

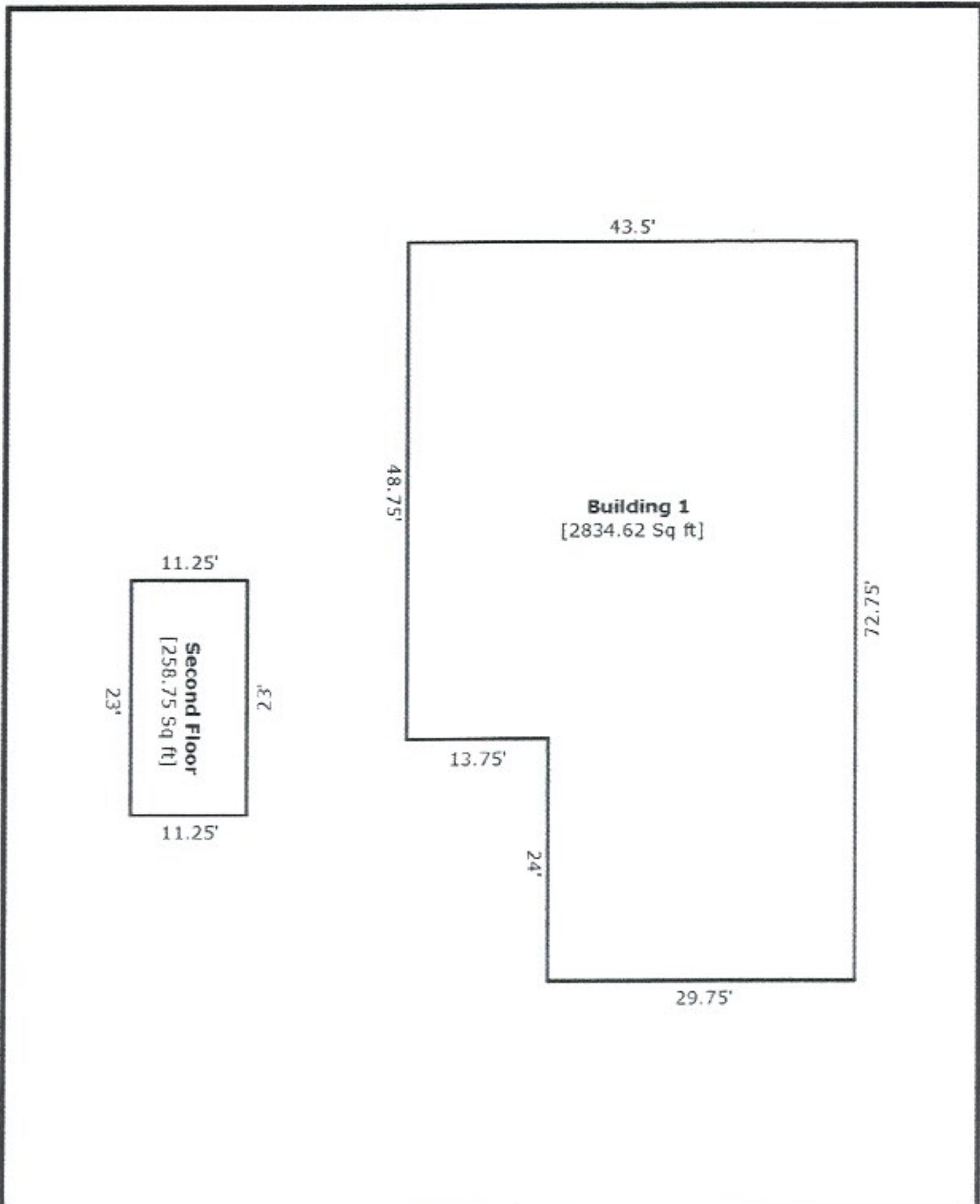
EXECUTIVE SUMMARY

Property Identification

Property Appraised:	Single Tenant Industrial Property
Address:	31730 and 31718 Waller Tomball Road Waller, Harris County, Texas 77484
Location:	N/S Waller Tomball Road, 1,106 feet west of FM 2920
Date of Inspection:	March 1, 2017
Date of Value:	March 1, 2017
Interest Appraised:	Fee Simple

