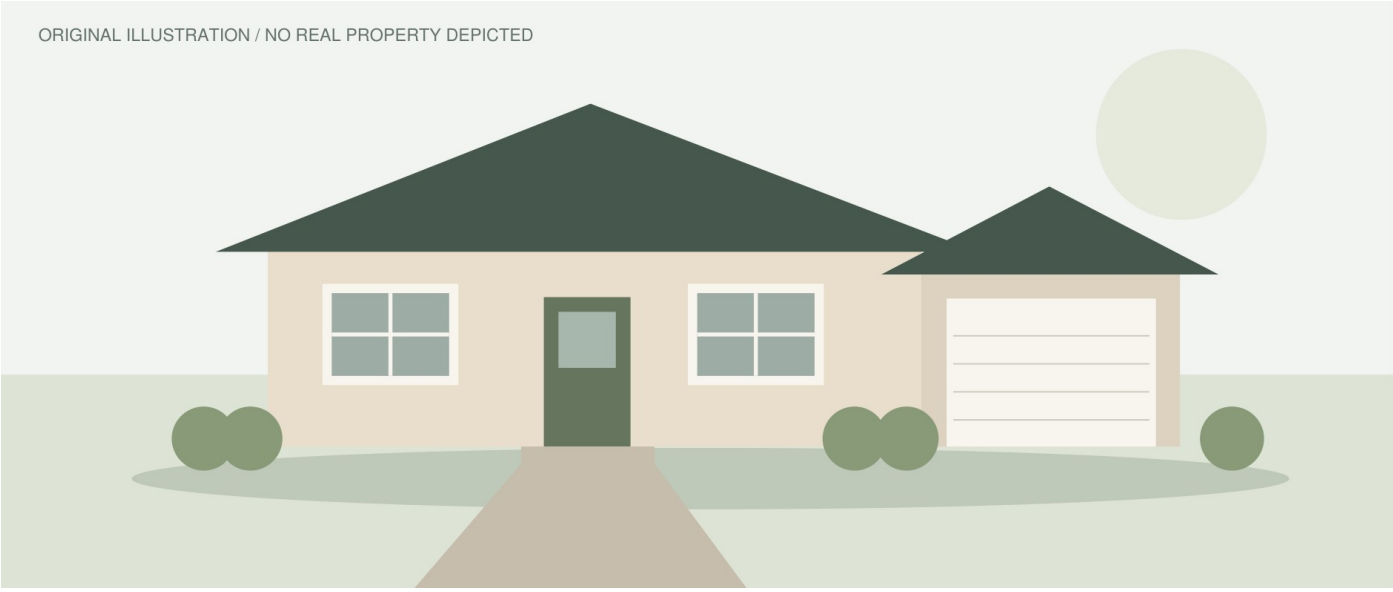
Aegis General Appraisal Form

Fictional marketing sample

FICTIONAL SAMPLE — MARKETING ONLY — NOT FOR RELIANCE

100 Demonstration Lane
Example Grove, Fictional State

Fictional client: Sample Client | Case DEMO-AEGIS-001



ONE ILLUSTRATIVE SCENARIO	EXAMPLE VALUE
Present condition • June 30, 2026 All case data and dates are invented.	$383,000 Illustration only; no real-property opinion.

A presentation example based on the approved Aegis v1.1 design. No actual assignment, client engagement, inspection or appraisal is represented. Unsigned.

Letter of transmittal

Illustrative report date: July 7, 2026 • Invented effective date: June 30, 2026

Sample Client (fictional)
Re: 100 Demonstration Lane, Example Grove, Fictional State

Dear prospective client,

This fictional report demonstrates how Aegis can organize a residential appraisal narrative, explain comparison adjustments and connect the analysis to a clearly stated conclusion. The case, client and all property and transaction information have been invented for this presentation.

The example follows a single present-condition scenario for a detached, owner-occupied home. Three invented transactions provide the numerical illustration. Their adjusted prices range from $380,500 to $383,750; the demonstration weights produce $382,675, rounded to an illustrative $383,000.

Scenario	Invented effective date	Illustrative result
Present condition	June 30, 2026	$383,000

What the reader can review

The narrative identifies the assignment premise, describes the fictional home and explains why particular differences receive adjustments. The comparison grid shows the calculation trail. Reconciliation discusses relative reliance and rounding; separate sections address the choice of approaches, scope and limitations.

Meaning of this example

All addresses, client details, identifiers, transactions, dates, characteristics, adjustments and values in the case are invented. No real property is valued. No inspection, measurement, transaction verification or market research was performed for this fictional case. The illustrations are original diagrams rather than property photographs.

