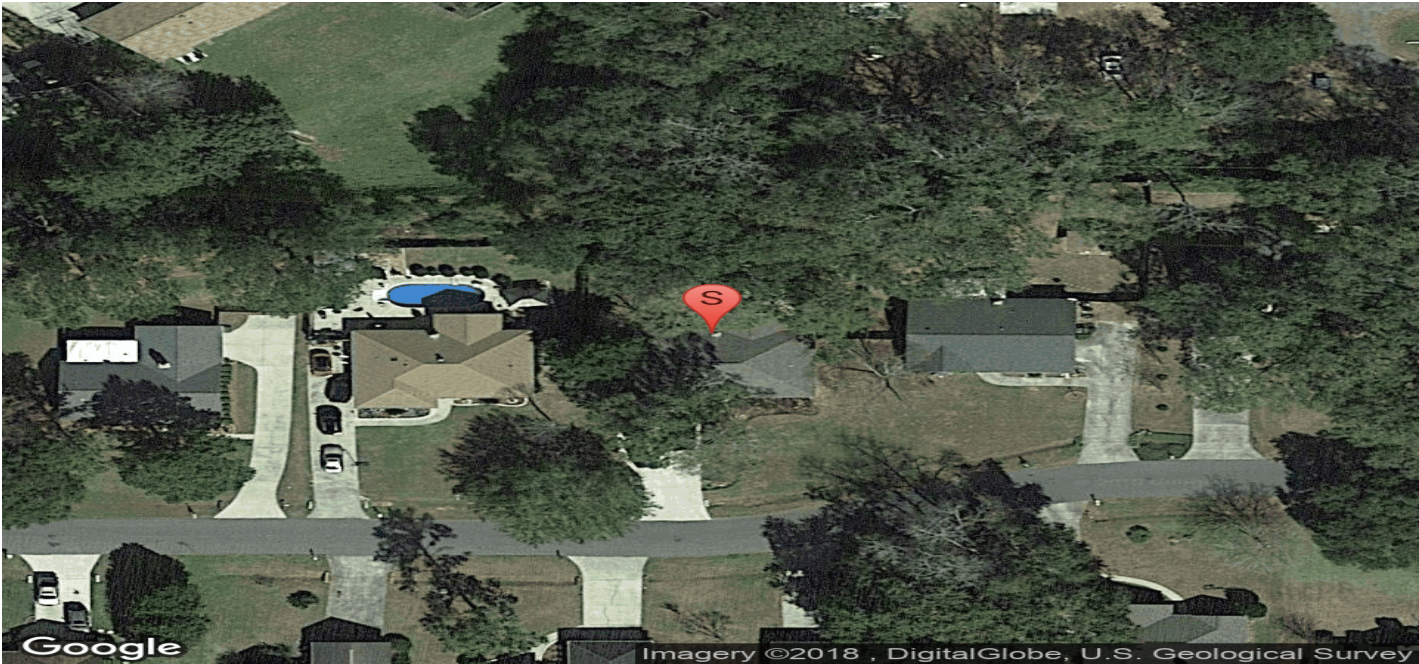




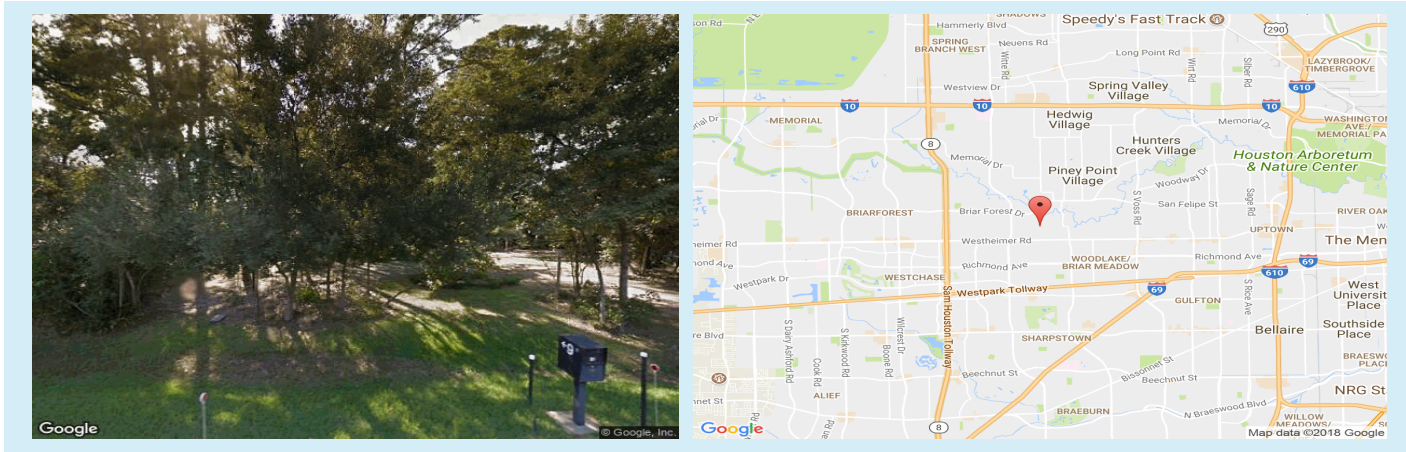
EVALUATION REPORT

Executive Summary			
Property Type	Living Oriented	Date	4/6/2018
Location	Hcadhouston		
Address	N Loop W		
Legal Description	Tr 9A Piney Point Estates		
Tax Parcel Number(s)	A:7720840000030, P:,TX,HCAD		
Owner Name	Living Oriented		
Owner Address	Living Oriented		
Total Land Area (SF)	0.00		
Year Built	1950		
Gross Building Area (SF)	1766		
Grade	A	Allocation	
Assessed Value / Total	0.00	0.00	
Assessed Value / Improvements	0.00	0.00	
Assessed Value / Land	0.00	Living Oriented	
Current and Projected use	101		
Conclusion	Living Oriented		

Aerial View



Property Description



Account Number	7720840000030	G B A	1766
Property Address	9 W Shady Ln, Houston, Tx 77063, Usa	NRA	0
Owner Name	Udi Master Account	Land Size	34499
Owner Address	Address Unknown,	Unit	
Property Type	Living Oriented	Grade	C+
Land Use Code	101	Year Built	1950

Scope of Work

<p>The problem to be solved is to form an opinion of :</p> <div><div><input checked="" type="checkbox"/></div>Market Value</div> <div><div><input type="checkbox"/></div>Probable Price</div> <div><div><input type="checkbox"/></div>As Is</div> <div><div><input type="checkbox"/></div>Upon completion of repairs</div> <div><div><input type="checkbox"/></div>Upon completion per plans & specs</div>	<p>The following inspections were completed:</p> <div><div><input checked="" type="checkbox"/></div>I have made no inspections of subject's and comparables as of the date of analysis</div> <div><div><input type="checkbox"/></div>I have inspected the exterior only of the subject as of the date of analysis</div> <div><div><input type="checkbox"/></div>I have inspected the interior and exterior of the subject as of the date of analysis</div> <div><div><input type="checkbox"/></div>I have inspected the exterior of the comparables as of the date of analysis</div> <div><div><input type="checkbox"/></div>I have inspected the interior and exterior of the comparables as of the date of analysis</div>
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Analysis performed by