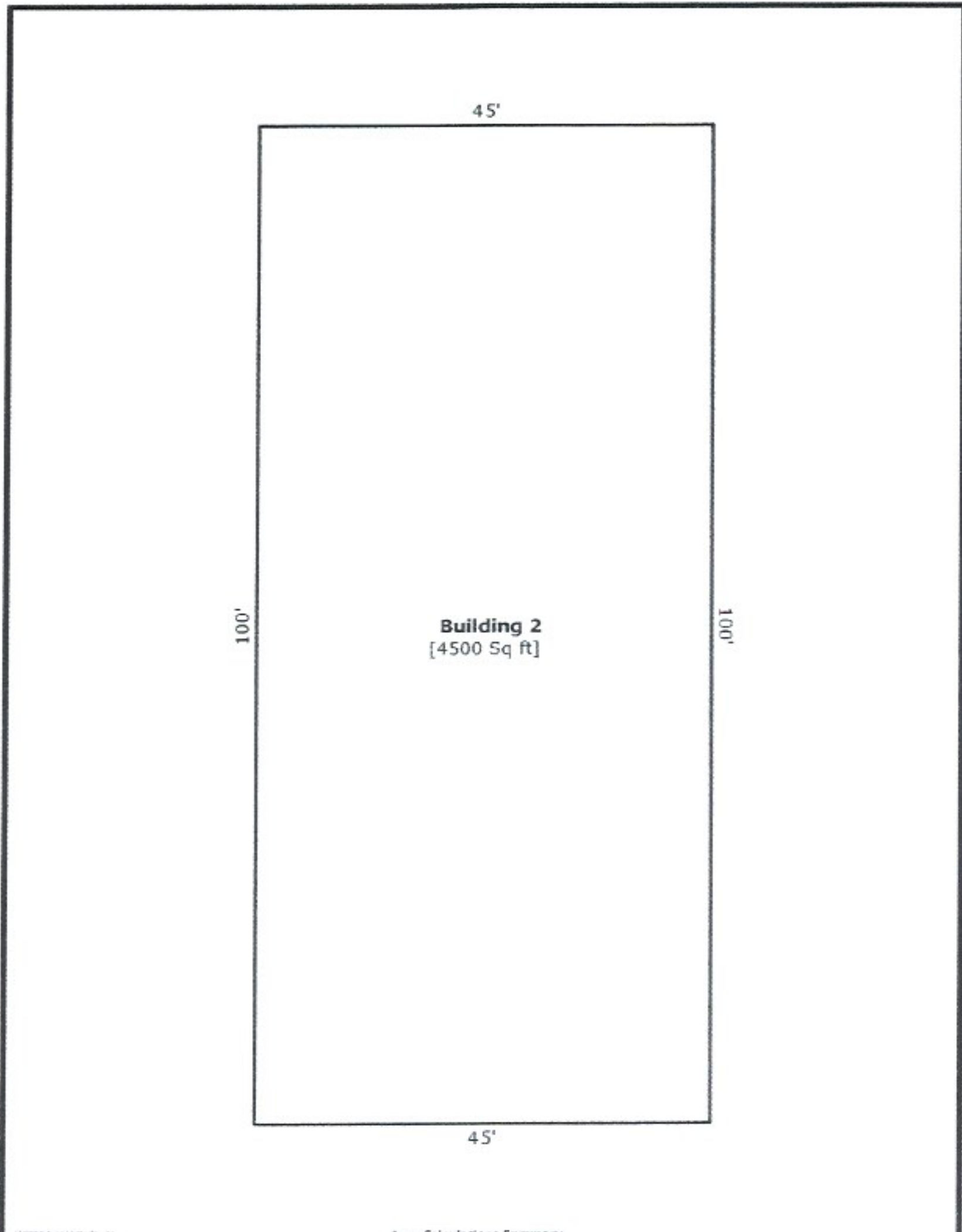
Property Data

Year Completed:	Building 1: 1990 Building 2: 2007 Building 3: 2013 Building 4: 1970 <hr/> Wtd. Avg.: 1997
Year Renovated:	N/A
Remaining Economic Life:	20 Years
Number of Buildings:	Four
Gross Building Area (GBA):	Building 1: 3,094 SF Building 2: 4,500 SF Building 3: 1,200 SF Building 4: 1,598 SF <hr/> Total: 10,392 SF
Construction Type:	Metal
Percentage Office:	24.7%
Percentage HVAC:	79.6%
Clear Height:	15 Feet (weighted average)
Land Area:	42,757 Square Feet 0.982 Acres
Land to Building Ratio:	4.11 to 1

