

**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  
STATESBORO, GA 30458 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:	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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SUMMARY OF COSTS	User Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>			
Site Preparation		\$1,544	
Foundations		\$77,717	
Exterior		\$559,819	
Roof		\$96,327	
Interior		\$902,824	
Mechanicals		\$968,855	
Built-ins		\$215,928	
<b>TOTAL RC Residential</b>		<b>\$2,823,014</b>	
<b>TOTAL RC BUILDING 1 Residential</b>			
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>LOCATION TOTAL, Location 1</b>	<b>\$2,823,014</b>	<b>22,956</b>	<b>\$123</b>
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>VALUATION GRAND TOTAL</b>	<b>\$2,823,014</b>	<b>22,956</b>	<b>\$123</b>

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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  
 STATESBORO, GA 30458 USA

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

**BUILDING INSURANCE SUMMARY**

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

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

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**End of Report**

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