

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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Valuation Detailed Report

Lockton

Policy Number: ESTIMATE-0214329

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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10/23/2025

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Asset Living - The Grand at Lake Sheri
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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	\$3,029,753
-100% Variance	(\$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

End of Report

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