

DESKTOP RESTRICTED USE APPRAISAL REPORT

File No.: 21-803

Property Address: 614 White Wing Ln City: Houston State: TX Zip Code: 77079
 County: Harris Legal Description: Lt 8 Memorial Drive Acres Sec 2 U/R Assessor's Parcel #: 083-306-000-0008
 Tax Year: 2021 R.E. Taxes: \$ 16,738 Special Assessments: \$ 0 Borrower (if applicable): N/A
 Current Owner of Record: Shorter Investment Group Llc Occupant: Owner Tenant Vacant Manufactured Housing
 Property Type: SFR 2-4 Family # of Units: 1 Ownership Restriction: None PUD Condo Coop
 Market Area Name: Memorial Drive Acres Map Reference: 489E Census Tract: 4507.00 Flood Hazard
 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach Other:
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: Market Value after the completion of the improvements. THIS REPORT IS NOT FOR A POTENTIAL BUYER
 Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.
 Client: Stephen Shorter Address: Houston, Texas
 Appraiser: J. Brian Banks Address: 14182 Misty Meadow, Houston, TX 77079

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	614 White Wing Ln Houston, TX 77079	14102 Bluebird Ln Houston, TX 77079			505 Rancho Bauer Dr Houston, TX 77079			525 White Wing Ln Houston, TX 77079		
Proximity to Subject		0.05 miles SE			0.38 miles SW			0.19 miles SW		
Sale Price	\$ 1,647,000	\$ 2,600,000			\$ 1,647,000			\$ 1,850,000		
Sale Price/GLA	\$ 359.21 /sq.ft.	\$ 463.21 /sq.ft.			\$ 315.64 /sq.ft.			\$ 270.90 /sq.ft.		
Data Source(s)	Inspection	HARMLS#16542155;DOM 20			HARMLS#78230554;DOM 27			HARMLS#55666488;DOM 35		
Verification Source(s)	HCAD	HCAD			HCAD			HCAD		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing	0	ArmLth		ArmLth		ArmLth		ArmLth		
Concessions		5000		0		0		0		
Date of Sale/Time		s09/21;c09/21		s10/21;c11/21		s06/21;c04/21				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Location	N;Res;	N;Res;		N;Res;		N;Res;		N;Res;		
Site	1.13 ac	1.13 ac		28,800 sf	+200,000	37078 sf	+175,000			
View	N;Res;	N;Res;		Average		N;Res;				
Design (Style)	DT2;Trad	DT2;Trad		DT2;Trad		DT2;Trad				
Quality of Construction	Q2	Q2		Q3	+150,000	Q3	+150,000			
Age	61	7	-75,000	38		16	-50,000			
Condition	C2	C2		C3	+150,000	C3	+150,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	9 4 3.1	8 6 5.1	-20,000	12 4 3.2	-5,000	8 6 6.0	-25,000			
Gross Living Area	4,585 sq.ft.	5,613 sq.ft.	-92,500	5,218 sq.ft.	-57,000	6,829 sq.ft.	-202,000			
Basement & Finished	0sf	0sf		0sf		0sf				
Rooms Below Grade										
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC				
Energy Efficient Items	Insulation	Insulation		Average		Insulation				
Garage/Carport	2 Car Garage	9 Car Garage	-70,000	2 Car Garage		4qa4dw	-20,000			
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch, Patio		Porch/Patio				
Pool	None	None		Pool	-35,000	None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -257,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 403,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 178,000			
Adjusted Sale Price of Comparables		Net 9.9 % Gross 9.9 %	\$ 2,342,500	Net 24.5 % Gross 36.2 %	\$ 2,050,000	Net 9.6 % Gross 41.7 %	\$ 2,028,000			

Summary of Sales Comparison Approach All sales are from the subject neighborhood.

The site adjustments were based on as improved differences in site utility, not by price/sf and not as vacant land. Th amounts were based on pairing with sale #1. Sale #4 backs to Kirkwood St, which is an external inadequacy and a negative view to the rear. The garage, not the improvements, of sale #1 also back to Kirkwood, which is not an external inadequacy

The subject has been remodeled to the studs and is nearly new condition overall, but the age adjustments were made or not made based on differences in effective ages. The condition and quality adjustments were based on the subject's being remodeled more recently with more modern quality finishes and trim package and pairing with sale #1.


