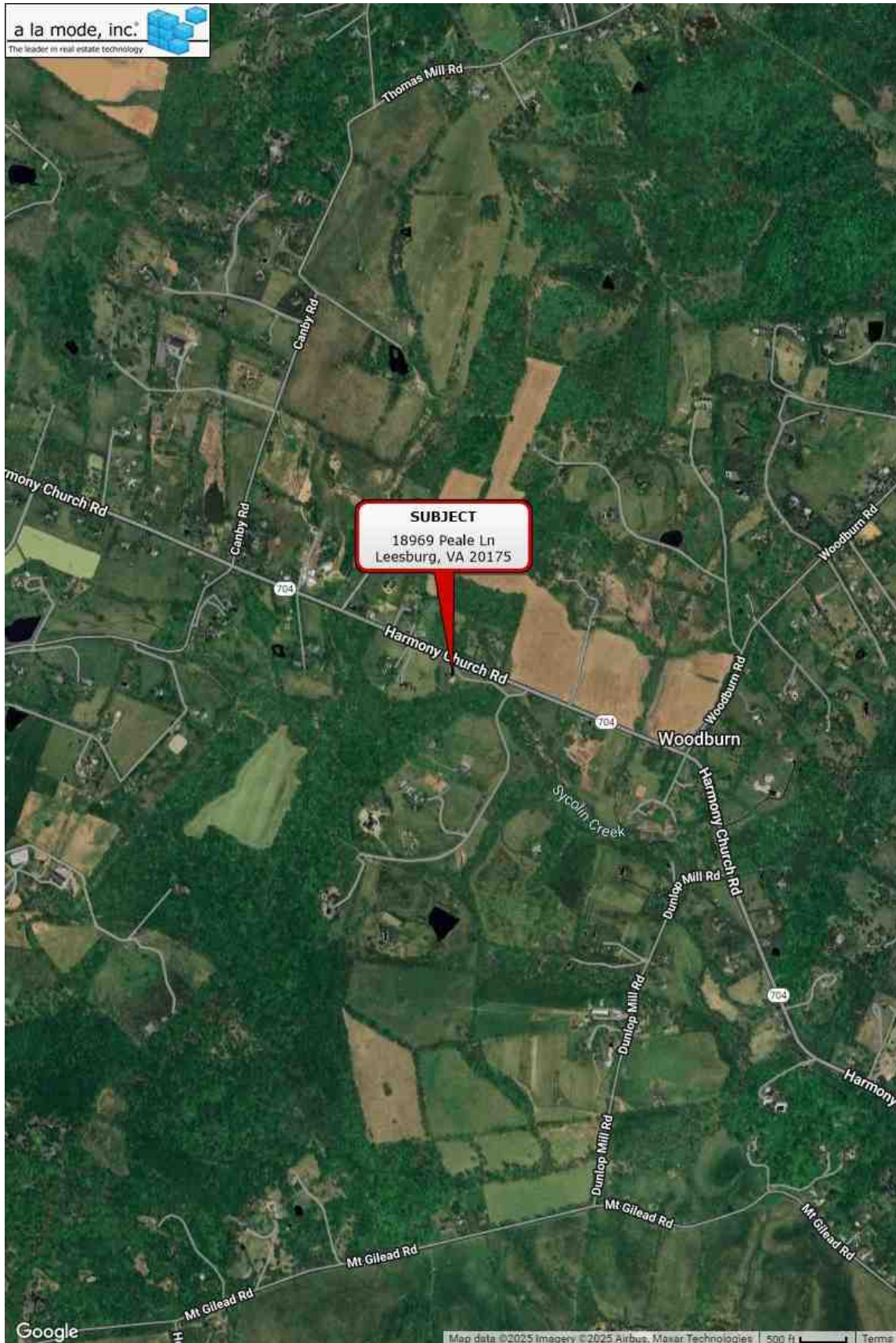
Building Sketch (Page - 5)

