

## VALUATION

Valuation Number:	ESTIMATE-0214328	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 Market District  
1150 Brampton Avenue  
STATESBORO, GA 30458 USA

## LOCATION 1 - Asset Living - The Grand at Market District

Asset Living - The Grand at Market District  
1150 Brampton Avenue  
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## 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:	22,956 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	2010		

## 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-0214328

10/23/2025

SUMMARY OF COSTS	User Provided		Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$1,544	
Foundations			\$77,717	
Exterior			\$559,819	
Roof			\$96,327	
Interior			\$902,824	
Mechanicals			\$968,855	
Built-ins			\$215,928	
TOTAL RC Residential			\$2,823,014	
TOTAL RC BUILDING 1 Residential			\$2,823,014	
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$2,823,014	22,956	\$123
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$2,823,014	22,956	\$123



# Valuation Detailed Report

Lockton  
SUMMARY REPORT

Policy Number: ESTIMATE-0214328

10/23/2025

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## LOCATION 1 - Asset Living - The Grand at Market District

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BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Residential	100%	Apartment, Low-Rise		\$2,823,014	22,956	\$123
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Residential	100%	Apartment, Low-Rise		\$2,823,014	22,956	\$123
BUILDING TOTAL, Building 1				\$2,823,014	22,956	\$123

## BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$2,823,014	\$2,823,014
-100% Variance	(\$2,823,014)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,823,014	22,956	\$123
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,823,014	22,956	\$123

## End of Report

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