Some adjustments are excessive, but they are derived from the market, and all sales offer a reliable indication of value for the subject.

All sales were weighted equally with the middle of the range best representing the subject's estimated value.

THIS REPORT IS NOT TO BE USED BY A POTENTIAL BUYER NOR FOR MORTGAGE LENDING PURPOSES. THE INTENDED USER IS THE CLIENT ONLY. NO OTHER USERS ARE IDENTIFIED.

DESKTOP RESTRICTED USE APPRAISAL REPORT

File No.: 21-803

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): <u>MLS</u>	
	1st Prior Subject Sale/Transfer Date: <u>4/17/2021</u> Price: <u>799,000</u> Source(s): <u>HAR MLS</u>	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The previous sale of the subject was when it was in flooded, non habitable condition. It has since been remodeled to the studs and is in very good condition.</u>
	2nd Prior Subject Sale/Transfer Date: _____ Price: _____ Source(s): _____	
MARKET	Subject Market Area and Marketability: <u>Marketability for most homes is 3-6 months with values being stable. Supply and demand appear to be in balance.</u>	
SITE	Site Area: <u>1.13 ac</u> Site View: <u>N;Res;</u> Topography: <u>Level</u> Drainage: <u>Adequate</u>	
	Zoning Classification: <u>SFR</u> Description: <u>SFR</u>	
	Zoning Compliance: <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input checked="" type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
	Actual Use as of Effective Date: <u>SFR</u> Use as appraised in this report: <u>SFR</u>	
IMPROVEMENTS	Opinion of Highest & Best Use: <u>SFR</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X500</u> FEMA Map # <u>48201C0640M</u> FEMA Map Date <u>11/15/2019</u>	
	Site Comments: <u>None noted</u>	
RECONCILIATION	Improvements Comments: _____	
	Indicated Value by: Sales Comparison Approach \$ <u>2,125,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>The cost and income approaches were not requested by the client and are not considered to be reliable due to the lack of available data.</u>	
ATTACHMENTS	This appraisal is made <input checked="" type="checkbox"/> "as is", <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input checked="" type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>This appraisal is based on the completion of the plns and specs</u>	
	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>2,125,000</u> , as of: <u>12/17/2021</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>14</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
SIGNATURES	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
	Client Contact: _____ Client Name: <u>Stephen Shorter</u>	
SIGNATURES	E-Mail: _____ Address: <u>Houston, Texas</u>	
	APPRaiser	
		
	Supervisory or Co-Appraiser Name: _____ or CO-APPRAISER (if applicable) or CO-APPRAISER (if applicable)	
	Appraiser Name: <u>J. Brian Banks</u>	
	Company: <u>First Houston Appraisal</u>	
	Supervisory or Co-Appraiser Name: _____	
	Phone: <u>(713) 416-4136</u> Fax: _____	
	E-Mail: <u>bbanks.janusamc@gmail.com</u>	
	Date of Report (Signature): <u>12/18/2021</u>	
License or Certification #: <u>1323923</u> State: <u>TX</u>		
Designation: _____		
Expiration Date of License or Certification: <u>10/31/2022</u>		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>12/17/2021</u>		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: _____		



Assumptions, Limiting Conditions & Scope of Work

File No.: 21-803

Property Address: 614 White Wing Ln City: Houston State: TX Zip Code: 77079

Client: Stephen Shorter Address:

Appraiser: J. Brian Banks Address: 14182 Misty Meadow, Houston, TX 77079

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 21-803

Property Address: 614 White Wing Ln City: Houston State: TX Zip Code: 77079

Client: Stephen Shorter Address:

Appraiser: J. Brian Banks Address: 14182 Misty Meadow, Houston, TX 77079

APPRAISER'S CERTIFICATION**I certify that, to the best of my knowledge and belief:**

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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 immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:**DEFINITION OF MARKET VALUE *:**

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____ Client Name: Stephen Shorter

