### **APPRAISAL OF REAL PROPERTY**

# LOCATED AT:

513 Avenue I Donovans, Block 1, Lot 7A, 8A Conroe, TX 77301

# FOR:

AmCap Mortgage, Ltd. 1500 Citywest Blvd, Houston, TX 77042

# AS OF:

04/12/2021

## BY:

Blake Cisneros 12320 Barker Cypress, Ste 600 #291 Cypress, TX 77429

> Certification # TX 1360356 R Expires: 10/31/2022

Blake Cisneros

						160413	3987	
	Small Residential					e# 2021-6	38	
The purpose of this summary appraisal repo	ort is to provide the lender/clie			/ supported, opir				
Property Address 513 Avenue I Borrower John P. Lawrence Jr & Mary	(lane Lawrence Owner of		City Conroe	Ir 9 Manulana La		te TX <sup>unty</sup> Monto	Zip Code 7730	1
Legal Description Donovans, Block 1, I			John P. Lawrence	JI & MaryJane La	wrence oo		Joinery	
Assessor's Parcel # 4060-00-00760		-	Tax Year 2020				,825	
Neighborhood Name Donovans			Map Reference 26	6420		nsus Tract 6	931.01	
Occupant Owner X Tenant Vac			0		) HOA\$C		per year p	er month
Property Rights Appraised X Fee Simple Assignment Type Purchase Transaction	Leasehold Other (c	lescribe) Other (desci	ribe)					
Lender/Client AmCap Mortgage, Ltd.	Addre		west Blvd,, Suit	e 650, Housto	on, TX 7704	12		
Is the subject property currently offered for sale of	or has it been offered for sale in th						Yes 🗙 No	
Report data source(s) used, offering price(s), and	d date(s). No listings i	n the prior 12 r	months.					
I did did not analyze the contract for	cale for the subject surplace tran	agation Evoluin the	regulto of the apply	in of the contract t	for colo or why	the enclusion	waa not	
I did did not analyze the contract for performed. Not a purchase.	sale for the subject purchase tran	saction. Explain the	e results of the analys	as of the contract	for sale of why	the analysis	was not	
Contract Price \$ Date of Con			wner of public record		No Data	Source(s)		
Is there any financial assistance (loan charges, s		ment assistance, etc	c.) to be paid by any	party on behalf of	the borrower?		Yes	No
If Yes, report the total dollar amount and describe	e the items to be paid.							
Note: Race and the racial composition of the	neighborhood are not appraisa	Il factors.						
Neighborhood Characteristics		2–4 Unit Hou			2-4 Unit I	-	Present Land	
Location Urban Suburban	Rural Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	50 %
Built-Up Over 75% X 25-75%	Under 25% Demand/Supply	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit Multi Family	1 %
Growth Rapid Stable Subject is get	] Slow Marketing Time enerally bounded to the no	Under 3 mths		Over 6 mths	48 Lo 489 Hig		Multi-Family Commercial	<u>8 %</u> 22 %
336; to the south by Loop 336; and the			5; to the east b	у соор	188 Pre		Other	<u> </u>
	a single family residentia	I subdivision lo	ocated approxim	nately 39mi no		-		
homes in the moderate to middle. Va								
marketing area in the foreseeable fu	ture. The area is served b	y the Conroe I	ISD. See Additio	onal Comment	s			
Market Conditions (including support for the above				41-1		0		:I
There does not appear to be an over			be absorbed in					
subject's market area including Conv								
scarce in the Conroe market area an								
Scalce in the Comoe market area an	id nave an extended DON	I compared to	SFR homes.					,
Dimensions 89' x 105' x 89' x 90'	Area	9,345	Shape	Rectangula	r	View N;		
Dimensions 89' x 105' x 89' x 90' Specific Zoning Classification Deed Restric	Area ctions -SFR Zoning	9,345 Description No	Shape Zoning - Can b	Rectangular e rebuilt if des	r			
Dimensions 89' x 105' x 89' x 90' Specific Zoning Classification Deed Restric Zoning Compliance Legal Legal Non	Area ctions -SFR Zoning nconforming (Grandfathered Use)	9,345 Description No	Shape Zoning - Can b Illegal (describe	Rectangular e rebuilt if des	r troyed	View N;	Res;	
Dimensions 89' x 105' x 89' x 90' Specific Zoning Classification Deed Restric	Area ctions -SFR Zoning nconforming (Grandfathered Use)	9,345 Description No	Shape Zoning - Can b Illegal (describe	Rectangular e rebuilt if des	r	View N;	Res;	,
Dimensions 89' x 105' x 89' x 90' Specific Zoning Classification Deed Restric Zoning Compliance Legal Legal Non	Area ctions -SFR Zoning nconforming (Grandfathered Use) s improved (or as proposed per pl	9,345 Description No	Shape Zoning - Can b Illegal (describe ons) the present use?	Rectangular e rebuilt if des	r troyed Yes 🗌 No	View N;	Res;	rivate
Dimensions       89' x 105' x 89' x 90'         Specific Zoning Classification       Deed Restric         Zoning Compliance       Legal       Legal Non         Is the highest and best use of subject property as         Utilities       Public       Other (describe)         Electricity       X	Area ctions -SFR Zoning nconforming (Grandfathered Use) s improved (or as proposed per pl Pu Water <b>D</b>	9,345 Description No No Zoning ans and specification blic Other (descr	Shape Zoning - Can b Illegal (describe ons) the present use?	Rectangular     rebuilt if des      Off-site Impro     Street Conc	r troyed Yes No vements - Typ	View N;	Res;	
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Dimensions       89' x 105' x 89' x 90'         Specific Zoning Classification       Deed Restrict         Zoning Compliance       Legal       Legal Non         Is the highest and best use of subject property as         Utilities       Public       Other (describe)         Electricity       Image: Compliance Section	Area ctions -SFR Zoning inconforming (Grandfathered Use) s improved (or as proposed per pl  Vater Sanitary Sewer  Sanitary Sewer  No FEMA Flood Zone  ical for the market area?  factors (easements, encroachmer ents or adverse conditions noted upon site impedian. The su  Foundation Concrete Slab Crav Full Basement Parti Basement Area Basement Finish Outside Entry/Exit S Evidence of Infestation Dampness Settlemer Heating/Cooling FWA HWBB Other Fuel C Cooling Central Air Condit Individual Ottr (Oven 4 Dishwasher	9,345 Description No No Zoning ans and specification blic Other (descr ↓	Shape Zoning - Can b Illegal (describe ons) the present use? ribe) EMA Map # 4833 If No, describe conditions, land uses. If No, describe conditions, land uses. te recert Hurricares, however the reconstruction xterior Description bundation Walls oof Surface utters & Downspouts /indow Type torm Sash/Insulated creens Ar Pireplace(s) # Patio/Deck Con Other None Other None		r troyed Yes N vements - Typ crete s for the second	View N;	Res; rribe Public Pr Date 8/18/201 If Yes, describe Materials/o Vinyl/Avg Sheetrock/. Wood/Avg Tile/Avg t Tile/Avg t	rivate
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Dimensions       89' x 105' x 89' x 90'         Specific Zoning Classification       Deed Restrict         Zoning Compliance       Legal       Legal Non         Is the highest and best use of subject property as         Utilities       Public       Other (describe)         Electricity       Image: Compliance in the second subject property as         Gas       Image: Compliance in the second subject property as         FEMA Special Flood Hazard Area       Yes         Are the utilities and/or off-site improvements typi         Are there any adverse site conditions or external         Typical utility examents of record noted - no dettrimental market effect. No encroaching         General Description         Units       Two         Accessory Unit (describe below)         # of Stories       2         # of Stories       2         Year Built       2019         Effective Age (Yrs)       2         Attic       None         M Drop Stair       Stairs         Floor       Scuttle         Finished       Heated         # of Appliances       Refrigerator       4         Is ontains:       4       Room         Unit # 2 contains:       4       Room   <	Area ctions -SFR Zoning inconforming (Grandfathered Use) s improved (or as proposed per pl           Pui         Water         Sanitary Sewer         No         FEMA Flood Zone         Ical for the market area?         factors (easements, encroachmer         ents adverse conditions noted upon site impection. The su         Foundation         Concrete Slab       Craw         Full Basement       Parti         Basement Finish       Outside Entry/Exit       S         Evidence of       Infestation         Dampness       Settlemer         Heating/Cooling       FWA       HWBB         Other       Fuel C         Cooling       Central Air Condit         Individual       Ottro         Yoven       Dishwasher         Is       3       Bedrooms         Is       2       Bedrooms	9,345 Description No No Zoning ans and specification blic Other (descr ↓	Shape Zoning - Can b Illegal (describe ons) the present use? ribe) EMA Map # 4833 If No, describe conditions, land uses, if No, describe conditions, land uses, indow Type torm Sash/Insulated creens Ar Fireplace(s) # Pool None Other None Microwave iath(s) 1 ath(s) 1		r troyed Yes New wements - Typ crete  yes for trock by lieu of busiled pic s/condition /g bod/Avg bod/	View N;	Res; cribe Public P Cribe Public P Cribe Public P Cribe Public P Cribe Public P Public Public P Public Public Publ	rivate □ 4 condition Avg 4 condition Avg 4 Condition Avg Built-in