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
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Living Area		Calculation Details	
Level 1	2674.32 Sq ft	6.9 × 1.4 = 9.66 19.6 × 21.7 = 425.32 15.8 × 10.6 = 167.48 26.5 × 10.1 = 267.65 46.7 × 16.3 = 761.21 18.3 × 11.2 = 204.96 24.4 × 29.3 = 714.92 16.2 × 7.6 = 123.12	
Level 2	1510.97 Sq ft	5.5 × 6 = 33 3.5 × 4.5 = 15.75 17 × 6.5 = 110.5 15.8 × 5.6 = 88.48 25.1 × 8.4 = 210.84 31.4 × 6 = 188.4 9.6 × 1.5 = 14.4 27.5 × 13.9 = 382.25 16.5 × 27.9 = 460.35 0.5 × 4 × 3.5 = 7	
Total Living Area (Rounded):		4185 Sq ft	
Non-living Area			
Covered Trex Porch	446.37 Sq ft	10.1 × 8.1 = 81.81 37.2 × 9.8 = 364.56	
Flagstone Patio	454.98 Sq ft	33.1 × 8.7 = 287.97 2 × 2.7 = 5.4 0.5 × 2.7 × 2 = 2.7 4 × 18 = 72 4 × 7 = 28 0.5 × 7 × 1.5 = 5.25 0.5 × 5.5 × 9.4 = 25.85 Arc = 13.89 Arc = 0.22 Arc = 5.66 Negative Arc = 5.15 Arc = 2.88 Arc = 10.3	
Flagstone Patio	164.38 Sq ft	10.8 × 9.5 = 102.6 0.5 × 9.5 × 1.4 = 6.65 0.5 × 1.3 × 9.5 = 6.18 Arc = 10.47 Arc = 28.04 Arc = 10.45	
2 Car Attached	571.91 Sq ft	23.3 × 22.1 = 514.93 15.4 × 3.7 = 56.98	
Cvd.Flagstone Pch.	229.62 Sq ft	10.6 × 10.8 = 114.48 8.8 × 7.4 = 65.12 6.1 × 8.2 = 50.02	
Unfinished Basement	736.19 Sq ft	10.3 × 17.1 = 176.13 9.4 × 10.1 = 94.94 17.5 × 23.6 = 413 3.5 × 13 = 45.5 0.5 × 3.5 × 3.5 = 6.12 0.5 × 1 × 1 = 0.5	
Finished Basement	1928.46 Sq ft	17.1 × 11 = 188.1 33.8 × 13.4 = 452.92 0.5 × 2 × 1 = 1 0.5 × 2.4 × 2.4 = 2.88 35.8 × 2.4 = 85.92 0.5 × 0.1 × 0.1 = 0 27.6 × 0.1 = 2.76 62.4 × 13.4 = 836.16 54.2 × 6.2 = 336.04 16.2 × 1.4 = 22.68	
Stable	1317.68 Sq ft	36.4 × 36.2 = 1317.68	

