

VALUATION

Valuation Number:	ESTIMATE-0214329	Effective Date:	10/24/2025
Value Basis:	Reconstruction	Expiration Date:	10/24/2026
		Estimate Expiration Date:	01/22/2026
		Cost as of:	08/2025
		Valuation Modified Date:	10/24/2025

BUSINESS

Asset Living – The Grand at Lake Sheri
2201 Baytree Road
VALDOSTA, GA 31602 USA

LOCATION 1 – Asset Living – The Grand at Lake Sheri

Asset Living – The Grand at Lake Sheri
2201 Baytree Road
VALDOSTA, GA 31602 USA

BUILDING 1 – Residential**Residential****SUPERSTRUCTURE**

Occupancy:	100% Apartment, Low-Rise	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	4
Gross Floor Area:	24,923 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – Average		
Year Built:	2011		

Adjustments

Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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SUMMARY OF COSTS**User Provided****Reconstruction****Exclusion**

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10/23/2025

SUMMARY OF COSTS	User Provided	Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation		\$1,665	
Foundations		\$82,423	
Exterior		\$592,878	
Roof		\$102,938	
Interior		\$971,738	
Mechanicals		\$1,045,233	
Built-ins		\$232,877	
TOTAL RC Residential		\$3,029,753	
TOTAL RC BUILDING 1 Residential		\$3,029,753	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$3,029,753	24,923	\$122
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$3,029,753	24,923	\$122



Valuation Detailed Report

Lockton
SUMMARY REPORT

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BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Residential	100%	Apartment, Low-Rise	\$3,029,753	24,923	\$122
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Residential	100%	Apartment, Low-Rise	\$3,029,753	24,923	\$122
BUILDING TOTAL, Building 1			\$3,029,753	24,923	\$122

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0
Percent of Insurance to Value	0%
100% Co-insurance Requirement	\$3,029,753
-100% Variance	(\$3,029,753)

Reconstruction	Sq.Ft.	\$/Sq.Ft.
\$3,029,753	24,923	\$122
Reconstruction	Sq.Ft.	\$/Sq.Ft.
\$3,029,753	24,923	\$122



Valuation Detailed Report

Lockton

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End of Report

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