Dimensions       89' x 105' x 89' x 90'         Specific Zoning Classification       Deed Restrict         Zoning Compliance       Legal       Legal Non         Is the highest and best use of subject property as         Utilities       Public       Other (describe)         Electricity       Image: Compliance in the second subject property as         Gas       Image: Compliance in the second subject property as         FEMA Special Flood Hazard Area       Yes         Are the utilities and/or off-site improvements typi         Are there any adverse site conditions or external         Typical utility examents of record noted - no dettimental market effect. No encodence         General Description         Units       Two         Accessory Unit (describe below)         # of Stories       2         # of Stories       2         Year Built       2019         Effective Age (Yrs)       2         Attic       None         Year Built       2019         Effective Age (Yrs)       2         Attic       None         Yor Drop Stair       Stairs         Floor       Scuttle         # of Appliances       Refrigerator       4         # of Appliances	Area ctions -SFR Zoning inconforming (Grandfathered Use) s improved (or as proposed per pl           Pui         Water         Sanitary Sewer         No         FEMA Flood Zone         Ical for the market area?         factors (easements, encroachmer         ents adverse conditions noted upon site impection. The su         Foundation         Concrete Slab       Craw         Full Basement       Partil         Basement Area       Basement Finish         Outside Entry/Exit       S         Evidence of       Infestation         Dampness       Settlemer         FWA       HWBB         Other       Fuel C         Cooling       Central Air Condit         Individual       Otther         S       3         Bedrooms       3         S       3         Bedrooms       S         S       2         Bedrooms       S	9,345 Description No No Zoning ans and specification blic Other (descr ↓	Shape Zoning - Can b Illegal (describe ons) the present use? ribe) EMA Map # 4833 If No, describe conditions, land uses, terreert Huricanes, however the rec- xterior Description pundation Walls erecent Huricanes, however the rec- xterior Description pundation Walls oof Surface utters & Downspouts /indow Type torm Sash/Insulated creens Ar Fireplace(s) # Patio/Deck Con Pool None Other None Other None Microwave ath(s) 1 ath(s) ath(s)		r troyed Yes New wements - Typ crete  yes for trock by lieu of busiled pic s/condition /g bod/Avg bod/	View N;	Res; cribe Public P Cribe Public P Cribe Public P Cribe Public P Cribe Public P Public Public P Public Public Publ	rivate □ 4 condition Avg 4 condition Avg 4 Condition Avg Built-in
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Dimensions       89' x 105' x 89' x 90'         Specific Zoning Classification       Deed Restrict         Zoning Compliance       Legal       Legal Non         Is the highest and best use of subject property as         Utilities       Public       Other (describe)         Electricity       Image: Compliance       Gas         FEMA Special Flood Hazard Area       Yes         Are the utilities and/or off-site improvements typi         Are there any adverse site conditions or external         Typical utility easements of record noted - no detimental market effect. No encreacher         General Description         Units       Two         Accessory Unit (describe below)         # of Stories       2         # of bldgs. 3         Type       Det.         Attic       S-Det./End Unit         Means       Evisting         Proposed       Under Const.         Design (Style)       Fourplex         Year Built       2019         Effective Age (Yrs)       2         Attic       None         Morp Drop Stair       Stairs         Floor       Scuttle         Finished       Heated         # of Appliances       Refrigerator <td< td=""><td>Area         ctions -SFR       Zoning         icconforming (Grandfathered Use)       s         s improved (or as proposed per pl         Water       Sanitary Sewer         Sanitary Sewer       Sanitary Sewer         No       FEMA Flood Zone         iccal for the market area?       factors (easements, encroachmer         factors (easements, encroachmer       enter adverse conditions noted upon site impaction. The su         Foundation       Concrete Slab       Crav         Full Basement       Parti         Basement Area       Basement Finish         Outside Entry/Exit       S         Evidence of       Infestation         Dampness       Settlemer         Heating/Cooling       Central Air Condition         Other       Fuel C         Cooling       Central Air Condition         Individual       Oth         Other       S         Is       3         Bedrooms       3         S       2         Bedrooms       S         S       2         Basement Finish       Other         Individual       Oth         Yoven 4       Dishwasher         S</td></td<> <td>9,345         Description       No         Image: Second structure       Image: Second structure         Image: Second structure       Image: Second structure</td> <td>Shape Zoning - Can b Illegal (describe ons) the present use? ribe)  EMA Map # 4833 If No, describe conditions, land uses, lindow Type torm Sash/Insulated creens  Ar Patio/Deck Con Pool None Other None Microwave iath(s) 1 iath(s) 1 iath(s) at, attic vents. U g, etc.).</td> <td></td> <td>r troyed Yes N vements - Typ crete  yes yes yes yes yes yes yes yes yes y</td> <td>View N;</td> <td>Res; cribe Public P Cribe Public P Cribe Date 8/18/201 If Yes, describe If Yes, describe Materials/C Vinyl/Avg Sheetrock/. Wood/Avg Tile/Avg Car Storage # of Cars ace Conc # of Cars ace Conc</td> <td>rivate 4 condition Avg 4 rete 0 2 Built-in II 3 story</td>	Area         ctions -SFR       Zoning         icconforming (Grandfathered Use)       s         s improved (or as proposed per pl         Water       Sanitary Sewer         Sanitary Sewer       Sanitary Sewer         No       FEMA Flood Zone         iccal for the market area?       factors (easements, encroachmer         factors (easements, encroachmer       enter adverse conditions noted upon site impaction. The su         Foundation       Concrete Slab       Crav         Full Basement       Parti         Basement Area       Basement Finish         Outside Entry/Exit       S         Evidence of       Infestation         Dampness       Settlemer         Heating/Cooling       Central Air Condition         Other       Fuel C         Cooling       Central Air Condition         Individual       Oth         Other       S         Is       3         Bedrooms       3         S       2         Bedrooms       S         S       2         Basement Finish       Other         Individual       Oth         Yoven 4       Dishwasher         S	9,345         Description       No         Image: Second structure       Image: Second structure	Shape Zoning - Can b Illegal (describe ons) the present use? ribe)  EMA Map # 4833 If No, describe conditions, land uses, lindow Type torm Sash/Insulated creens  Ar Patio/Deck Con Pool None Other None Microwave iath(s) 1 iath(s) 1 iath(s) at, attic vents. U g, etc.).		r troyed Yes N vements - Typ crete  yes yes yes yes yes yes yes yes yes y	View N;	Res; cribe Public P Cribe Public P Cribe Date 8/18/201 If Yes, describe If Yes, describe Materials/C Vinyl/Avg Sheetrock/. Wood/Avg Tile/Avg Car Storage # of Cars ace Conc # of Cars ace Conc	rivate 4 condition Avg 4 rete 0 2 Built-in II 3 story
Dimensions       89' x 105' x 89' x 90'         Specific Zoning Classification       Deed Restrict         Zoning Compliance       Legal       Legal Non         Is the highest and best use of subject property as         Utilities       Public       Other (describe)         Electricity       Image: Compliance Section	Area         ctions -SFR       Zoning         iconforming (Grandfathered Use)       simproved (or as proposed per pl         Water       Sanitary Sewer         Sanitary Sewer       Sanitary Sewer         No       FEMA Flood Zone         ical for the market area?       factors (easements, encroachmer         enter adverse conditions noted upon site impaction. The su         Foundation         Concrete Slab       Crav         Full Basement       Parti         Basement Area       Basement Finish         Outside Entry/Exit       S         Evidence of       Infestation         Dampness       Settlemer         Heating/Cooling       Central Air Condit         Individual       Otther         Fuel       C         Cooling       Central Air Condit         Individual       Otther         S       3 Bedrooms         Is       3 Bedrooms         Is       2 Bedrooms         S       2 Bedrooms         s       2 Bedrooms         s       2 Bedrooms         s       3 Bedrooms         s       2 Bedrooms         s       2 Bedrooms	9,345 Description No No Zoning ans and specification blic Other (descr ↓	Shape Zoning - Can b Illegal (describe ons) the present use? ribe) EMA Map # 4833 If No, describe conditions, land uses. the recert Hurricanes, however the reconstruction sterior Description bundation Walls oof Surface utters & Downspouts /indow Type torm Sash/Insulated creens Ar Patio/Deck Con Pool None Other None Other None Other None Other None Other None Other None Microwave ath(s) 1 ath(s) 1 ath(s) 1 ath(s) at, attic vents. U g, etc.). ncy. The two story dup		r troyed Yes N vements - Typ crete s food yes trock by lieu of builded pip yes s/condition s/cond	View N;	Res; cribe Public P Cribe Public P Cribe Date 8/18/201 If Yes, describe If Yes, describe Materials/C Vinyl/Avg Sheetrock/. Wood/Avg Tile/Avg Car Storage # of Cars ace Conc # of Cars ace Conc	rivate □ 4 condition Avg 4 rete 0 2 Built-in II 3 story