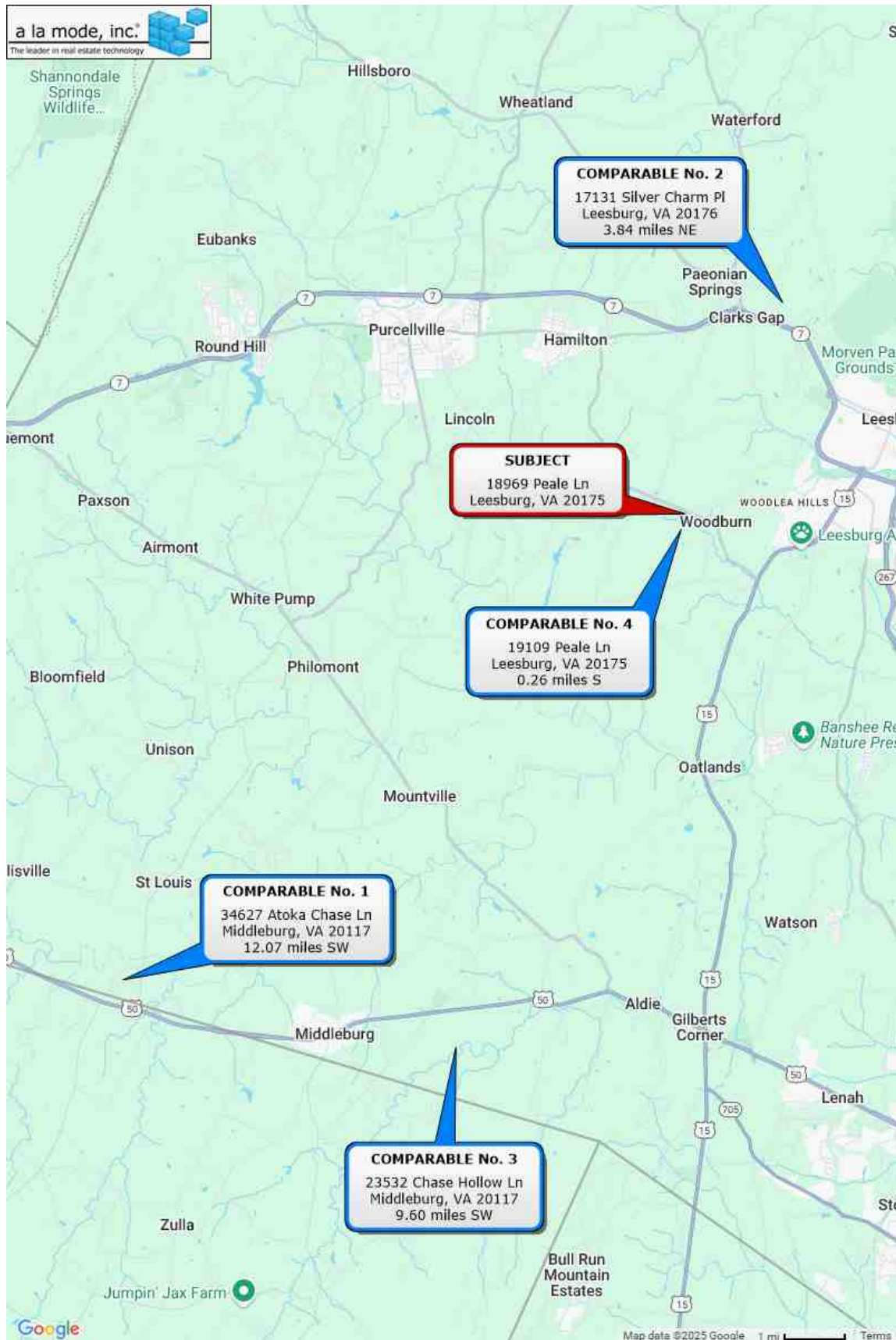
Location Map - Aerial

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					