This document is a presentation sample only. It cannot support a lending, purchase, estate, tax, insurance or other real-property decision. A real assignment would require its own agreed scope, evidence, analysis, responsible appraiser review and completed certification.

Aegis Appraisal
Fictional demonstration • Certification not executed

Assignment and subject identification

Purpose and intended audience

The sole purpose is to demonstrate report presentation to prospective clients. Sample Client is a fictional recipient, not an engaged client. The audience may evaluate organization and readability; the document creates no intended user or intended use for a real appraisal assignment.

Fictional subject

Item	Invented case information
Address	100 Demonstration Lane, Example Grove, Fictional State
Property identifier	DEMO-AEGIS-001 — internal fictional example label
Type and occupancy	One detached dwelling; owner-occupied premise
Interest illustrated	Fee simple ownership premise, free of an assumed lease
Effective date	June 30, 2026 — invented scenario date
Condition premise	Existing home in good condition; no future renovation scenario
Legal / public records	No real legal description, parcel number, tax record or MLS record

Illustrative value premise

For this example only, the numerical illustration assumes a cash-equivalent exchange in an open and competitive market, with informed, willing parties acting without unusual pressure after reasonable exposure. This is a simplified fictional premise rather than a quoted legal definition or a claim that a standards-based market value opinion has been developed.

Transfers and offerings

The invented dataset assumes no subject transfer, contract or active offering in the three years preceding the example date. That absence is a case assumption; it is not a researched transaction history. There are no ownership, title, lease or tax findings.

Source status: created solely for this demonstration. No public-record search, inspection or third-party verification is implied.

Neighborhood and site

Invented neighborhood setting

Example Grove is an entirely fictional residential community. The case assumes a developed neighborhood of detached homes of similar age and utility, with paved access and typical public services. No actual municipality, neighborhood boundary, school district or geographic market is identified.

The example assumes stable conditions over the short period represented by the invented transactions and a predominantly owner-occupied market. These premises support the choice of a single comparison scenario. They are not statements about current supply, demand, marketing time or price trends in a real market.

Site and access

Feature	Invented subject premise
Site area / shape	9,000 sq ft; rectangular 75 × 120 ft
Terrain / drainage	Level; ordinary surface drainage assumed for the example
Access	Paved public-style street in the fictional setting
Utilities	Public water and sewer; electricity and gas assumed available
Parking	Attached two-car garage; ordinary driveway
External influences	No unusual positive or adverse influence included in the dataset

Exterior and site improvements

The fictional home has a composition roof, siding, standard windows, a small rear patio and modest landscaping. Good exterior condition is an invented input. No component was observed, tested or certified, and no remaining life estimate is made.

Use and legal feasibility

The example assumes a legally permitted single-family residential use with no relevant title or site constraint. Continuing residential use is the illustrative highest and best use premise. No zoning, survey, environmental, flood or financial feasibility investigation supports that premise. A real assignment would establish these matters from appropriate evidence.

Interior and improvements

Invented building description

The subject is a single-story detached home with an invented 2010 construction year and a conventional layout. It contains three bedrooms, two full bathrooms and 1,850 sq ft of illustrative above-grade living area. There is no basement or accessory dwelling in this case. The attached garage is excluded from living area.

Component	Invented specification
Living area	1,850 sq ft; exterior rectangle 50 × 37 ft
Rooms	Living / dining, kitchen / utility, three bedrooms, two full baths
Garage	Two spaces; 22 × 22 ft = 484 sq ft, excluded from living area
Interior finishes	Midrange cabinets and finishes; hard surface floors and carpet
Appliances	Range, refrigerator, dishwasher, microwave and laundry pair
Mechanical systems	Gas forced-air heat; central cooling; ordinary water heater

Condition and functional utility

The demonstration assumes maintained finishes in good condition, with selected cosmetic updates in 2021. The layout is treated as functional for the fictional segment. No repair requirement, structural conclusion, system operation or concealed condition is asserted. The condition differences used in the grid are invented relative comparisons, not formal condition ratings.

Area basis

The 1,850 sq ft input comes from the invented 50 × 37 ft rectangle shown in the exhibit. It is not a measured or certified area, and no ANSI measurement claim is made. Interior divisions are conceptual. The garage, patios and site area are accounted for separately to avoid duplicating their role in the example.

Every description on this page is invented. No site visit, personal observation, measurement, appliance test or mechanical inspection occurred.