Form 1025 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

1 1025 March 2005

Serial# FC185594 esign.alamode.com/verify

						Sma	all R	esid	ential	Inco	me Pro	ре	rty	Ар	oraisa	al F	Report	File #		9413 21-63			
		physical deficie																	No	lf Ye	s, descri	be.	
TS	Unit 4 has	cosmetic da	ama	ages	cau	sed by t	ne rec	ent fr	eeze tha	t are	considere	d cu	irabl	e at a	an estir	nat	ed cost of \$2,	,500.					
IMPROVEMENTS																							
VEN	Does the prop	erty generally c	onfo	rm to	the ne	ighborhoo	d (funct	onal ut	ility, style, c	onditio	n, use, constr	uctic	n, etc	.)?		X	🕻 Yes 🗌 No	lf No, c	descrit	De.			
PRO																							
M	Is the property	y subject to rent	t con	trol?		Yes	X	No	If Yes, desc	rihe													
									11 100, 0000	1100													
	opinion of t	he market ren		r the	subje	ect propei			•		•	al p					t property. This	analys					
		TURE		S	SUBJEC	CT	1000		PARABLE R	ENTAL	#1	4.5			ARABLE F		TAL # 2	1000			ABLE RE		
		3 Avenue I nroe, TX 77	301					Foste	er Dr X 77301						St Apt 9 77301	9		Conr			ood St 7301	Unit	В
	Proximity to S			1			1.07							iles S				1.04	,		1001		
	Current Month	,	\$			3,730				\$	4,000					\$	875					\$	995
	Rent/Gross Bl Rent Control	ldg. Area	\$	Vaa		<u>.12 sq.ft.</u>		s 🗙	No	\$	1.07 sq.ft.		Vaa			\$	1.09 sq.ft.		es 🗙			\$	1.02 sq.ft.
	Data Source(s	3)	ML			NU	MLS#					MI		5456				MLS#			55		
4	Date of Lease	/	Op				07/20							Ope				07/20			55		
DAT	Location				Mar	ket	Conre	be Ma	arket					Mar				Conro			et		
TAL	Actual Age		2				2					27						41					
<b>RENTAL DATA</b>	Condition Gross Building		C3			2 2 2 2	C3				2 7 4 0	C3						C3					070
Щ		y Alta	_			3,330 Size			Size		3,740				Size		800				Size		972
RAB	Unit Breakdov	vn	Rm	Coun	t	Sq. Ft.	Rm Co	unt	Sq. Ft.	Mo	nthly Rent		Coun	t	Sq. Ft.		,	Rm Co			Sq. Ft.	Mo	nthly Rent
A			<u> </u>		Ва	3,330			3,740		4,000			Ва	800	-		Tot B		_	972	•	995
COMPARABLE	Unit # 1 Unit # 2		4	3 3	<u>1.1</u> 1.1	<u>1,018</u> 1,018			935		<u>1,000</u> 1,000		2	1	800	) \$  \$	875	4 2	2 1		972	\$ \$	995
	Unit # 3		4	3	1.1	774		2 2	935		1,000					\$						\$	
	Unit # 4		2	2	1	520			935	\$	1,000					\$						\$	
	Utilities Includ	led	No	ne			None					No	ne					None					
	Analysis of	rental data an	d su	ipport	for	estimated	market	rents	for the in	dividual	subject un	its r	eporte	ed bel	ow (inclu	uding	g the adequacy	of the	com	parat	oles, rer	tal co	oncessions,
	etc.) <sub>Subj</sub>	ect rental rates g	ather	ed fro	m local	I MLS. The	ental ra	es for t	he subject ar	e: Unit 1	: \$925 Unit 2	: \$93	0 Uni	t 3: \$95	50 Unit 4:	\$925	5. Sale 1 represents	s a fourp	lex bui	ilding.	Overall, i	ental 1	has a
																	, which assists in le						
		rent rental rate of								ar unit as	s part of a dupi	ex bu	liaing	and na	is a similar	over	rall quality and cond	ullion as	ine si	ibjeci.	based of	n une re	entais above
	Rent Schedu	Ile: The apprai	ser n	nust r	econci	ile the appl	icable ii	ndicated	d monthly m	narket re	ents to provid	e an	opinic	on of th	ne market	rent	for each unit in t	he subje	ect pro	operty	Ι.		
	I	Lea	ases							A	ctual Rents							Opinio	n of N	/larket	t Rent		
	lloit #	Pagin Dat	-	ase D		nd Date		Unfu	Pe rnished	r Unit	Furnished			Tota Rent			Pe Unfurnished	er Unit	Euro	ished			Total Rents
ш	Unit # 1	Begin Dat n/a	e			Open	\$	Ulliu	92	5 \$	Fullislieu		\$	TION	925	\$	1.00	0 \$	FUIII	ISHEU	ę		1,000
EDU	2	n/a				Open Open			930				•		930	+	1,00	-					1,000
SUBJECT RENT SCHEDULE	3	n/a			(	Open			95						950		90	0					900
S LN	4 Commont on	n/a				Open		tal Aatı	92	-			¢		925	Tot	90 al Gross Monthly	-				•	900
RE	Comment on	transactions				hered fro			al Monthly nthly Incom		ze)		\$ \$		3,730		er Monthly Incom		ize)			р 6	3,800
ы		currently lea							al Monthly		,		\$		3,730		al Estimated Mon		,		ę	6	3,800
UBJ		ed in estimated				Electric		ater	Sewer			Oil			h collectio		Cable	Other					
S		actual or estim erty is sepa					-			onal pro	репу)		Th	e est	imated	ren	ntal rates do n	not inc	lude	any	/ perso	nal p	property.
	<u>∟αστι μιορ</u>	erry is sepa	rale	ay ff	EIGLEI	eu (priot	us pro	viue	<i></i>														
	I 🗙 did 🛛	did not reco	arch	the or	ale or t	transfor his	tony of	hp cub	iect propert	v and o	omparable sa	pc	f not	evolai	n								
			u 011	110 30			UI UI	300		y and 6	omparable So	103.		onpial									
	My research										perty for the t	hree	years	prior	to the effe	ctive	e date of this appr	raisal.					
	Data Source(s My research	,							ax Record		sales for the	vear	nrior	to the	date of s	ale c	of the comparable	sale					
ORY	Data Source(s								ax Recoi			jeu	pe.					outor					
<b>PRIOR SALE HISTORY</b>	Report the res	sults of the rese				s of the pri	or sale	or trans		of the s				parab		-	t additional prior		n page				
Π	Data of Dutant	ITEM				ę	SUBJEC	Г		C0	MPARABLE S	SALE	#1		C0	MPA	ARABLE SALE # 2	2	-	CON	MPARAB	LE SA	LE # 3
S SA	Date of Prior S Price of Prior																		-				
	Data Source(s				ML	S and T	ax Re	cords	N	ILS ai	nd Tax Re	cor	ds		MLS a	nd <sup>-</sup>	Tax Records		ML	<u>S</u> an	nd Tax	Reco	ords
a		of Data Source	. ,		04/	13/2021			0	4/13/2					04/13/2					13/2			
	Analysis of pr	ior sale or trans	fer h	istory	of the	subject pr	operty	and cor	nparable sa	les	No	ne	note	d.									
				-									-			-			-	-			