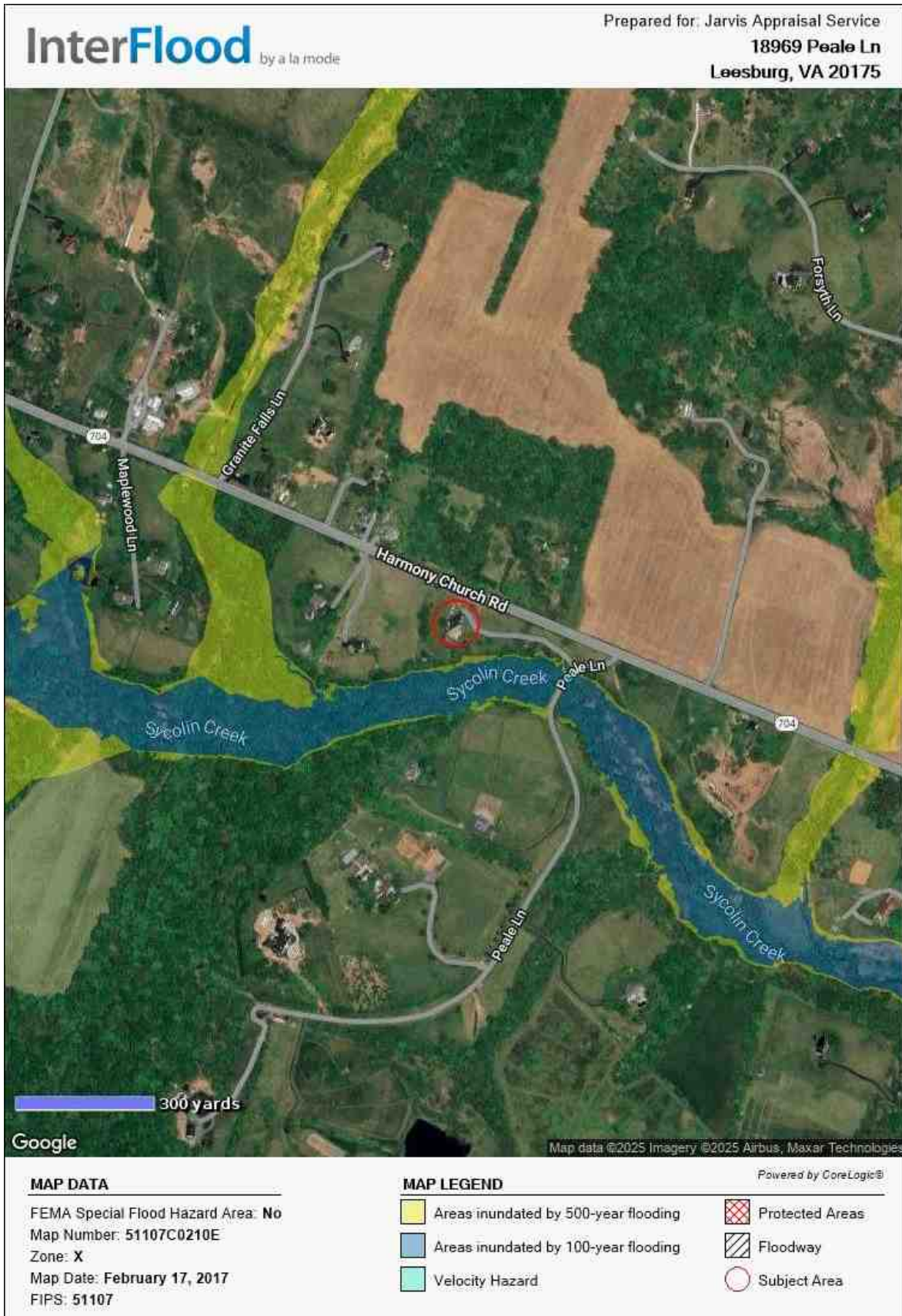
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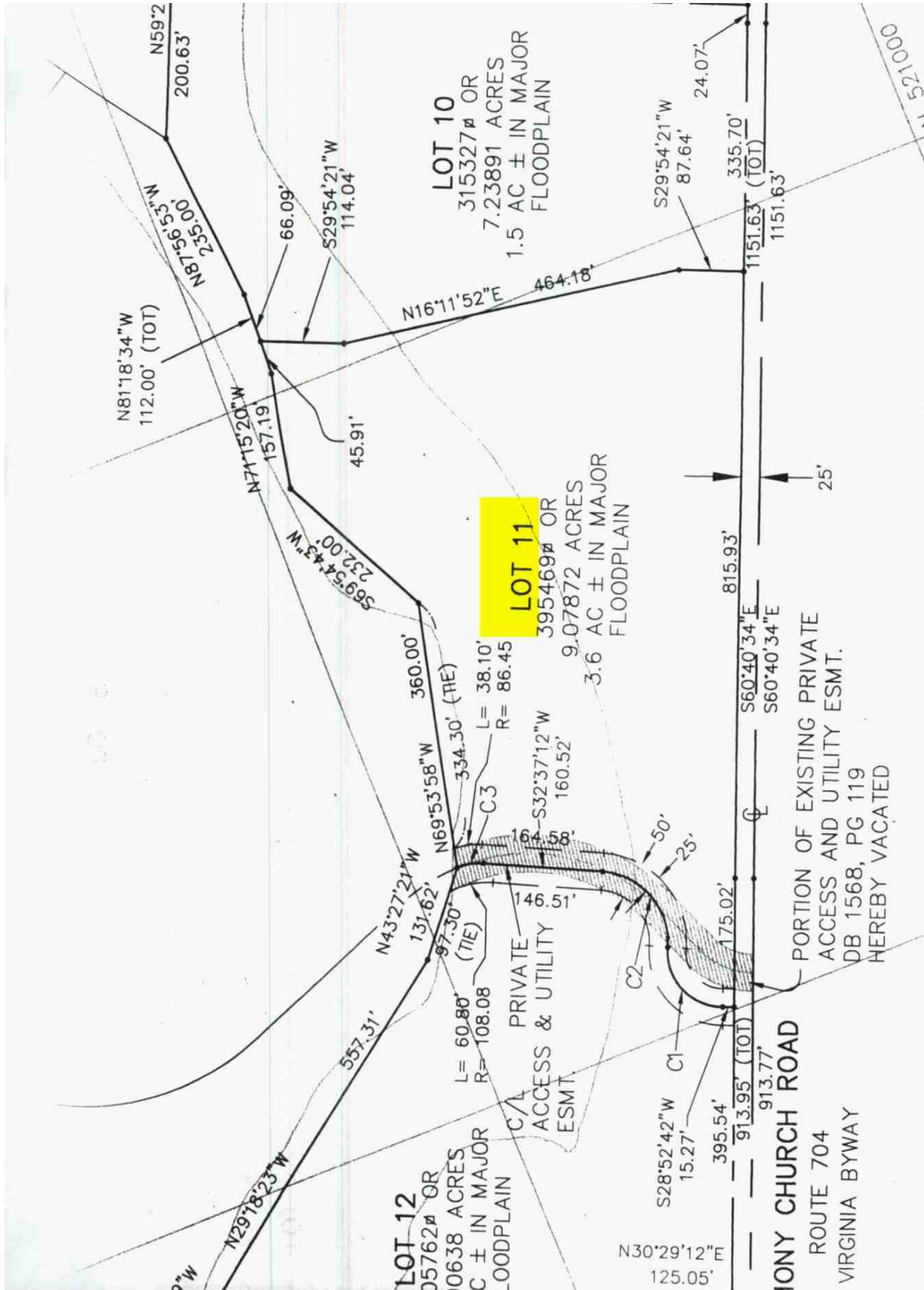