Sales Comparison Approach

Illustrative method

This section demonstrates how sale prices can be adjusted for differences from a subject property. All three comparable properties and transactions are invented. They are placed in the same fictional competitive setting, with identical ownership, transaction terms, bathroom count, basement status and general utility unless the grid identifies a difference.

A subject advantage produces an upward adjustment to the comparable price; a comparable advantage produces a downward adjustment. The selected rates are invented teaching inputs. They do not represent paired-sale research, market extraction, construction cost or verified buyer behavior.

FICTIONAL COMPARABLE DATA — no actual sale, MLS listing, recorder record or verification contact exists for these examples.

Fictional comparable	Invented date / price	Area / site	Condition / garage
A • 110 Example Court	April 20, 2026 $365,000	1,750 sq ft 8,500 sq ft	Average 2 spaces
B • 220 Illustration Drive	May 18, 2026 $400,000	1,950 sq ft 10,000 sq ft	Good 3 spaces
C • 330 Model Avenue	June 10, 2026 $375,000	1,800 sq ft 9,000 sq ft	Slightly below good 2 spaces

Adjustment logic

Area differences use $75 per sq ft; site differences use $2 per sq ft; garage differences use $10,000 per space. Condition adds $10,000 to A and $5,000 to C, bringing their invented condition closer to the subject’s good condition. No separate age or quality adjustment is added because those features are assumed similar for the example.

The fictional case assumes cash-equivalent terms without concessions and stable prices over the illustrated period, so financing and market-change adjustments are zero. A zero is an express invented premise here. It is not a suggested treatment for unknown concessions or unresearched market change in a real assignment.

All grid amounts are illustrative US dollars. All properties are within Example Grove, Fictional State; their street labels do not identify real locations.

Present condition adjustments

FICTIONAL COMPARABLE GRID • Invented effective date June 30, 2026 • Adjustments apply to comparable prices

Line item	Fictional A	Fictional B	Fictional C
Invented transaction price	$365,000	$400,000	$375,000
Market change / financing / terms	$0	$0	$0
Location / rights / external influences	$0	$0	$0
Site area at $2 per sq ft	+$1,000	−$2,000	$0
Design / quality / age	$0	$0	$0
Condition	+$10,000	$0	+$5,000
Living area at $75 per sq ft	+$7,500	−$7,500	+$3,750
Rooms / bedrooms / bathrooms	$0	$0	$0
Basement / functional utility	$0	$0	$0
Heating / cooling / amenities	$0	$0	$0
Garage at $10,000 per space	$0	−$10,000	$0
Net adjustment	+$18,500	−$19,500	+$8,750
Gross adjustment	$18,500	$19,500	$8,750
Net / gross as % of sale price	+5.07% / 5.07%	-4.88% / 4.88%	+2.33% / 2.33%
Adjusted illustrative price	$383,500	$380,500	$383,750
Demonstration reliance share	40%	30%	30%

Subject benchmark: 1,850 sq ft living area; 9,000 sq ft site; good condition; 3 bedrooms; 2 full baths; 2 garage spaces; no basement. All inputs are invented.

Net adjustments sum signed amounts. Gross adjustments sum absolute amounts. Percentages divide each total by the unadjusted transaction price and are displayed to two decimals. Weights total 100%; they illustrate judgment rather than an automatic appraisal rule.

Fictional example only — the grid supports no real-property value opinion.

Cost and Income Approaches

Cost Approach

A separate Cost Approach is not developed in this illustrative case. The invented subject is an existing home, and the demonstration does not contain independent site-sale, replacement-cost or depreciation evidence. A numerical cost estimate would add unsupported detail rather than explain the selected example.

In a real assignment, the decision would depend on the property and available evidence. New or substantially rebuilt improvements may make cost analysis especially useful, while a reliable land and depreciation analysis would still be needed. The choice shown here does not establish a blanket rule for existing homes.

Income Approach

A separate Income Approach is not developed. The fictional home is assumed owner-occupied in a market segment driven by owner-occupant purchases. No lease, market rent, expense study, capitalization rate or gross rent multiplier is included in the invented dataset.

An actual rented subject or a market in which rental investment materially influences pricing could call for a different scope. The demonstration does not estimate rent, operating income or investment return, and omission here is not a conclusion about any real rental market.

Effect on the example

The Sales Comparison Approach is the sole numerical illustration because the example supplies three comparable transactions and a transparent adjustment trail. The $383,000 illustration is derived only from that dataset. No second approach is added merely to duplicate the result.