160413987

Serial# FC185594 esign.alamode.com/verify

1025 March 2005

# Small Residential Income Property Appraisal Report

160413987

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								subject neighborho						to \$	•		
					neighb				ns rang			from \$ 134,00	0		\$ 975		
	FEATURE		SUBJEC	Т		COM	PARABLE	SALE # 1		COM	PARABLE	SALE # 2		COMP	ARABLE	SALE #	¥ 3
	Address 513 Avenue I				705 I	Edgar	St		2115	5 Gos	ling Rd	Unit 37	2115	5 Gosl	ing Rd	Unit 2	27
	Conroe, TX 77	301			Conr	oe. TX	(77301		Sprin	a. TX	77388		Sprin	ig, TX	77388		
	Proximity to Subject					miles				) miles				9 miles			
	Sale Price	\$			0.0.			\$ 268,000				\$ 720,000			-	\$	724,900
	Sale Price/Gross Bldg. Area	\$		sq.ft.	\$	101	.52 sq.ft.	200,000	\$	100	02 sq.ft.	+ 120,000	\$	100	77 sq.ft.	-	124,000
	Gross Monthly Rent	\$		3,800		101.	.02 09.11.		\$	109.	02 04.11.		\$	109.	// 04.11.		
	Gross Rent Multiplier	ψ		3,000	ψ				Ψ				Ψ				
	•	ŕ			<b></b>				¢				<u>^</u>				
	Price per Unit	\$			\$		67,000		\$		180,000		\$		81,225		
	Price per Room	\$			\$		16,750		\$		36,000		\$		36,245		
	Price per Bedroom	\$			\$		67,000		\$		60,000		\$		<u>60,408</u>		
	Rent Control	Ye	s 🗙 I	NO		es 🗙				es 🗙				s 🗙 M			
	Data Source(s)						9667;D	OM 16			0744;D0	OM 18			693 ;D	OM 1	3
	Verification Source(s)					Ex Ins		1		Ex Ins		1		Ex Insp			
	VALUE ADJUSTMENTS	DE	SCRIPTI	ON		DESCRIP	TION	+ (-) Adjustment	D	ESCRIP	TION	+ (-) Adjustment	D	ESCRIPT	ION	+(-)	Adjustment
	Sale or Financing				ArmL	th			ArmL	th			ArmL	th			
	Concessions				None	•			None				None				
	Date of Sale/Time				10/09	9/2020			12/30	/2020			03/27	/2021			
	Location	Conro	oe Mar	ket	Conr	oe Ma	rket		Sprin	g Mar	ket		Sprin	g Mark	(et		
	Leasehold/Fee Simple		Simple		Fee S	Simple	•			Simple				Simple			
	Site	9,345			6700			+5,290				+13,290					+12,840
	View	N;Res			N;Re			.,	N;Re	s;		.,	N;Re	s;			,
	Design (Style)	Fourp			Four				Four				Four				
Ч	Quality of Construction	Q4			Q4			+25,000				-25,000					-25,000
SALES COMPARISON APPROACH	Actual Age	2			41			+7,800				20,000	1				20,000
PR	Condition	2 C3			C4			+10,000	1			-20,000	C1				-20,000
AF	Gross Building Area	00		3,330			2,640				6,604				6,604		-163,700
NO	Unit Breakdown	Total	Bdrms	Baths	-	Bdrms	Baths	+34,500		Bdrms	Baths	-103,700	-	Bdrms	Baths		-103,700
RIS	Unit # 1	10tai	3	1.1	10tai	1	1 Dallis	+12,000		3	2.1	-4,000		3	2.1		-4,000
PA	Unit # 2		-				· ·		-								
МO		4	3	1.1	4	1	1	+12,000		3	2.1	-4,000		3	2.1		-4,000
ŭ	Unit # 3	4	3	1	4	1	1	+10,000		3	2.1	-6,000		3	2.1		-6,000
Щ	Unit # 4	2	2	1	4	1	1	+5,000		3	2.1	-11,000		3	2.1		-11,000
SA	Basement Description	0			0sf				0sf				0sf				
	Basement Finished Rooms	0															
		Avera			Avera				Avera				Avera				
	Heating/Cooling		al/Cer			ral/Cei	ntral			al/Cer	ntral			al/Cen	itral		
	Energy Efficient Items	Typica	al		Typic	al			Typic	al			Typic	al			
	Parking On/Off Site	2 Car	port/O	pen	Oper	า		+2,000	4 Bui	lt-In/O	pen	-8,000	4 Bui	lt-In/Op	ben		-8,000
		- 0			None	;			None				None				
	Porch/Patio/Deck	None			140110												
					None	)			None				None				
	Porch/Patio/Deck	None							None Fenc				None Fenc				
	Porch/Patio/Deck Fireplace	None None			None												
	Porch/Patio/Deck Fireplace	None None			None Fenc			\$ 123,590	Fenc	е	<b>X</b> -	\$ -228,410	Fenc	e	<-	\$	-228,860
	Porch/Patio/Deck Fireplace Fence/Pool	None None			None Fenc	e X+ [			Fenc	e +			Fenc	e + <b>&gt;</b>			-228,860
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total)	None None			None Fenc	e X + [ Ij.	46.1 %		Fenc [ Net Ad	e + j.	31.7 %		Fenc [ Net Ad	e + <b>&gt;</b> j. (	31.6 %		
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables	None None	9	Units)	None Fenc Net Ad	e X + [ Ij.	46.1 % 46.1 %	\$ 391,590	Fenc [ Net Ad	e + j. Adj.	31.7 % 35.4 %	\$ 491,590	Fenc [ Net Ad	e ] + <b>)</b> j. ( Adj. (	31.6 % 35.1 %	\$	-228,860 496,040
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s	None None Fence	e # of Comp		None Fenc Net Ad Gross	e X + [ Ij.	46.1 % 46.1 % 97,898	\$ 391,590	Fence [ Net Ad Gross	e + j. Adj.	31.7 %	\$ 491,590	Fence [ Net Ad Gross	e ] + <b>)</b> j. ; Adj. ; 1	31.6 % 35.1 % 24,010	\$	
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s Adjusted Price Per Room (Adj. s	None None Fence	e # of Comp # of Comp	Rooms)	None Fenc Net Ad Gross \$	e X + [ Ij.	46.1 % 46.1 % 97,898 24,474	\$ 391,590	Fence [ Net Ad Gross \$	e + j. Adj.	31.7 % 35.4 % 122,898 24,580	\$ 491,590	Fence [ Net Ad Gross \$	e ] + <b>)</b> j. ; Adj. ; 1	31.6 % 35.1 % 24,010 24,802	\$	
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s Adjusted Price Per Room (Adj. s Adjusted Price Per Bedrm (Adj. s	None None Fence	e # of Comp # of Comp	Rooms) Bedrooms)	None Fenc Net Ad Gross \$ \$	e X + [ ij. Adj.	46.1 % 46.1 % 97,898	\$ 391,590	Fenc [ Net Ad Gross \$ \$ \$	e ] + [ j. Adj.	31.7 % 35.4 % 122,898 24,580 40,966	\$ 491,590	Fence [ Net Ad Gross \$ \$ \$ \$	e ] + <b>)</b> j. ; Adj. ; 1	31.6 % 35.1 % 24,010	\$	496,040
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s Adjusted Price Per Room (Adj. s Adjusted Price Per Bedrm (Adj. s Adjusted Price Per Bedrm (Adj. s	None None Fence	e # of Comp # of Comp # of Comp	Rooms) Bedrooms)	None Fenc Net Ad Gross \$ \$ \$	e X + [ ij. Adj.	46.1 % 46.1 % 97,898 24,474 97,898	\$ 391,590 420,000	Fenc [ Net Ad Gross \$ \$ \$ Value	e ] + ] j. Adj. per GBA	31.7 % 35.4 % 122,898 24,580 40,966 \$	\$ 491,590	Fence [ Net Ad Gross \$ \$	e j. ( Adj. ( 1 ) (C	31.6 % 35.1 % 24,010 24,802 41,337	\$	496,040
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s Adjusted Price Per Bedrm (Adj. s Adjusted Price Per Bedrm (Adj. s Value per Unit Value per Rm.	None None Fence SP Comp / # SP Comp / #	# of Comp # of Comp # of Comp # of Comp 5,000 0,000	Rooms) Bedrooms) X X	None Fenc Net Ad Gross \$ \$ \$ \$ 4 14	e X + [ ij. Adj.	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms =	\$ 391,590 420,000 \$ 420,000	Fenc [ Net Ad Gross \$ \$ \$ Value	e j. Adj. per GBA per Bdrm	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$	\$ 491,590 126.13 X 38,181 X	Fenc [ Net Ad Gross \$ \$ \$ 3,330 11	e j. ( Adj. ( 1 ) ( E	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. =	\$	496,040 420,013 419,991
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s Adjusted Price Per Bedrm (Adj. s Adjusted Price Per Bedrm (Adj. s Value per Unit Value per Rm. Summary of Sales Comparison A	None           None           Fence           SP Comp / #	# of Comp # of Comp # of Comp # of Comp 95,000 0,000 h includi	Rooms) Bedrooms) X X X ing recond	None Fenc Net Ad Gross \$ \$ \$ \$ \$ 4 14	e X + [ ij. Adj. of the at	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms =	\$ 391,590 420,000 \$ 420,000 ators of value.	Fence [ Net Ad Gross \$ \$ \$ Value Value	e j. Adj. per GBA per Bdrm The	31.7 % 35.4 % 122,898 24,580 40,966 \$ ms. \$ subject is a	\$ 491,590 126.13 X 38,181 X a unique fourplex for th	Fence [ Net Ad Gross \$ \$ \$ 3,330 11 e Conro	e + D j. (; Adj. ; 1 ) C E e market	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. = area, there	\$ \$ efore it v	496,040 420,013 419,991 vas
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s Adjusted Price Per Room (Adj. s Adjusted Price Per Bedrm (Adj. s Value per Unit Value per Rm. Summary of Sales Comparison a unavoidable to expand the search of	None Fence P Comp / # SP Comp	# of Comp # of Comp # of Comp 15,000 0,000 h includi eyond the	Rooms) Bedrooms) X X ing reconc	None Fenc Net Ad Gross \$ \$ \$ \$ 4 14 ciliation	e + [ jj. Adj. of the al e mile in	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indications	\$ 391,590 420,000 \$ 420,000 \$ 420,000 ators of value. Iude comparable sales	Fence [ Net Ad Gross \$ \$ \$ Value Value Value	e + j. Adj. per GBA per Bdrn <u>The</u> bject is c	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered u	\$ 491,590 126.13 X 38,181 X a unique fourplex for the unique due to having m	Fence [ Net Ad Gross \$ \$ \$ 3,330 11 e Conro	e j. ( Adj. ( 1 ) (c e market nprovement	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. = area, there ints with va	\$ \$ efore it v arying q	496,040 420,013 419,991 vas uality and
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. s Adjusted Price Per Room (Adj. s Adjusted Price Per Bedrm (Adj. s Value per Unit Value per Rm. Summary of Sales Comparison a unavoidable to expand the search of conditions, which makes provide an	None None Fence SP Comp / # SP Comp / #	# of Comp # of Comp # of Comp 5,000 0,000 h includi eyond the sted com	Rooms) Bedrooms) X X ing reconce recomment parable diff	None Fenc Net Ad Gross \$ \$ \$ \$ \$ 4 14 ciliation nded on ficult, sin	e + [ j. Adj. of the al e mile in nce most	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indica order to inco	\$ 391,590 420,000 \$ 420,000 ators of value. Iude comparable sales have a consistent com	Fence [ Net Ad Gross \$ \$ \$ Value Value Value Calue	e + j. Adj. per GBA per Bdrm The bject is c d quality	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered u throughout	\$ 491,590 126.13 X 38,181 X a unique fourplex for the unique due to having m the improvement. Due	Fence Net Ad Gross \$ \$ \$ 3,330 11 e Conro nultiple in e to this,	e + D , : Adj. : 1 0 C E e market nproveme across the	31.6 % 35.1 % 24,010 24,802 41,337 38A = \$ 38drms. = area, there ints with var e board qu	\$ \$ efore it v arying q uality an	496,040 420,013 419,991 vas uality and d condition
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. S Adjusted Price Per Room (Adj. S Adjusted Price Per Bedrm (Adj. S Value per Unit Value per Rm. Summary of Sales Comparison A unavoidable to expand the search of conditions, which makes provide ar adjustments were made accordingt	None None Fence	# of Comp # of Comp # of Comp # of Comp # of Comp 05,000 0,000 h includi eyond the sted comm is inferio	Rooms) Bedrooms) X X ing reconce e recomment parable diff	None Fenc Net Ad Gross \$ \$ \$ \$ \$ 4 14 ciliation nded on ficult, similar	e + [ j. Adj. of the at e mile in noe most th taking	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indic: order to inc other sales a cumulativ	\$ 391,590 420,000 \$ 420,000 ators of value. Have a consistent con e quality and condition	Fenc Net Ad Gross \$ \$ Value Value Value intervention and rating for	e + j. Adj. per GBA per Bdrn The bject is c d quality or the sub	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered t throughout	\$ 491,590 126.13 X 38,181 X a unique fourplex for th unique due to having m the improvement. Due sale 2 and 3 are super	Fence Net Ad Gross \$ \$ 3,330 11 e Conro nultiple in a to this, for to the	e + D Adj. ( Adj. ( 1 ) C E e market nproveme across the subject a	31.6       %         35.1       %         24,010       24,010         24,802       41,337         3BA = \$       \$         3drms. =       area, there         area, there       ants with value         e board qu       fter consider	\$ efore it v arying q vality an lering al	496,040 420,013 419,991 vas uality and d condition l improvement