E-Mail: _____ Address: _____

APPRAISER

Appraiser Name: J. Brian Banks

Company: First Houston Appraisal

Phone: (713) 416-4136 Fax: _____

E-Mail: bbanks.janusamc@gmail.com

Date Report Signed: 12/18/2021

License or Certification #: 1323923 State: TX

Designation: _____

Expiration Date of License or Certification: 10/31/2022

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: 12/17/2021

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Supervisory or

Co-Appraiser Name: _____

Company: _____

Phone: _____ Fax: _____

E-Mail: _____

Date Report Signed: _____

License or Certification #: _____ State: TX

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: _____

SIGNATURES

Supplemental Addendum

File No. 21-803

Borrower	N/A				
Property Address	614 White Wing Ln				
City	Houston	County	Harris	State	TX
				Zip Code	77079
Lender/Client					

• GP Restricted Use : Additional Comments

Market Data Comments

Reasonable Exposure Time

Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following:

1. Statistical information about days on the market, most commonly obtained from the local Multiple Listing Service.
2. Information gathered through sales verification.
3. Interviews with market participants.

Under current market conditions, the reasonable exposure time for the subject property is approximately three to six months. This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

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

The Intended User of this appraisal report is the Lender/Client. No additional Intended Users are identified by the appraiser.

The subject's highest and best use meets the four criterion for single family housing. It is located in a deed restricted neighborhood, and the appraiser makes the extraordinary assumption that only single family homes can be constructed, and that the subject can only be rebuilt as a single family home. MLS did not indicate any unusual aspects of the deed restrictions.

APPRaiser HAS MADE A VISUAL INSPECTION OF WHAT IS APPARENT. THE APPRAISER HAS NOT MOVED, REMOVED RELOCATED ANY PERSONAL PROPERTY TO ASCERTAIN A BETTER VIEW. THE APPRAISER HAS NOT TESTED ANY SYSTEM TO SEE THAT IT WORKS BEYOND TURNING IT ON AND OFF. THE APPRAISER IS NOT A EXPERT IN PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING. THE APPRAISER HAS REPORTED AND WILL BE RESPONSIBLE ONLY FOR WHAT WAS OBSERVABLE AND APPARENT. THE APPRAISER IS NOT AN EXPERT IN ENVIRONMENTAL HAZARDS OR CONDITIONS AND IS NOT QUALIFIED TO COMMENT ON SUCH MATTERS. THE APPRAISER HAS NO EXPERTISE IN MATTERS RELATING TO STRUCTURAL, SOIL, OR OTHER ENGINEERING MATTERS AND CANNOT COMMENT ON SUCH MATTERS.

Appraiser used appraiser photos with exception of photos already situated in appraisal company files or from previous appraisals. Other exceptions are private gated streets, and streets with construction, people in front or inaccessible homes.

Subject Photo Page

Borrower	N/A			
Property Address	614 White Wing Ln			
City	Houston	County Harris	State TX	Zip Code 77079
Lender/Client				



Subject Front

614 White Wing Ln
 Sales Price 1,647,000
 Gross Living Area 4,585
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 1.13 ac
 Quality Q2
 Age 61

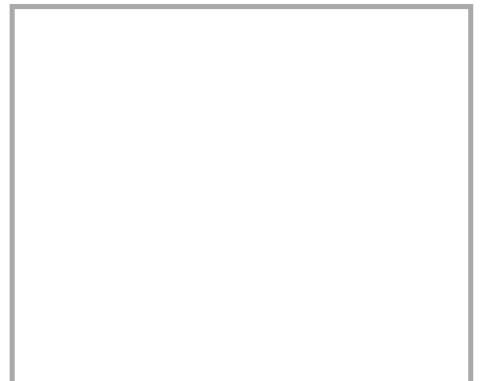
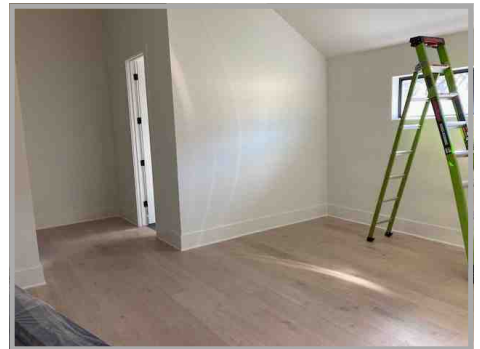
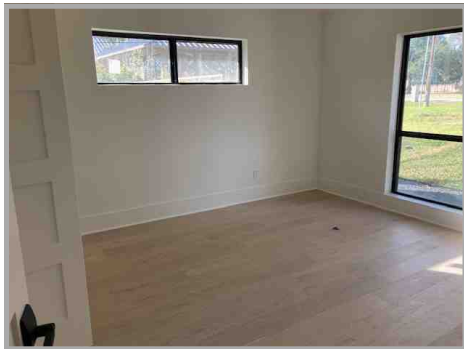
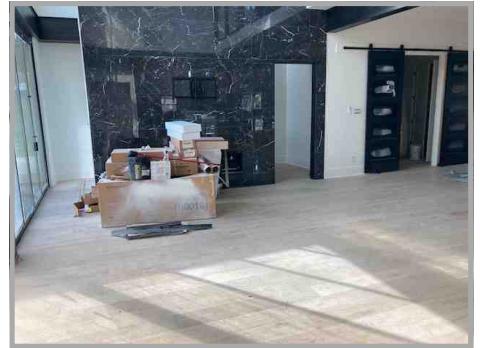