Approach	Treatment in the fictional case
Sales Comparison	Developed as an invented numerical demonstration
Cost	Not developed; no independent land, cost or depreciation dataset
Income	Not developed; no rental evidence or investment scenario

Reconciliation and illustrative value

Adjusted evidence

The invented adjusted prices cluster from $380,500 to $383,750. Comparable A receives 40% of the demonstration reliance because it offers a near-size, two-car configuration, despite requiring a condition adjustment. B and C each receive 30%. B brackets size above the subject but requires removal of an extra garage space; C is close in size and site but retains a modest condition distinction.

These weights are chosen to demonstrate a reasoned narrative. They are not verified market evidence or a representation of a licensed appraiser's adopted professional judgment for an actual property.

Fictional sale	Adjusted price	Weight	Weighted contribution
Fictional A	$383,500	40%	$153,400
Fictional B	$380,500	30%	$114,150
Fictional C	$383,750	30%	$115,125

Calculation and rounding

$383,500 × 40% + $380,500 × 30% + $383,750 × 30% = $382,675. Rounding to the nearest $1,000 produces $383,000. The unrounded calculation is displayed so the relationship between the grid and the final illustration is clear.

Invented premise	Illustrative conclusion
Present condition • June 30, 2026	$383,000 Three hundred eighty-three thousand dollars

Limits of the illustration

The close adjusted range is a feature of the deliberately constructed dataset. It demonstrates presentation and arithmetic, not the uncertainty or variability of a real market. No exposure-time opinion is developed. No actual transaction, market research, inspection or professional certification supports this number.

FICTIONAL SAMPLE — MARKETING ONLY — NOT FOR RELIANCE

The $383,000 figure is not a value opinion for a real property and must not be relied upon for any transaction or financial decision.

Scope and assumptions

Work completed for this presentation

The work consisted of constructing a fictional property profile and three invented transaction records, calculating the displayed adjustments and weighting, creating original diagrams and arranging the content in the approved Aegis v1.1 presentation style. Arithmetic and document layout were checked as part of preparing the example.

No field or market assignment

There was no client engagement, inspection, site visit, measurement, transaction verification, title review, zoning review, public-record research, market survey or system testing for the fictional case. Nothing in the narrative should be read as a report of those activities. Dates identify the invented scenario only.

Invented assumptions and their effect

The case assumes permitted residential use, fee simple ownership, ordinary access and utilities, good subject condition, similar general quality among properties, cash-equivalent transactions without concessions and stable conditions during the invented sale period. Every input is an authored premise. Changing an input can change the calculation; none is an extraordinary assumption about an actual property.

Illustrations and automation

The house elevation and conceptual floor plan were created for this example and do not depict an inspected home. AI-assisted drafting and code were used to construct the fictional narrative, diagrams and arithmetic presentation. That assistance does not verify property facts, constitute an appraisal inspection or supply professional approval.

Use of the document

The complete, labeled document may be reviewed as an example of report presentation. Any excerpt should retain a conspicuous fictional sample label and the statement that the data and value are invented. It is not an engagement agreement, an executed appraisal report, a credential representation or a promise of a particular value or outcome.

The next page intentionally replaces the blank form’s executed certification language for this fictional demonstration. No signature or seal is applied.

Certification not executed

Fictional marketing demonstration • Unsigned • Inapplicable to an actual assignment

This page explains the status of the sample. It is not an appraiser's signed certification, and it does not certify facts, analyses or conclusions for an actual property.

Status of the case

The client, property, comparable transactions, dates, characteristics, rates, adjustments, weights and dollar figures are invented. No appraiser is represented as having inspected, measured or researched these properties. The fictional case cannot be converted to an actual assignment by adding a name or signature.

Professional statements reserved for a real assignment

No statement of USPAP compliance, lender acceptance, regulatory approval, independence certification or completed professional review is made for this fictional demonstration. A real report would require assignment-specific development, evidence, disclosure, review and certification by its responsible appraiser.

Signature and credentials

No signature, digital signing field, seal, license number or invented credential is included. Aegis branding identifies the presentation style; it does not turn the fictional case into an executed appraisal.