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. S Adjusted Price Per Room (Adj. S Adjusted Price Per Bedrm (Adj. S Value per Unit S Value per Rm. Summary of Sales Comparison / unavoidable to expand the search of conditions, which makes provide ar adjustments were made accordingli factors for the subject. High line, ne	None None Fence	# of Comp # of Comp # of Comp # of Comp # of Comp 0,000 h includ eyond the sted com is inferio oss adjust	Rooms) Bedrooms) X X ing reconce recomment parable diff r inside and stments we	None Fenc Net Ad Gross \$ \$ \$ \$ 4 14 :iliation nded on ficult, sin d out with re unav	e + [ j. Adj. of the al e mile in nce most th taking iodable a	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indic: order to inc other sales a cumulativ	\$ 391,590 420,000 \$ 420,000 ators of value. Adde comparable sales have a consistent com e quality and condition any in order to conclude	Fenc Net Ad Gross \$ \$ Value Value Value inter su dition and rating for a reilab	e + C j. Adj. per GBA per GBA per Bdrm The bject is c d quality or the sut le indicat	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered u throughout oject. Both s	\$ 491,590 126.13 X 38,181 X a unique fourplex for th unique due to having m the improvement. Due sale 2 and 3 are super Bedroom adjustments	Fence Net Ad Gross \$ \$ 3,330 11 e Conro nultiple ir e to this, ior to the s were m	e  +  Adj.  Adj.  1  e market  nproveme across th subject a add at \$5	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. = area, there ints with very e board qu fter consid ,000 while	\$ efore it v arying q ality an lering al full batt	496,040 420,013 419,991 vas uality and d condition l improvement
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	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. S Adjusted Price Per Room (Adj. S Adjusted Price Per Bedrm (Adj. S Value per Unit Value per Rm. Summary of Sales Comparison / unavoidable to expand the search of conditions, which makes provide ar adjustments were made accordingli factors for the subject. High line, ne adjustments were made at \$4,000 in	None None Fence	# of Comp # of Comp # of Comp # of Comp # of Comp 05,000 0,000 h includi eyond the sted com is inferio oss adjus bath at \$2	Rooms) Bedrooms) X X ing reconce recomment parable diff r inside and stments we 2,000. Site	None Fenc Net Ad Gross \$ \$ \$ \$ 4 14 14 iiliation nded on ricult, sin icult, sin adjustm	e + [ j. Adj. of the al e mile in noce most th taking iodable a nents wer	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indic: order to inc other sales a cumulativ	\$ 391,590 420,000 \$ 420,000 ators of value. Adde comparable sales have a consistent com e quality and condition any in order to conclude	Fenc Net Ad Gross \$ \$ Value Value Value inter su dition and rating for a reilab	e + C j. Adj. per GBA per GBA per Bdrm The bject is c d quality or the sut le indicat	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered u throughout oject. Both s	\$ 491,590 126.13 X 38,181 X a unique fourplex for th unique due to having m the improvement. Due sale 2 and 3 are super Bedroom adjustments	Fence Net Ad Gross \$ \$ 3,330 11 e Conro nultiple ir e to this, ior to the s were m	e  +  Adj.  Adj.  1  e market  nproveme across th subject a add at \$5	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. = area, there ints with very e board qu fter consid ,000 while	\$ efore it v arying q ality an lering al full batt	496,040 420,013 419,991 vas uality and d condition l improvement
	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. S Adjusted Price Per Room (Adj. S Adjusted Price Per Bedrm (Adj. S Value per Unit Value per Rm. Summary of Sales Comparison / unavoidable to expand the search of conditions, which makes provide ar adjustments were made accordingli factors for the subject. High line, ne adjustments were made at \$4,000 is Indicated Value by Sales Compa	None None Fence Pe	# of Comp # of Comp D (D	Rooms) Bedrooms) X X ing reconce recomment parable diff r inside and stments we 2,000. Site \$ 42	None Fenc Net Ad Gross \$ \$ \$ \$ 4 14 14 iiliation nded on ricult, siri cutt, siri d out with d out with of out with 0,000	e + [ j. Adj. of the al e mile in noce most th taking iodable a nents wer	46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indic: order to inc other sales a cumulativ ind necessa e made at \$	\$ 391,590 420,000 \$ 420,000 ators of value. Adde comparable sales have a consistent com e quality and condition ary in order to conclude \$2.00/sqft. Should the	Fence Net Ad Gross \$ \$ Value Value Value Value dition an rating fo a reilab lender re	e + j. Adj. per GBA per GBA per Bdrm The bject is c d quality or the sut le indicat quest sa	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered u throughout oject. Both s tor of value. les closer in	\$ 491,590 126.13 X 38,181 X a unique fourplex for th unique due to having m the improvement. Due sale 2 and 3 are super Bedroom adjustments	Fence Net Ad Gross \$ \$ \$ 3,330 11 e Conro bultiple in e to this, for to the s were m known f	e  +  Adj.  Adj.  1  C  e market  nproveme across th subject a ade at \$5 that none	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. = area, there ints with vare e board qu fter consid ,000 while were avail	\$ efore it v arying q vality an lering al full batt able.	496,040 420,013 419,991 vas uality and d condition l improvement hroom
ME	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. S Adjusted Price Per Room (Adj. S Adjusted Price Per Bedrm (Adj. S Adjusted Price Per Bedrm (Adj. S Value per Unit Value per Rm. Summary of Sales Comparison / unavoidable to expand the search of conditions, which makes provide ar adjustments were made according! factors for the subject. High line, ne adjustments were made at \$4,000 of Indicated Value by Sales Compa Total gross monthly rent \$	None Fence Fence P Comp / i P Com	# of Comp # of Comp # of Comp # of Comp # of Comp 0,000 h includ eyond the sted com is inferio oss adjus bath at \$2 pproach 1 300	Rooms) Bedrooms) X X ing reconce e recomment parable diff r inside and stments we 2,000. Site \$ 420 X gros	None Fenc Net Ad Gross \$ \$ \$ 4 14 14 14 14 0 out wit ire unav adjustm 0,000 ss rent ri	e J + [ j. Adj. of the al e mile in ince most th taking iodable a nents wer multipliet	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indica order to inc other sales a cumulativ ind necessa e made at \$	\$ 391,590 420,000 \$ 420,000 \$ 420,000 ators of value. Adde comparable sales have a consistent com e quality and condition ary in order to conclude \$2.00/sqft. Should the 111	Fenc Net Ad Gross \$ \$ Value Value Value dition an orating fo e a reilab ender re	e + j. Adj. per GBA per GBA per Bdrm The bject is c d quality por the sut le indicat quest sa 421,	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered u throughout opict. Both s ior of value. les closer in 800	\$ 491,590 126.13 X 38,181 X a unique fourplex for the unique due to having m the improvement. Due sale 2 and 3 are super Bedroom adjustments n proximity it should be	Fence Net Ad Gross \$ \$ \$ 3,330 11 e Conro nultiple in e to this, ior to the s were m known to Indicate	e	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. = area, there ints with var- e board qu fter consid ,000 while were avail by the Inc	\$ \$ afore it v arying q full batt full batt able.	496,040 420,013 419,991 vas uality and d condition l improvement hroom
COME	Porch/Patio/Deck Fireplace Fence/Pool Net Adjustment (Total) Adjusted Sale Price of Comparables Adjusted Price Per Unit (Adj. S Adjusted Price Per Room (Adj. S Adjusted Price Per Bedrm (Adj. S Adjusted Price Per Bedrm (Adj. S Value per Unit Value per Unit Value per Rm. Summary of Sales Comparison / unavoidable to expand the search of conditions, which makes provide ar adjustments were made accordingli factors for the subject. High line, ne adjustments were made at \$4,000 i Indicated Value by Sales Compa Total gross monthly rent \$ Comments on income approach	None Fence Fence P Comp / # P Com	# of Comp # of Comp # of Comp 5,000 0,000 h includi eyond the sted com is inferio oss adjust bath at \$; bath at \$; 000 g recon	Rooms) Bedrooms) X X ing reconce e recomment parable diff r inside and stments we 2,000. Site \$ 420 X gros	None Fenc Net Ad Gross \$ \$ \$ 4 14 14 14 14 0 out wit ire unav adjustm 0,000 ss rent ri	e J + [ j. Adj. of the al e mile in ince most th taking iodable a nents wer multipliet	46.1 % 46.1 % 97,898 24,474 97,898 Units = \$ Rooms = bove indica order to inc other sales a cumulativ ind necessa e made at \$	\$ 391,590 420,000 \$ 420,000 \$ 420,000 ators of value. Adde comparable sales have a consistent com e quality and condition ary in order to conclude \$2.00/sqft. Should the 111	Fenc Net Ad Gross \$ \$ Value Value Value dition an orating fo e a reilab ender re	e + j. Adj. per GBA per GBA per Bdrm The bject is c d quality por the sut le indicat quest sa 421,	31.7 % 35.4 % 122,898 24,580 40,966 \$ ns. \$ subject is a onsidered u throughout opict. Both s ior of value. les closer in 800	\$ 491,590 126.13 X 38,181 X a unique fourplex for th unique due to having m the improvement. Due sale 2 and 3 are super Bedroom adjustments	Fence Net Ad Gross \$ \$ \$ 3,330 11 e Conro nultiple in e to this, ior to the s were m known to Indicate	e	31.6 % 35.1 % 24,010 24,802 41,337 3BA = \$ 3drms. = area, there ints with var- e board qu fter consid ,000 while were avail by the Inc	\$ \$ afore it v arying q full batt full batt able.	496,040 420,013 419,991 vas uality and d condition l improvement hroom
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**COMMENTS ON SALES COMPARISON APPROACH**: The sales considered are among the most comparable in Houston's MLS. All sales used are located in the subject's marketing area, similar in size, and considered similar to the subject in quality of construction and condition.