Subject Rear



Subject Street

Borrower	N/A				
Property Address	614 White Wing Ln				
City	Houston	County	Harris	State	TX Zip Code 77079
Lender/Client					



Comparable Photo Page

Borrower	N/A				
Property Address	614 White Wing Ln				
City	Houston	County	Harris	State	TX Zip Code 77079
Lender/Client					

**Comparable 1**

14102 Bluebird Ln	
Prox. to Subject	0.05 miles SE
Sale Price	2,600,000
Gross Living Area	5,613
Total Rooms	8
Total Bedrooms	6
Total Bathrooms	5.1
Location	N;Res;
View	N;Res;
Site	1.13 ac
Quality	Q2
Age	7

**Comparable 2**

505 Rancho Bauer Dr	
Prox. to Subject	0.38 miles SW
Sale Price	1,647,000
Gross Living Area	5,218
Total Rooms	12
Total Bedrooms	4
Total Bathrooms	3.2
Location	N;Res;
View	Average
Site	28,800 sf
Quality	Q3
Age	38

**Comparable 3**

525 White Wing Ln	
Prox. to Subject	0.19 miles SW
Sale Price	1,850,000
Gross Living Area	6,829
Total Rooms	8
Total Bedrooms	6
Total Bathrooms	6.0
Location	N;Res;
View	N;Res;
Site	37078 sf
Quality	Q3
Age	16

Comparable Photo Page

Borrower	N/A				
Property Address	614 White Wing Ln				
City	Houston	County	Harris	State	TX Zip Code 77079
Lender/Client					



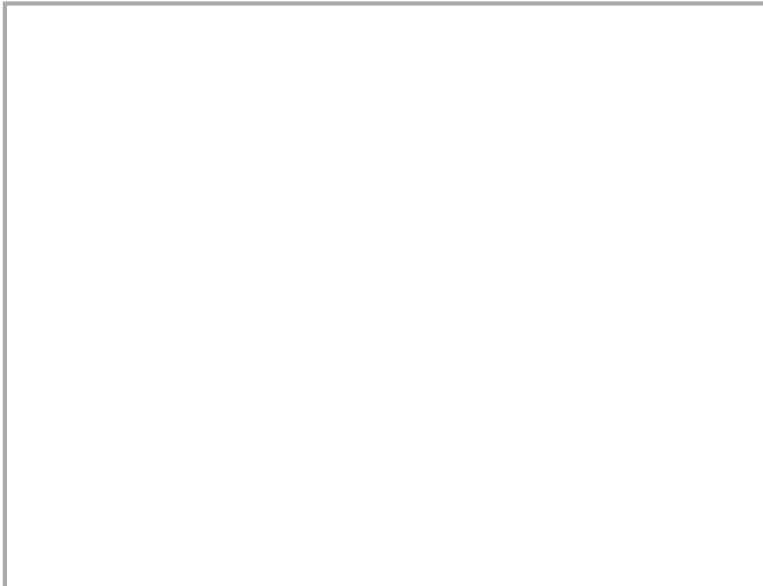
Comparable 4

531 Ramblewood Rd
 Prox. to Subject 0.12 miles E
 Sale Price 1,685,000
 Gross Living Area 6,019
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 5.2
 Location N;Res;
 View A;BacksBusySt
 Site 16269 sf
 Quality Q2
 Age 57



Comparable 5

534 Ramblewood Rd
 Prox. to Subject 0.15 miles E
 Sale Price 1,550,000
 Gross Living Area 4,908
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 4.1
 Location N;Res;
 View N;Res;
 Site 14,879 sf
 Quality Q3
 Age 52