Flood Map

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					



Plat Map



Tax Assessor's Map

5/1/25, 6:27 AM

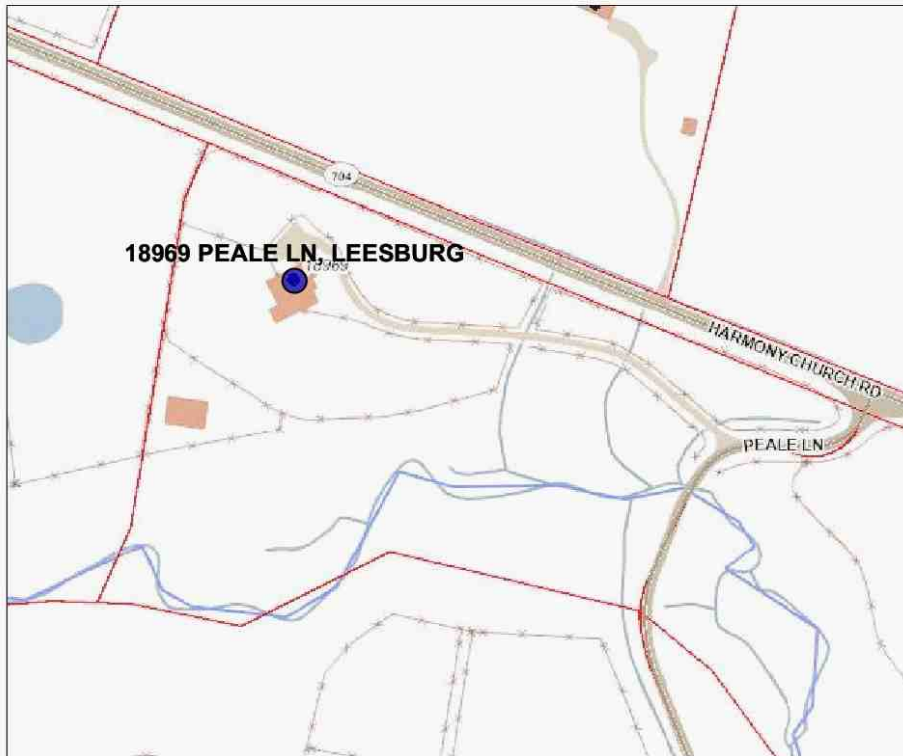
Loudoun County Print Map

Thursday, May 1, 2025



Loudoun County, Virginia
www.loudoun.gov

(map not to scale)



<https://logis.loudoun.gov/weblogis/printmap/layout.aspx>

1/1

Tax Assessor's Map - Shows Floodplain Area

5/1/25, 6:31 AM

Loudoun County Print Map

Thursday, May 1, 2025



Loudoun County, Virginia
www.loudoun.gov

(map not to scale)



<https://logis.loudoun.gov/weblogis/printmap/layout.aspx>

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Tax Assessor's Map - Aerial

5/1/25, 6:28 AM

Loudoun County Print Map

Thursday, May 1, 2025



Loudoun County, Virginia
www.loudoun.gov

(map not to scale)