In the Sales Comparison Approach, the appraiser makes adjustments to the comparable sales based on their differences with the subject. Most of the adjustments are for apparent and/or objective differences such as location (interior, corner or cul-de-sac lots), gross living area, age, bathrooms, car storage and fireplaces. Because these items are objective, they have been quantified based on the appraiser's observation of what the market will pay for the presence of, or lack of, these features based on a paired sales analysis of properties that are otherwise similar. Subjective adjustments such as quality of construction, condition, special or adverse locations and decor have been made based on the appraiser's knowledge of the market and/or conversations with knowledgeable agents and contractors within the market.

Typical financing in the area is conventional, FHA/VA, Bank loans or cash with sellers typically paying up to 3 point on new loan financing. No adjustment has been made for seller paid closing cost of 3% or less.

**Note** : The photographs of comparable sales provided in this report are from original images. All comparable sales were inspected from the street and a photo image was taken. However, in instances that are deemed inappropriate, or in the case of a camera malfunction, an image provided by MLS has been utilized.

**FINAL RECONCILIATION**: In the final reconciliation of value, greatest emphasis has been given to the value indicated by the Sales Comparison Analysis, which is more indicative of Market Value under the willing Buyer and Seller concept and is supported by the Cost Approach. All sales have been considered in our final conclusion of value.

The income Approach is not considered as reliable insofar as single family properties are not typically purchased for their income producing ability.

**INTENDED USE/USER:** The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional intended Users are identified by the appraiser.

**PURPOSE OF REPORT**: The purpose of this appraisal is to form an opinion of the Market Value of the subject for our Client as of the effective date contained in this report.

#### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) COST APPROACH NOT DEVELOPED DUE TO VARYING FACTORS AND DIFFERENCES IN THE IMPROVEMENTS ON THE SUBJECT LOT.

ESTIMATED 🔄 REPRODUCTION OR 🔄 REPLACEMENT COST NEW	OPINION OF SITE VALUE			=\$
Source of cost data	DWELLING	Sq.Ft. @ \$		=\$
Quality rating from cost service Effective date of cost data		) Sq.Ft. @\$		=\$
Comments on Cost Approach (gross building area calculations, depreciation, etc.)				=\$
	Garage/Carport	Sq.Ft. @ \$		=\$
	Total Estimate of Cost-New			=\$
	Less Physical	Functional	External	
	Depreciation			=\$( )
	Depreciated Cost of Improvements	;		=\$
	"As-is" Value of Site Improvements	3		=\$
Estimated Remaining Economic Life (HUD and VA only) 58 Years	INDICATED VALUE BY COST APPI	ROACH		=\$
PROJECT INFORMATION	FOR PUDs (if applicable)			
	No Unit type(s) 🗌 Detache	-	ed	
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and	nd the subject property is an attach	ed dwelling unit.		
Legal Name of Project				
Total number of phases Total number of units	Total number of units sold			
Total number of units rented Total number of units for sale	Data source(s)			
Was the project created by the conversion of existing building(s) into a PUD?	No If Yes, date of conversion			
Does the project contain any multi-dwelling units?				
Are the units, common elements, and recreation facilities complete?	If No, describe the status of comp	letion.		
Are the common elements leased to or by the Homeowners' Association?	No If Yes, describe the rental term	s and options.		
Describe common elements and recreational facilities.				

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This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper exerts in applicable federal state is set and the set of the

### APPRAISER

APPRAISER	SUPERVISORY APPRAISER (UNLY IF REQUIRED)
Signature Blick D	Signature
Name Blake Cisneros	Name
Company Name Paramount Appraisals	Company Name
Company Address <u>12320 Barker Cypress, Suite 600-291,</u>	Company Address
Cypress, TX 77429	
Telephone Number 7133855912	Telephone Number
Email Address orders@paramountappraisals.com	Email Address
Date of Signature and Report 04/13/2021	Date of Signature
Effective Date of Appraisal 04/12/2021	State Certification #
State Certification # <u>1360356</u>	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State TX	
Expiration Date of Certification or License 10/31/2022	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
513 Avenue I	Did inspect exterior of subject property from street
Conroe, TX 77301	Date of Inspection
	Did inspect interior and exterior of subject property
APPRAISED VALUE OF SUBJECT PROPERTY \$ 420,000	Date of Inspection
LENDER/CLIENT	COMPARABLE SALES
Name Property Interlink	Did not inspect exterior of comparable sales from street
Company Name AmCap Mortgage, Ltd.	Did inspect extension of comparable sales from street
Company Address 1500 Citywest Blvd,, Suite 650, Houston, TX	Date of Inspection
77042	
Email Address	

Freddie Mac Form 72 March 2005

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		Lawrence Jr & Mary			TIIC	No. 2021-638
operty Add y	dress 513 Ave Conroe	nue l	Count	y Montgomery	State TX	Zip Code 77301
nder		Mortgage, Ltd.	Count	y monigomery		
			DENTIFICATION			
AFFI	NAIJAL AI	ID ALFONI I	DENTIFICATION			
This R	Report is <u>one</u> of	the following types:				
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	estricted opraisal Report		pared under Standards Rul d intended use by the spec	e 2-2(b) , pursuant to th ified client or intended user.)		sed elsewhere in this report,
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		Standards R	ule 2-3			
-		ly knowledge and belief: Itained in this report are t	rue and correct			
				assumptions and limiting condi	tions and are my personal, imp	partial, and unbiased professiona
-	opinions, and con					
				y that is the subject of this repo y other capacity, regarding the		th respect to the parties involved
		g acceptance of this assig		y other capacity, regarding the		nis report within the three-year
				ties involved with this assignme	nt.	
	-		ent upon developing or reporti		ermined value or direction in v	alue that favors the cause of the
-	•			currence of a subsequent event		
-			pped, and this report has been	prepared, in conformity with th	e Uniform Standards of Profes	sional Appraisal Practice that
		report was prepared.	inspection of the property that	is the subject of this report		
				istance to the person(s) signing	this certification (if there are e	exceptions, the name of each
ndividual	providing significa	nt real property appraisal	assistance is stated elsewhere	in this report).		•
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Supplemental	Addendum
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Borrower/Client	John P. Lawrence Jr & M	aryJane Lawrence					
Property Address	513 Avenue I						
City	Conroe	County Montgomery	State	ΤХ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.						

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period preceding acceptance of this assignment.