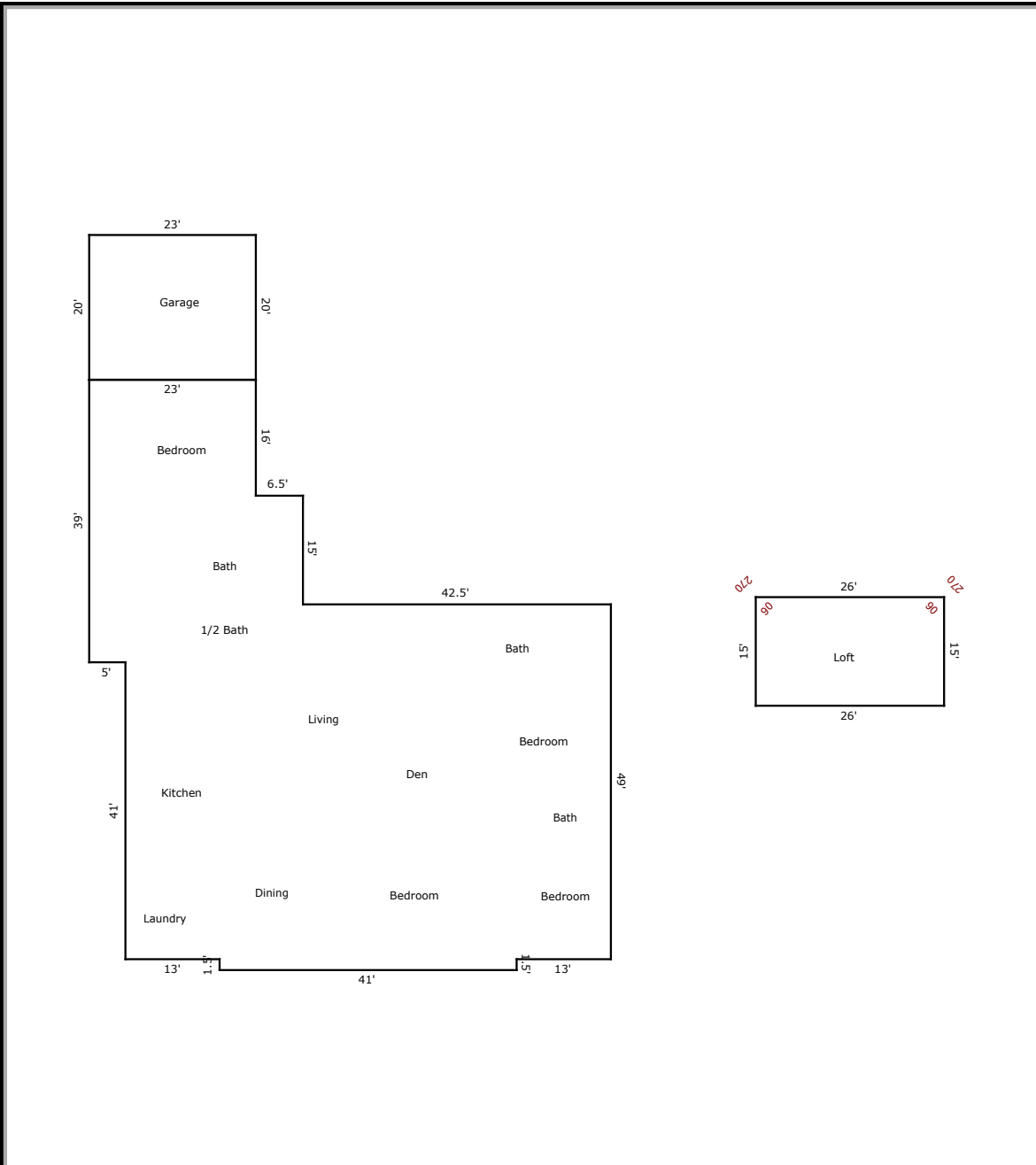


Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Building Sketch

Borrower	N/A				
Property Address	614 White Wing Ln				
City	Houston	County	Harris	State	TX
				Zip Code	77079
Lender/Client					