Phone

Signature

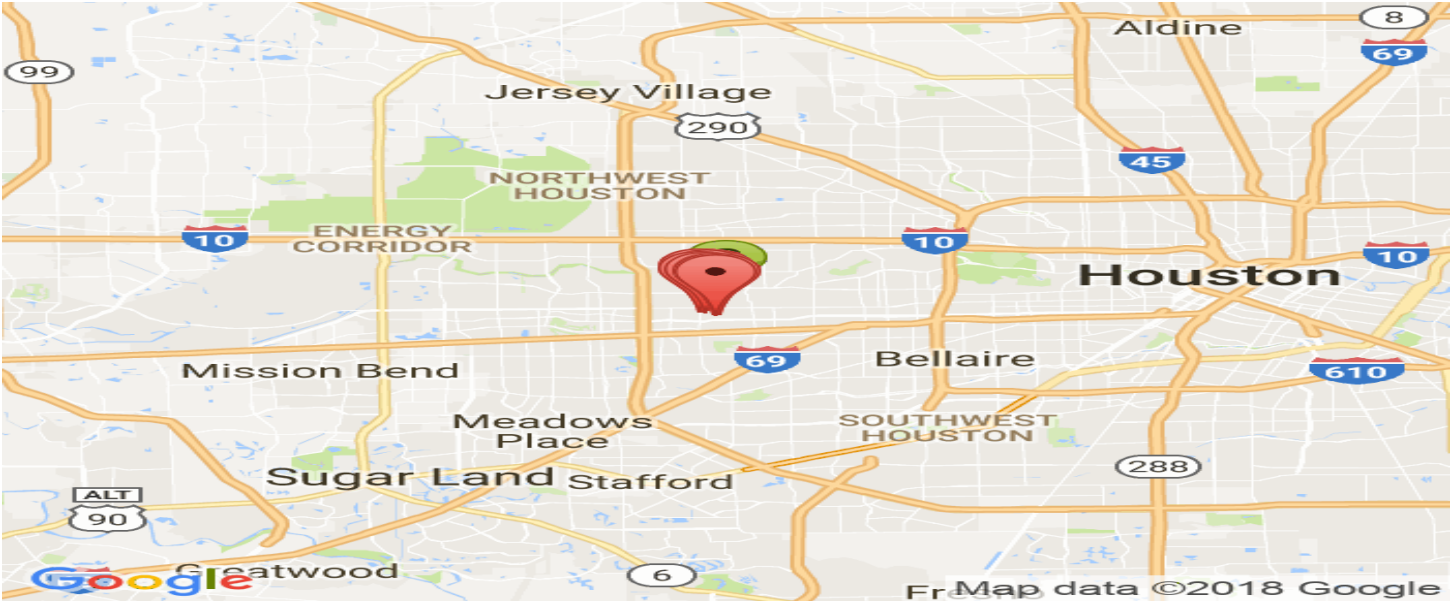
Email

Effective Date4/6/2018

Subject Property Sales History

Record Number	Source	Status	List / Sale Date	List / Sale Price
1234				

Selected Comparable Sales



#	Address	Sale Date	Sale Price	Total Assessed	Land Assessed	Land (SF)	GBA (SF)	Year Built	Sales PSF
A	2730 Westerland Dr, Houston, TX 77063, USA	9/14/2017	180000	216542.00	132600.00	8125		1960	88.85
B	9526 Winsome Ln, Houston, TX 77063, USA	10/4/2017	199000	233121.00	132480.00	8510		1956	107.39
C	9630 Val Verde St, Houston, TX 77063, USA	6/9/2017	280000	203300.00	127357.00	7881		1960	171.99
D	9606 Winsome Ln, Houston, TX 77063, USA	4/6/2017	294000	231810.00	131560.00	8395		1954	148.94
E	9614 Winsome Ln, Houston, TX 77063, USA	4/18/2017	290000	246846.00	131560.00	8395		1958	146.91
F	9507 Meadowbriar Ln, Houston, TX 77063, USA	7/19/2017	250700	228442.00	134320.00	8740		1956	155.52
G	9662 Val Verde St, Houston, TX 77063, USA	6/19/2017	59000	145820.00	115970.00	8057		1960	37.37
H	3011 Rockyridge Dr, Houston, TX 77063, USA	12/6/2017	295000	239304.00	131000.00	8325		1960	187.66
I	9534 Meadowglen Ln, Houston, TX 77063, USA	6/20/2017	279900	250228.00	134320.00	8740		1960	175.6
J	9523 Meadowglen Ln, Houston, TX 77063, USA	6/15/2017	295000	266602.00	138000.00	9200		1960	192.81
K	9627 Highmeadow Dr, Houston, TX 77063, USA	5/23/2017	300000	234031.00	132480.00	8510		1959	182.82
L	9618 Meadowbriar Ln, Houston, TX 77063, USA	10/31/2017	225000	258508.00	132480.00	8510		1959	143.13
M	9515 Meadowcroft Dr, Houston, TX 77063, USA	4/28/2017	226000	201699.00	128800.00	8050		1960	140.99
N	9651 Highmeadow Dr, Houston, TX 77063, USA	5/26/2017	229750	253746.00	129168.00	9890		1959	138.15