#### **APPRAISER INDEPENDENCE CERTIFICATION:**

I hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following: I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignments and is reflected on the appraisal report. I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of Blake's Appraisals influenced or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the client has never participated in any of the following prohibited behavior in our business relationship: Withholding or threatening to withhold timely payment or partial payment for an appraisal report, withholding or threatening to withhold future business with me, demoting, terminating or threatening to demote or terminate me, expressly or implicitly promising future business, promotions, or increased compensation for myself, conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me, requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report. Provided me an anticipated, estimated, encouraged, or desired value for a subject property or proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided, provided to me, my appraisal company, or any entity or person related to me as an appraiser, appraisal company, stock or other financial or non-financial benefits. Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

#### **NEIGHBORHOOD MARKETABILITY:**

Adequate retail, employment and other support facilities are located in the area. Public transportation and houses of worship of most denominations are located nearby. Land uses are generally compatible in the area, with commercial properties primarily located along the principal streets. Residential properties use, maintenance, and alteration are controlled by deed restrictions which are locally enforced by the respective property owners association. No significant adverse physical conditions were observed which would have a detrimental effect on the marketability of properties within the neighborhood.

#### PLANNED UNIT DEVELOPMENT:

The subject is not located in a PUD.

#### SITE AND TAXES:

Title documents and survey were not available for the appraiser to review. Area properties are regulated under deed restrictions rather than zoning, and the subject appears to be in compliance.

The four criteria for the Highest and Best Use are: Legally permissible; Physically possible; Financially feasible; and Maximum profitability. The subject's current use meets all of the criteria for highest and best use; therefore it is our opinion that the highest and best use for the subject, both vacant and improved, is single family residential.

Based on review of the flood maps provided by Federal Emergency Management Agency (FEMA), the subject appears to be within the flood zone reported herein, however confirmation of the exact location should be obtained from current survey or other reliable source.

The valuation and tax rates in the area appear reasonable.

The appraiser relied on the extraction method to determine an estimated site value for the subject. Dwelling Cost data was utilized to determine a replacement cost for the subject, which was then extracted from the final opinion of value. The difference is the estimated site value.

#### EXPOSURE TIME:

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report.

#### ESTIMATE OF GROSS LIVING AREA:

The measurements and sketch contained herein are for the purposes of this appraisal when comparing the subject to the comparable sales in the Sales Comparison Analysis. The sketch herein is not an architectural rendering of the subject improvements and is not to be considered as such. I am not a licensed architect. The gross living area addressed herein is based on physical measurements taken by me utilizing the American National Standards Institute (ANSI) protocol adopted by the National Homebuilder's Association (NHA) for measuring square footage. The Gross Living Area stated in this report may or may not agree with Gross Living Area published by the tax assessor, the MLS, or the builder for the subject or for the comparable sales. The square footage estimate noted herein for the subject was calculated from physical measurements taken by me for the purposes of this assignment only. I do not guarantee the accuracy of this square footage ESTIMATE and it should not be relied upon by anyone for any other use.

There are 3 buildings on the subject site, per attached survey, and site visit. The two story dwelling was built in 2019 and is in "like new" condition while the detached dwellings were built in 1948 and considered much inferior to Unit 1 and 2 noted in this report. These qualities and conditions offset one another, therefore when searching for comparables the sidered side of the sidered side of the sidered side of the searching for comparables the sidered sidered side of the side

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Borrower/Client	John P. Lawrence Jr & N	/aryJane Lawrence					
Property Address	513 Avenue I						
City	Conroe	County Montgom	nery State	ΤХ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.						

the subject "as a whole" to be C3 and Q4.

#### **CLARIFICATION OF ITEM 2 CERTIFICATION STATEMENT:**

An appraiser's inspection is a data gathering task for comparative analyses only. The term/phrase "complete visual inspection" means a non-intrusive, visual observation of readily accessible areas on the effective date of the appraisal. The attic was not viewed from a head and shoulders stance and did not include any intense visual observation of the entire attic area or any mechanical systems within the attic. No warranty is given to the condition or continued functional operation of the mechanical, electrical, plumbing or any other systems in the dwelling beyond the effective date of the appraisal.

The appraiser made an interior and exterior inspection of all readily accessible areas of the subject property improvements. Appraiser did not make entry into attic scuttle or crawl space, and did not move any personal property or furniture. Appraiser has noted all readily observable conditions of the subject property, that is, conditions that are immediately noticeable and discernible during a typical site visit. Appraiser is not responsible for determining the functionality of appliances or mechanical systems.

The appraiser is not a home inspector, and this appraisal report is not a home inspection; the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

Any statement, comment, or conclusion made about the structural integrity is not a warranted fact, but an observation limited to the purview of my visual observation. For warranted fact about the structural integrity unless otherwise stated the user of the appraisal should have the improvement inspected by a licensed structural engineer or similar professional whose job is to determine structural integrity.

#### CLARIFICATION OF ITEM 7 CERTIFICATION STATEMENT:

My primary data source was the Houston Association of Realtor (HAR) MLS. The Dodd-Frank Act and Fannie Mae's Appraiser Independence Requirements (AIR) was enacted to prevent unreasonable expectations of appraisers who have already provided credible support for their conclusion of value. Unless there is data that was not available to me at the time of research for the appraisal on the effective date, I will not be influenced or coerced into performing additional analysis of sales that are deemed less comparable for the purpose of producing an influence or change to the value credibly developed.

In the event sales not chosen (i.e. those deselected by me in the final selection process) are asked to be analyzed by the client, such as additional research, will be subject to additional charges for the additional research, analysis, and communication. Such fees will be relative to the amount of additional information required and should be discussed with the client to ensure that they are prepared to pay any additional fees. If the client's request is based on data obtained from the same MLS system where there are no additional sales comparable to the subject that were not already researched, selected or disqualified at the time of the appraisal, such consideration of the same data researched would be an additional charge to the client for these added analyses.

#### CLARIFICATION OF ITEM 10 CERTIFICATION STATEMENT:

I attempted to adhere fully with the requirements set forth in Certification Item 10 and believe the sources used provided credible information, but strict adherence was not possible in the normal course of business. In the State of Texas and local jurisdiction, the non-disclosure status of law prevents me from any published non-interested party data other than that which is printed through the private source of Multiple Listing Service (MLS).

#### **CLARIFICATION OF ITEM 14 CERTIFICATION STATEMENT:**

The users and others who are choosing to rely on this appraisal report need to be aware of the limitations of the included 1004MC Form. This form only views transactions over a 12-month period, which makes each column a seasonal conclusion. As a consequence, the conclusions may vary from the one-unit housing trends reported in the Neighborhood Section and may not be consistent. Those circumstances will be further explained on the 1004MC Form where seasonal anomalies are addressed. Further, the comments about concessions are based on that data which is available to me through the primary data source. Inconsistencies exist in the reporting of concessions which impacts my conclusions and may be impacted to the degree concessions were not forthright by all of the MLS reporting members.

The information contained herein regarding the environmental conditions are not to be construed as a warranted fact. This information was the result of the non-intrusive physical observation and data gathered from the EPA website. For a warranted fact about environmental conditions the Intended User(s) of this appraisal report must seek from environmental professional's facts such as can be found from testing done in Phase II environmental reporting. I have made no environmental tests on the subject property.

#### CLARIFICATION OF ITEM 21 CERTIFICATION STATEMENT:

The parties identified in this item are given disclosure privileges of distribution rights. These distribution privileges are not equal nor should be construed as being the same privilege as an "Intended User". Only the client named herein has the privilege of being identified as the "Intended Users". I am not obligated nor will I discuss this Summary Appraisal Report with any of the entities listed in this section unless they have been specifically identified by me at the time of the assignment as an Intended User with similar privileges as the client in terms of direct communication rights.

#### FINAL RECONCILIATION:

In the final reconciliation of value, full emphasis has been given to the value indicated by the Sales Comparison Analysis, which is indicative of Market Value under the willing Buyer and Seller concept. All sales have been considered in our final conclusion of value.

The Cost Approach has been developed solely at the request of the Client; and has been given no weight in arriving at the final opinion of value. The "cost new" of a property is not typically part of the decision making process of a buyer desiring a property similar in age to the subject. This is consistent with FAQ #290 in the most current edition of USPAP.

Supplemental	Addendum
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Borrower/Client	John P. Lawrence Jr & M	1aryJane Lawrence						
Property Address	513 Avenue I							
City	Conroe	County	Montgomery	State	ΤХ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.							

#### USPAP 2016-2017 COMPLIANCE:

This appraisal indicates it is a summary appraisal report. It has not been updated by FNMA to conform with 2016-2017 USPAP. The current USPAP has deleted the three types of appraisals known as Self Contained, Summary, and Restricted Use and replaced them with "Appraisal Report" and "Restricted Appraisal Report". This product is an "Appraisal Report".

#### TEXAS SEVERE WINTER STORM (EM-3554-TX)

The subject and surrounding area was affected by the recently declared disaster, Winter Storm Uri. The incident period began on 02/11/2021 and is continuing. The declaration date is 02/14/2021. Many homes in the area lost power and electricity, however as of today all utilities have been restored. Additionally, many homes were adversely affected by bursting water pipes.