<https://logis.loudoun.gov/weblogis/printmap/layout.aspx>

1/1

Photograph Addendum

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
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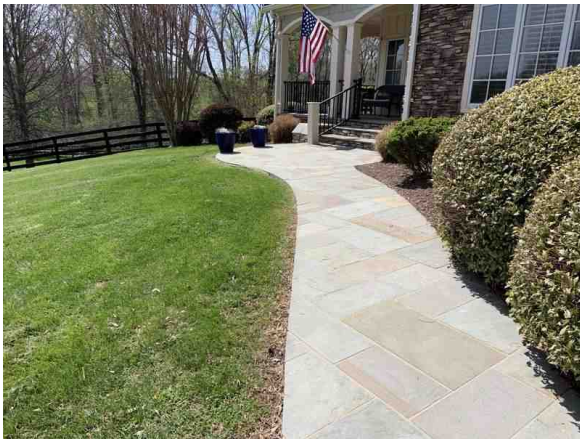
Additional Front Photo



HVAC Units/Buried Propane Tank
Access/Standby Generator/Electric Meter



Flagstone Walkway



Flagstone Walkway View 2



Covered Front Porch



Covered Front Porch View 2

Photograph Addendum

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					



Covered Front Porch View 3



Additional Front Photo



Pool



Pool Patio and Spa



Pool View 2



Pool Equipment

Photograph Addendum

Borrower	N/A					
Property Address	18969 Peale Ln					
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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Flagstone Stairs from Pool to Rear Patio



Rear Covered Porch



Rear Covered Porch



Rear Flagstone Patio



Rear Flagstone Patio View 2



Additional Rear Photo

Photograph Addendum

Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					



Additional Rear Photo



Additional Rear Photo



Stable



Stable View 2



Stable Aisleway



Stable Aisleway View 2

Photograph Addendum

Borrower	N/A					
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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Stable Tack/Feed Room



Stable Water Heater



Stable Loft



Stable Paddock



Rear Yard



Paddock Behind Pool - Not Fenced Off From Rear Yard

Photograph Addendum

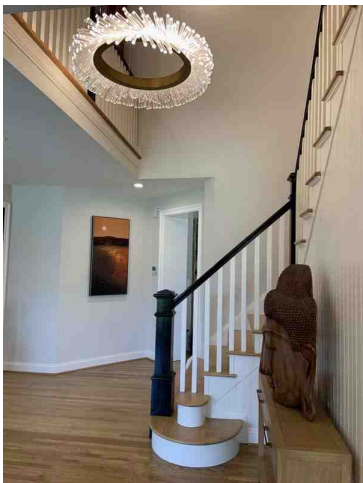
Borrower	N/A					
Property Address	18969 Peale Ln					
City	Leesburg	County	Loudoun	State	VA	Zip Code 20175
Lender/Client	Mark Brewer c/o Nikki Lagouros					



Paddock At Parking Area Along Route 704 -
Approximate Septic Location



Paddock In Front of Main Dwelling - Open to
Paddock at Parking Area



Foyer



Foyer View 2



Dining Room



Family Room

Photograph Addendum

Borrower	N/A					
Property Address	18969 Peale Ln					
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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Family Room View 2



Breakfast Nook



Butler Pantry



Butler Pantry View 2



Kitchen



Kitchen View 2

Photograph Addendum

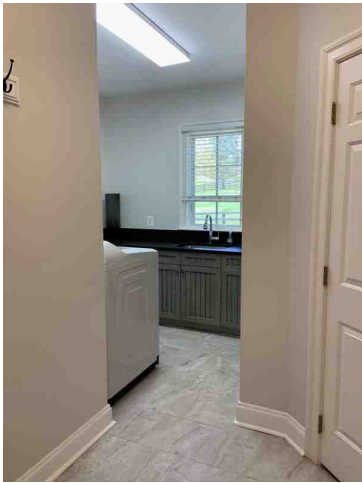
Borrower	N/A					
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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Kitchen View 3