								File #
Average	N/A	243096.4285714229	285.6428571308	63.9285714852	3.428570		N/A	144.15214
Median	N/A	279900	234031	132480	8510	0	N/A	148.94

Adjustment Summary

Indicated Mean / Median / Range:	Mean	Median	Min	Max
	\$18	\$7	\$2	\$59

SALES COMPARISON PSF METHOD		
GBA	Price PSF Conculsion	Total
		\$ 1,180,296
Adjustments:	Contract Rent Varies From Market	
	Extra Features	
Conclusion		

Conclusion

Value based on assessed value x median level of (assessed value / Sales Price) for comps	\$ 460,502
Median sales price PSF for comparables X SF of subject	\$ 488,399
(Subject Land Value + Median Assessed Value of Improvements * Subject SF) / Median Level of Assessment	\$ 269,444
Median Sales Price PSF after Land Adjustments x Subject SF	\$ 973,416
Subject land / Median Level of Assessment + Median Sales Price of Improvements x Subject SF	\$ 801,151
Manually Adjusted Comparable Sales	\$ 1,180,300
Median of all the Indicated Value	\$ 644,995
Average of all the Indicated Value	\$ 695,275
The final value for 2200 N Loop W, Houston, TX 77018 is \$676,876,867 , as of effective date of 03/23/2018	



Comparable 1

2730 Westerland Dr
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 09/14/2017
Sale Price 180000
GBA
Sales PSF 88.85
Land SF 8125
Year Built 1960



Comparable 2

9526 Winsome Ln
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 10/04/2017
Sale Price 199000
GBA
Sales PSF 107.39
Land SF 8510
Year Built 1956



Comparable 3

9630 Val Verde St
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 06/09/2017
Sale Price 280000
GBA
Sales PSF 171.99
Land SF 7881
Year Built 1960



Comparable 4

9606 Winsome Ln
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 04/06/2017
Sale Price 294000
GBA
Sales PSF 148.94
Land SF 8395
Year Built 1954



Comparable 5

9614 Winsome Ln
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 04/18/2017
Sale Price 290000
GBA
Sales PSF 146.91
Land SF 8395
Year Built 1958



Comparable 6

9507 Meadowbriar Ln
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 07/19/2017
Sale Price 250700
GBA
Sales PSF 155.52
Land SF 8740
Year Built 1956



Comparable 7

9662 Val Verde St
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 06/19/2017
Sale Price 59000
GBA
Sales PSF 37.37
Land SF 8057
Year Built 1960



Comparable 8

3011 Rockyridge Dr
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 12/06/2017
Sale Price 295000
GBA
Sales PSF 187.66
Land SF 8325
Year Built 1960



Comparable 9

9534 Meadowglen Ln
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 06/20/2017
Sale Price 279900
GBA
Sales PSF 175.6
Land SF 8740
Year Built 1960



Comparable 10

9523 Meadowglen Ln
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 06/15/2017
Sale Price 295000
GBA
Sales PSF 192.81
Land SF 9200
Year Built 1960



Comparable 11

9627 Highmeadow Dr
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 05/23/2017
Sale Price 300000
GBA
Sales PSF 182.82
Land SF 8510
Year Built 1959



Comparable 12

9618 Meadowbriar Ln
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 10/31/2017
Sale Price 225000
GBA
Sales PSF 143.13
Land SF 8510
Year Built 1959



Comparable 13

9515 Meadowcroft Dr
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 04/28/2017
Sale Price 226000
GBA
Sales PSF 140.99
Land SF 8050
Year Built 1960



Comparable 14

9651 Highmeadow Dr
Houston, TX 77063

Proximity 1.00 Miles
Sale Date 05/26/2017
Sale Price 229750
GBA
Sales PSF 138.15
Land SF 9890
Year Built 1959