During site visit of the subject there were no visual signs of damaged sheetrock or plumbing pipes. The appraiser was only able to readily observe cosmetic items and did not perform an inspection that includes behind sheetrock or attic.

### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### СЗ

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

#### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

#### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Abbreviations Used in Data Standardization Text

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br         Bedroom         Basement & Finished Rooms Below Grade           BryRd         Location         Date of Sale/Time           Cash         Cash         Sale or Financing Concessions           Comm         Constructed Influence         Location           Comm         Constructed Influence         Location           Conv         Conventional         Sale or Financing Concessions           Conv         Conventional         Sale or Financing Concessions           Crift         Court Ordered Sale         Sale or Financing Concessions           CryStr         City Street View         View           Covered         Garage/Carport         Data Sources           DM         Days On Market         Data Sources           DT         Detached Structure         Detaging (Style)           dw         Driveway         Garage/Carport           Estate         Estate Sale         Sale or Financing Concessions           PHA         Federal Housing Authority         Sale or Financing Concessions           ga         Artached Garage         Garage/Carport           gad         Datached Garage         Garage/Carport           gad         Datached Garage         Garage/Carport           Garage/Carport         Ueation <td></td> <td></td> <td></td>			
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c <sup>-</sup> Optimized Date         Date of Sale/Time           Cash         Cash         Sale or Financing Concessions           Comm         Commercial influence         Location           Conv         Conventional         Sale or Financing Concessions           Cp         Carpott         Garage/Carpott           Cht/Ord         Court Ordered Sale         Sale or Financing Concessions           CySky         City Street View         View           CyStr         City Street View         View           CyStr         City Street View         View           DM         Days On Market         Date of Sale/Time           DB         Det of Sale/Time         Garage/Carport           Covered         Garage/Carport         Garage/Carport           Covered         Garage/Carport         Garage/Carport           Covered         Garage/Carport         Garage/Carport           Covered         Garage/Carport         Garage/Carport           Garage         Garage/Carport         Garage/Carport           Garage         Garage/Carport         Garage/Carport           Gol         Butt-In Garage         Garage/Carport           Garage/Carport         Garage/Carport           Garage/Carport			
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Form UADDEFINE1A - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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# **Building Sketch (Page - 1)**

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence							
Property Address	513 Avenue I							
City	Conroe	County	Montgomery	State	ТΧ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.							



# **Building Sketch (Page - 2)**

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence							
Property Address	513 Avenue I							
City	Conroe	County	Montgomery	State	ТΧ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.							

Concrete Patio

Concrete Patio

Concrete Patio

16.8 × 31.6	i = !	530.88
		404.48 40
$10 \times 4$ 10.6 × 4	=	42.4
		404.48 40
$10 \times 4$ 10.6 × 4	=	42.4
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31.6 × 16.8	; = !	530.88
11 × 4	=	44
$0.6 \times 10$	_	96
9.0 × 10	=	90
20.5 × 18	=	369
2 × 2	=	4
5 × 5	=	25
	$31.6 \times 12.8 \\ 10 \times 4 \\ 10.6 \times 4 \\ 10.6 \times 4 \\ 10.6 \times 4 \\ 10.6 \times 4 \\ 11 \times 4 \\ 20.4 \times 24 \\ 22.7 \times 12.6 \\ \text{Negative Are} \\ 20.2 \times 20.5 \\ 10 \times 10.6 \\ 31.6 \times 16.8 \\ 11 \times 4 \\ 9.6 \times 10 \\ 20.5 \times 18 \\ 2 \times 2 \\ 10 \times 10.6 \\ 10 \times 10 \times 10.6 \\ 10 \times 10 \times 10.6 \\ 10 \times 10 \times 10.6 \\ 10 \times 10 \times 10 \\ 10 \times 10 \times 10.6 \\ 10 \times 10 \times 10 \\ 10 \times 1$	$10.6 \times 4 = 1000$ $31.6 \times 12.8 = 1000$ $10.6 \times 4 = 1000$ $11 \times 4 = 1000$ $20.4 \times 24 = 1000$ $20.2 \times 20.5 = 1000$ $31.6 \times 16.8 = 1000$ $11 \times 4 = 1000$ $9.6 \times 100 = 1000$ $20.5 \times 18 = 1000$ $2 \times 2000 = 1000$

25 Sq ft

48 Sq ft

48 Sq ft

25

48

48

=

=

=

5 × 5

8 × 6

8 × 6

Borrower/Client	John P. Lawrence Jr & MaryJane La	awrence			
Property Address	513 Avenue I				
City	Conroe	County Montgomery	State TX	Zip Code	77301
Lender	AmCap Mortgage, Ltd.				
				<b>Uni</b> 513 Avenue	it C Front
				Sales Price	
		152	da t	G.B.A.	3,330
				Age	2

Unit A & B Rear





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#### Sales Price G.B.A. 3,330

2

Age



Unit A & B Rear ViewSubjec





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Unit C Meter





Unit C & D Street View

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Unit C Left Side





Unit C Rear View

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**Unit D Electric** 



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	John P. Lawrence Jr & MaryJane La	wrence		
Property Address	513 Avenue I			
City	Conroe	County Montgomery	State TX	Zip Code 77301
Lender	AmCap Mortgage, Ltd.			
			S	Unit D Left Side



3,330 2 G.B.A. Age



# **Unit D Right Side**

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence						
Property Address	513 Avenue I	513 Avenue I					
City	Conroe	County	Montgomery	State	ΤХ	Zip Code	77301
Lender	AmCap Mortgage, Ltd.						



**Unit A Utility** 



**Unit A Living** 

EAT



**Unit A Half Bath** 



**Unit A Kitchen** 



Unit A Bedroom



Unit A Bedroom





**Unit A Bathroom** 



Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence				
Property Address	513 Avenue I				
City	Conroe	County	Montgomery		
Lender	AmCap Mortgage, Ltd.				



**Unit B Utility** 



Unit B Kitchen



Unit B Bedroom



**Unit B Living** 



**Unit B Breakfast** 



Unit B Bedroom



Zip Code 77301

State TX

**Unit B Half Bath** 



**Unit B Bathroom** 



**Unit B Bedroom** 

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence						
Property Address	513 Avenue I						
City	Conroe	County	Montgomery	State	ΤХ	Zip Code	77301
Lender	AmCap Mortgage, Ltd.						



Unit C Bedroom



Unit C Kitchen



Unit C Living



**Unit C Bathroom** 



Unit C Bedroom



**Unit C Bedroom** 



Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence				
Property Address	513 Avenue I				
City	Conroe	County	Montgomery		
Lender	AmCap Mortgage, Ltd.				



**Unit D Kitchen** 



Unit D Water Damage Repair



**Unit D Bedroom** 



**Unit D Kitchen Alt View** 



Zip Code 77301

State TX

Unit D Bathroom



**Unit D Bedroom** 



# **Comparable Photo Page**

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence				
Property Address	513 Avenue I				
City	Conroe	County Montgomery	State TX	Zip Code 77301	
Lender	AmCap Mortgage, Ltd.				



# **Comparable 1**

705 Edgar St	
Prox. to Subject	0.87 miles N
Sales Price	268,000
Gross Living Area	
Total Rooms	16
Total Bedrooms	4
Total Bathrooms	4
Location	Conroe Market
View	N;Res;
Site	6700
Quality	Q4
Age	41



# **Comparable 2**

21155 Gosling R	d Unit 37
Prox. to Subject	16.59 miles S
Sales Price	720,000
Gross Living Area	
Total Rooms	20
Total Bedrooms	12
Total Bathrooms	8.4
Location	Spring Market
View	N;Res;
Site	2700
Quality	Q3
Age	1

# **Comparable 3**

21155 Gosling F	Rd Unit 27
Prox. to Subject	16.59 miles S
Sales Price	724,900
Gross Living Area	
Total Rooms	20
Total Bedrooms	12
Total Bathrooms	8.4
Location	Spring Market
View	N;Res;
Site	2925
Quality	Q3
Age	1

# **Rental Photo Page**

Borrower/Client	John P. Lawrence Jr & M	/laryJane Lawrence						
Property Address	513 Avenue I							
City	Conroe	County	Montgomery	State	ТΧ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.							



### **Rental 1**

1000 Foster Dr	
Proximity to Subj.	1.07 miles SE
GBA	3,740
Age/Year Built	2

### **Rental 2**

1500 S 3rd St Apt 9 Proximity to Subj. 0.72 miles S GBA 800 Age/Year Built 27



### Rental 3

1609 Hazelwood St Unit BProximity to Subj.1.04 miles EGBA972Age/Year Built41

Survey



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### **Flood Map**

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence						
Property Address	513 Avenue I						
City	Conroe	County Montgomery	State TX	Zip Code 77301			
Lender	AmCap Mortgage, Ltd.						



# **Location Map**

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence							
Property Address	513 Avenue I							
City	Conroe	County Mc	ontgomery	State	ТΧ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.							



# **Location Map**

Borrower/Client	John P. Lawrence Jr & MaryJane Lawrence							
Property Address	513 Avenue I							
City	Conroe	County	Montgomery	State	ТΧ	Zip Code	77301	
Lender	AmCap Mortgage, Ltd.							



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BLAKE ANTHONY CISNEROS 12320 BARKER CYPRESS, STE 600-291 CYPRESS, TX 77429