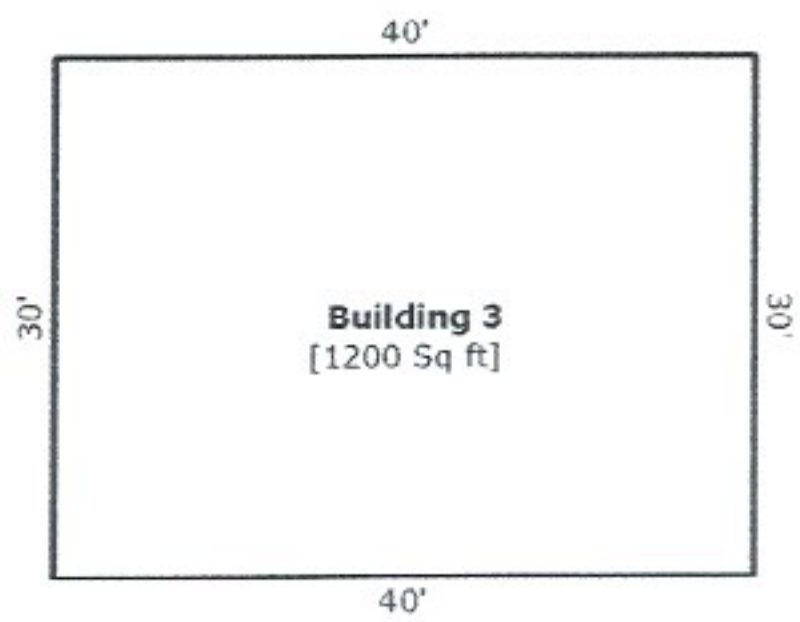


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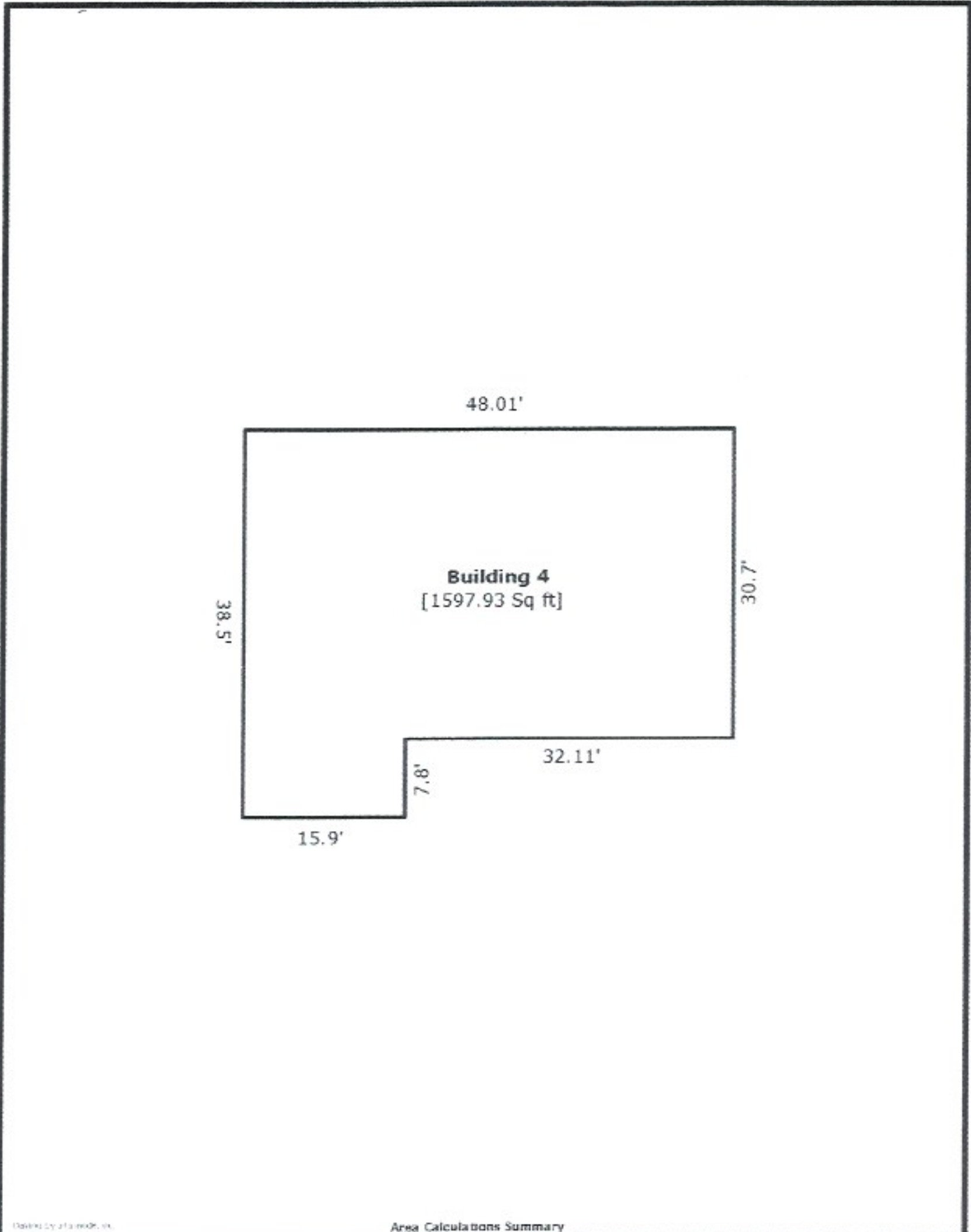
Area Calculations Summary		
Living Area		Calculation Details
Building 1	2834.6 Sq ft	$43.5 \times 48.75 = 2120.625$ $29.75 \times 24 = 714$
Second Floor	258.8 Sq ft	$11.25 \times 23 = 258.75$
Total Living Area (Rounded):	3093 Sq ft	



Area Calculations Summary		Calculation Details
Living Area		
Building 2	4500 Sq ft	$100 \times 45 = 4500$
Total Living Area (Rounded):	4500 Sq ft	



Area Calculations Summary		Calculation Details
Living Area		
Building 3	1200 Sq ft	$30 \times 40 = 1200$
Total Living Area (Rounded):	1200 Sq ft	



Building 4
[1597.93 Sq ft]

Area Calculations Summary		Calculation Details
Living Area		
Building 4	1597.9 Sq ft	$30.7 \times 32.11 = 985.777$ $38.5 \times 15.9 = 612.15$
Total Living Area (Rounded):	1598 Sq ft	