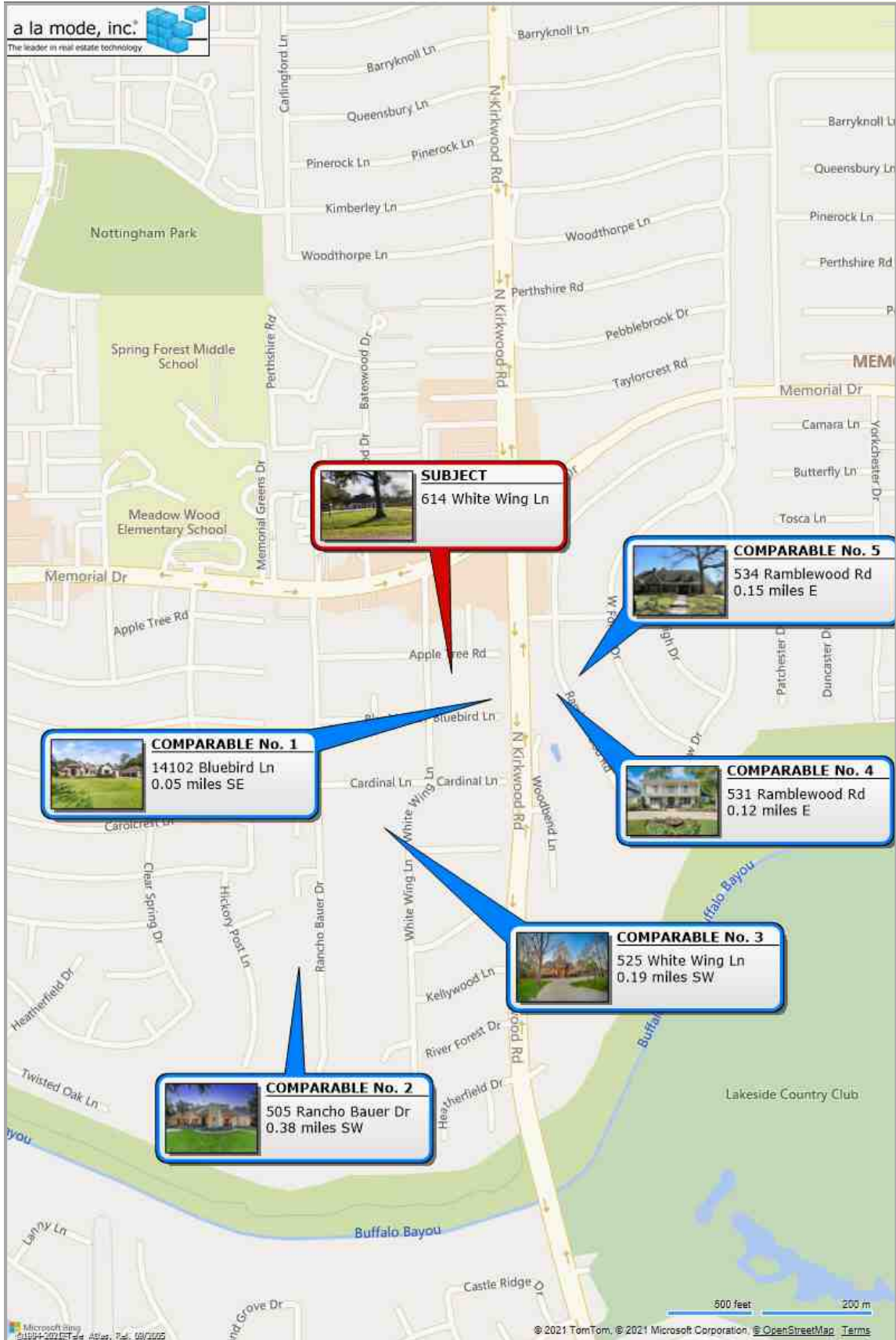
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
2 Car Attached	-460 Sq ft	$20 \times 23 = 460$
First Floor	4195 Sq ft	$41 \times 1.5 = 61.5$ $49 \times 42.5 = 2082.5$ $23 \times 16 = 368$ $29.5 \times 23 = 678.5$ $41 \times 24.5 = 1004.5$
Second Floor	390 Sq ft	$15 \times 26 = 390$
Total Living Area (Rounded):	4585 Sq ft	