Wording adapted for the sample

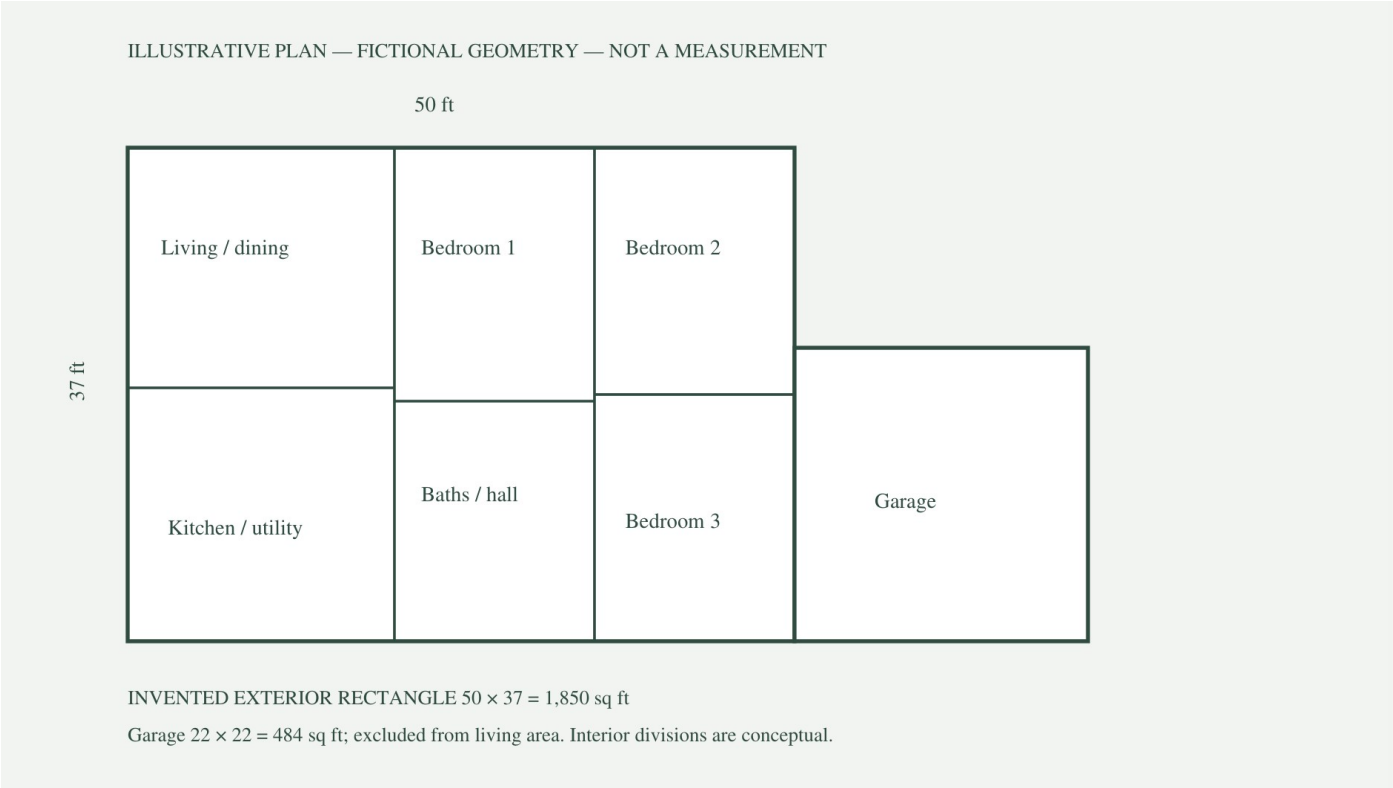
The reusable form's personal-inspection, component-condition and executed-certification declarations are replaced with explicit sample status language. Its AI-assistance statement is replaced with the factual description of assistance used to prepare this demonstration. These adaptations prevent the example from appearing to certify work that did not occur.

Execution item	Sample status
Responsible appraiser signature	Not executed — fictional demonstration
Actual inspection / measurement	None performed
Opinion for a real property	None developed
Standards or regulatory approval	No claim made

FICTIONAL SAMPLE — MARKETING ONLY — NOT FOR RELIANCE

Illustrative property exhibit

Original conceptual drawing • No real property, measured plan or geographic record is depicted



Area calculation

The invented exterior living-area rectangle is 50 ft × 37 ft = 1,850 sq ft. The separate attached garage is 22 ft × 22 ft = 484 sq ft and is excluded from living area. The fictional site is 75 ft × 120 ft = 9,000 sq ft. Dimensions are inputs created for the example, not field measurements.

Exhibit limitations

Interior partitions indicate a conceptual three-bedroom, two-bath arrangement. They do not establish room dimensions, code compliance, egress, structural design or a measured floor plan. The cover elevation is a stylized illustration and does not constitute evidence of building materials or condition.

Data provenance

All case facts and calculations originate in the invented dataset described in this sample. No MLS, assessor, recorder, surveyor, contractor, verification contact or outside market source is cited because none supplied fictional case evidence. Aegis v1.1 provides the presentation design; it supplies no property facts.

End of fictional marketing sample • Retain the labels when sharing or excerpting the document.