Kitchen View 4



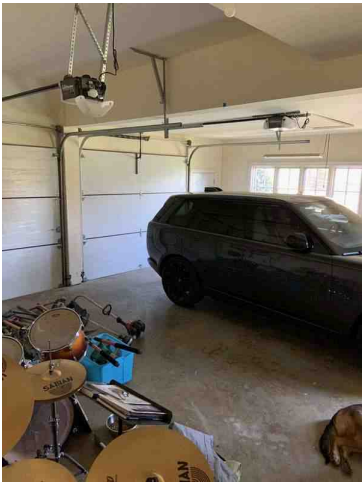
Laundry Room



Laundry Room View 2



Half Bath Off Laundry Room



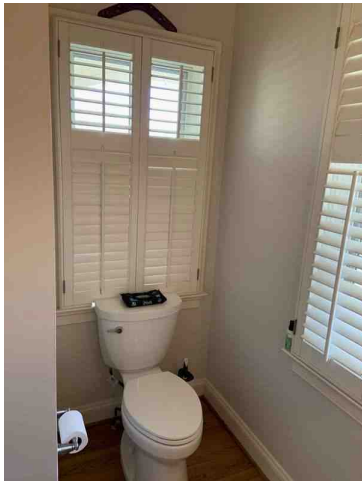
Garage Interior

Photograph Addendum

Borrower	N/A					
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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Half Bath



Half Bath View 2



Primary Bedroom



Sitting Room off Primary Bedroom



Primary Bath



Primary Bath

Photograph Addendum

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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Primary Bath



Bedroom



Bath



Bath View 2



Bath View 3



Bath View 4

Photograph Addendum

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Bedroom



Balcony



Guest Bedroom



Guest Bath



Guest Bath



Attic

Photograph Addendum

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Lender/Client	Mark Brewer c/o Nikki Lagouros					



Basement Family Room



Basement Recreation Room



Basement Wet Bar



Basement Wet Bar View 2



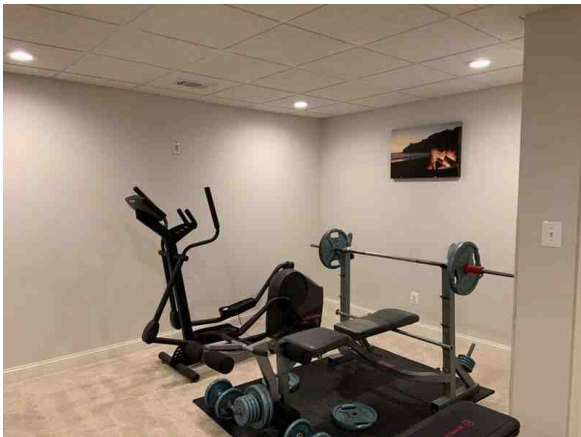
Basement Wet Bar View 3



Basement Exercise Room

Photograph Addendum

Borrower	N/A					
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Basement Exercise Room View 2



Basement Media Room



Basement Bedroom



Basement Bath



Basement Bath View 2



Basement Bath View 3

Photograph Addendum

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Mechanical and Water Systems



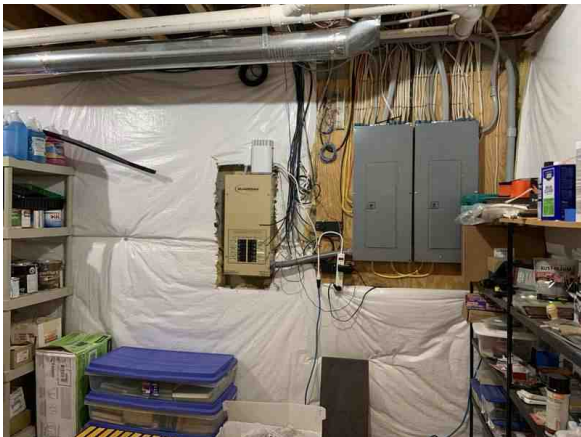
Water Systems



Unfinished Basement



Sump Pump



Electrical Panel Boxes and Standby Generator Transfer Switch



Unfinished Basement

Photograph Addendum

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Gated Entry

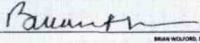


Additional Street Photo



Front Paddock Along Route 704

Appraiser's State Certification

EXPIRES ON 03-31-2027	COMMONWEALTH of VIRGINIA Department of Professional and Occupational Regulation 9960 Mayland Drive, Suite 400, Richmond, VA 23233 Telephone: (804) 367-8500	NUMBER 4001003119
REAL ESTATE APPRAISER BOARD CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER		
	BRIAN M JARVIS 248 PLEASANT HILL DRIVE BOYCE, VA 22620	  BRIAN M. JARVIS, DIRECTOR
Status can be verified at http://www.dpor.virginia.gov		