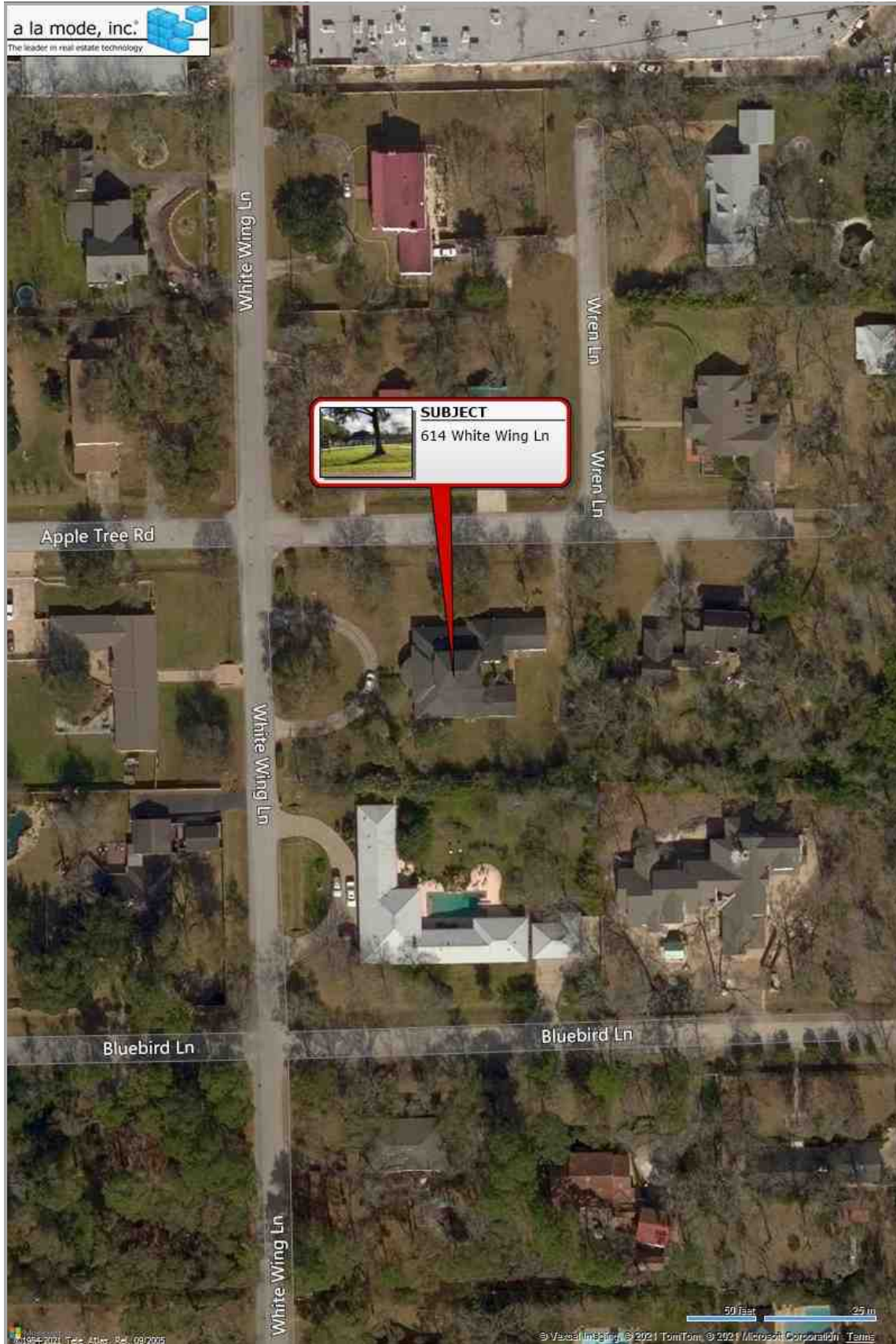
Location Map

Borrower	N/A				
Property Address	614 White Wing Ln				
City	Houston	County	Harris	State	TX
Zip Code	77079				
Lender/Client					



Location Map

Borrower	N/A				
Property Address	614 White Wing Ln				
City	Houston	County	Harris	State	TX Zip Code 77079
Lender/Client					



Flood Map

Borrower	N/A						
Property Address	614 White Wing Ln						
City	Houston	County	Harris	State	TX	Zip Code	77079
Lender/Client							

