

Appraisal of Real Property

7.07 Acres of Land

3830 Parkdale St.
San Antonio, Bexar County, Texas 78229

Prepared For:

City of San Antonio

Effective Date of the Appraisal:

August 31, 2018

Report Format:

Appraisal Report – Standard Format

IRR - San Antonio

File Number: 179-2018-0293





7.07 Acres of Land
3830 Parkdale St.
San Antonio, Texas



September 10, 2018

Adrian Ramirez
Real Estate Supervisor
City of San Antonio
114 W. Commerce 8th floor
San Antonio, TX 78283

SUBJECT: Market Value Appraisal
 7.07 Acres of Land
 3830 Parkdale St.
 San Antonio, Bexar County, Texas 78229
 IRR - San Antonio File No. 179-2018-0293

Dear Mr. Ramirez:

Integra Realty Resources – San Antonio is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as if vacant of the fee simple interest in the property. The client for the assignment is City of San Antonio, and the intended use is for internal decision making regarding potential purchase of the property.

The subject is located at the southeast corner of Parkdale Street and Datapoint Drive and consists of a 7.07 acre or 308,013 square foot tract of vacant land. As of the date of inspection, the appraisers noted various site improvements, a tennis court, and building debris from the demolition of a former building on the site. It is a hypothetical condition that the site is vacant land and ready for development. Please see the hypothetical condition below for additional details.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of City of San Antonio. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As If Vacant	Fee Simple	August 31, 2018	\$2,700,000

The above value conclusion is exclusive of any non-realty components.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. None

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. During the site inspection, the appraisers observed various site improvements that included building debris from a former building on site, tennis court, and asphalt parking lots. The appraisers were requested to value the site as if vacant and ready for development. Therefore, it is a hypothetical condition the site is vacant and ready for development.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - SAN ANTONIO



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Summary of Salient Facts and Conclusions

Property Name	7.07 Acres of Land
Address	3830 Parkdale St. San Antonio, Bexar County, Texas 78229
Property Type	Land - Commercial
Owner of Record	Agora Assets, LLC
Tax ID	551086 and 551088
Legal Description	Being 7.07 acres out of NCB 14445, City of San Antonio, Bexar County, Texas
Land Area	7.07 acres; 308,013 SF
Zoning Designation	C-3, General Commercial District
Highest and Best Use	Commercial development
Exposure Time; Marketing Period	6-12 months; 6-12 months
Effective Date of the Appraisal	August 31, 2018
Date of the Report	September 10, 2018
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	6
Range of Sale Dates	Oct 16 to May 18
Range of Prices per SF (Unadjusted)	\$8.00 - \$12.62
Market Value Conclusion	\$2,700,000 (\$8.77/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of San Antonio may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. None

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

- During the site inspection, the appraisers observed various site improvements that included building debris from a former building on site, tennis court, and asphalt parking lots. The appraisers were requested to value the site as if vacant and ready for development. Therefore, it is a hypothetical condition the site is vacant and ready for development.

Quality Assurance

Delivering superior value is a top priority at IRR and we place a premium on feedback from our valued clients. By learning more about your experience with IRR, we will be better able to serve your needs – to enhance our products, service offerings, and client communications.

Attached is a short survey applicable to this appraisal report and the service that you received. Please take a few minutes to share your experience of IRR with us. Your feedback will be reviewed by our Quality Control team. If you desire a follow-up telephone call, please provide your contact information and a member of our Quality Control team will contact you.

Access the online survey here: quality.irr.com.

Thank you in advance for assisting us with this important endeavor. Please feel free to contact your Local Office using the contact information provided within the letter of transmittal or our Quality Control team at quality@irr.com, with any questions or suggestions you may have.

General Information

Identification of Subject

The subject is located at the southeast corner of Parkdale Street and Datapoint Drive and consists of a 7.07 acre or 308,013 square foot tract of vacant land. As of the date of inspection, the appraisers noted various site improvements, a tennis court, and building debris from the demolition of a former building on the site. It is a hypothetical condition that the site is vacant land and ready for development. Please see the hypothetical condition below for additional details. A legal description of the property is provided in the following table.

Property Identification	
Property Name	7.07 Acres of Land
Address	3830 Parkdale St. San Antonio, Texas 78229
Tax ID	551086 and 551088
Owner of Record	Agora Assets, LLC
Legal Description	Being 7.07 acres out of NCB 14445, City of San Antonio, Bexar County, Texas

Sale History

To the best of our knowledge, no sale or transfer of ownership has taken place within a three-year period prior to the effective appraisal date.

Pending Transactions

The property is under contract of sale as of the effective appraisal date. Information about the contract is summarized and follows:

Seller	Agora Assets, LLC
Buyer	City of San Antonio
Sale Price	\$2,500,000

As noted above, the subject is currently under contract at a \$2,500,000 or \$8.12 per square foot. This is confirmed by the City of San Antonio's Senior Real Estate Specialist, Adrian Ramirez. Per conversations with the listing broker, Lewis Wood with Younger Partners, the property was listed for sale for 5 months at an initial listing price of \$2,900,000 and had two additional offer over that period. In addition, we requested the purchasing contract from our client however was not provided. Based on our value conclusion of this report, the current contract price for the subject is considered to be with a market range.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value as if vacant of the fee simple interest in the property as of the effective date of the appraisal, August 31, 2018. The date of the report is September 10, 2018. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.”

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[g]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of As Is Market Value

As is market value is defined as, “The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.”

(Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015); also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77471)

Definition of Property Rights Appraised

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Source: Appraisal Institute, The Dictionary of Real Estate Appraisal, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for internal decision making regarding potential purchase of the property. The client and intended user is City of San Antonio. The appraisal is not intended for any other use or user. No party or parties other than City of San Antonio may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;
- Appraisal requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), revised June 7, 1994;
- Interagency Appraisal and Evaluation Guidelines issued December 10, 2010;

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any 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.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Brandon Brehm, MAI, CCIM, conducted an on-site inspection of the property on August 31, 2018. William Robinson, MAI, was not present during the inspection.

Significant Appraisal Assistance

It is acknowledged that Joseph Walsh made a significant professional contribution to this appraisal, consisting of conducting research on the subject and transactions involving comparable properties, performing appraisal analyses, and assisting in report writing, under the supervision of the persons signing the report.

Economic Analysis

San Antonio MSA Analysis

The subject is located in the San Antonio-New Braunfels, TX Metropolitan Statistical Area, hereinafter called the San Antonio MSA, as defined by the U.S. Office of Management and Budget. The San Antonio MSA is 7,313 square miles in size, and is the 24th most populous metropolitan area in the nation.

Population

The San Antonio MSA has an estimated 2018 population of 2,499,295, which represents an average annual 1.9% increase over the 2010 census of 2,142,508. The San Antonio MSA added an average of 44,598 residents per year over the 2010-2018 period, and its annual growth rate exceeded the State of Texas rate of 1.6%.

Looking forward, the San Antonio MSA's population is projected to increase at a 1.6% annual rate from 2018-2023, equivalent to the addition of an average of 40,558 residents per year. The San Antonio MSA's growth rate is expected to exceed that of Texas, which is projected to be 1.4%.

Population Trends					
	Population			Compound Ann. % Chng	
	2010 Census	2018 Estimate	2023 Projection	2010 - 2018	2018 - 2023
Bexar County, TX	1,714,773	1,978,695	2,134,954	1.8%	1.5%
San Antonio-New Braunfels, TX (Metro)	2,142,508	2,499,295	2,702,085	1.9%	1.6%
Texas	25,145,561	28,531,603	30,558,741	1.6%	1.4%

Source: Envionics Analytics

Employment

Total employment in the San Antonio MSA is currently estimated at 1,056,300 jobs. Between year-end 2007 and the present, employment rose by 193,600 jobs, equivalent to a 22.4% increase over the entire period. There were gains in employment in nine out of the past ten years despite the national economic downturn and slow recovery. The San Antonio MSA's rate of employment growth over the last decade surpassed that of Texas, which experienced an increase in employment of 16.8% or 1,786,000 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the San Antonio MSA unemployment rate has been consistently lower than that of Texas, with an average unemployment rate of 5.2% in comparison to a 5.8% rate for Texas. A lower unemployment rate is a positive indicator.

Recent data shows that the San Antonio MSA unemployment rate is 3.4% in comparison to a 4.2% rate for Texas, a positive sign that is consistent with the fact that the San Antonio MSA has outperformed Texas in the rate of job growth over the past two years.

Employment Trends

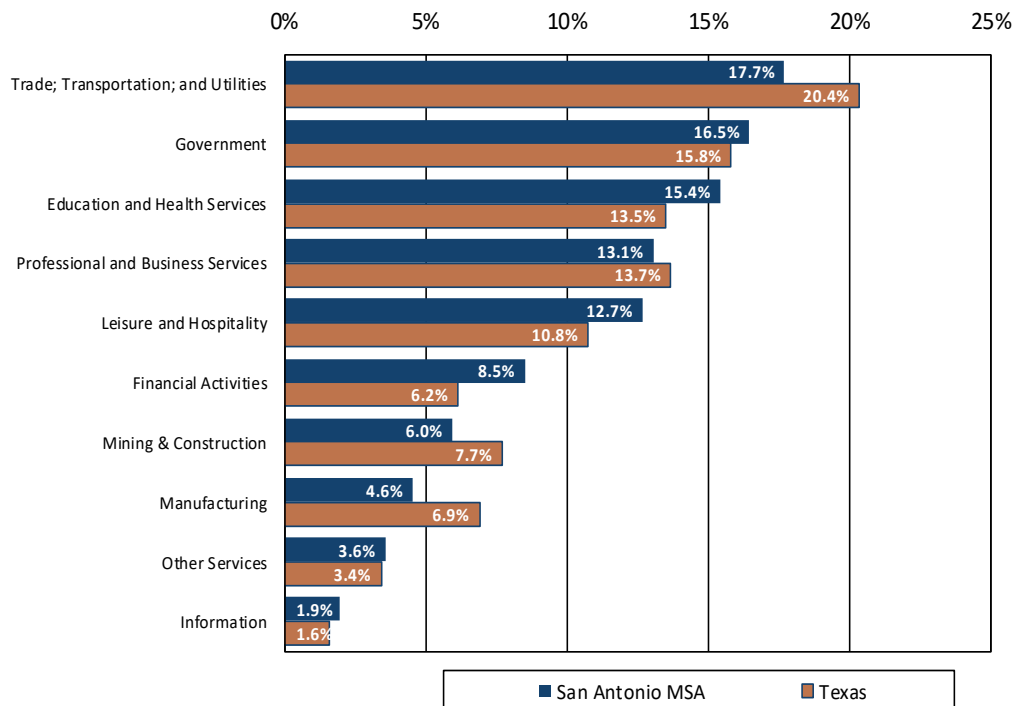
Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	San Antonio				San Antonio	
	MSA	% Change	Texas	% Change	MSA	Texas
2007	862,700		10,649,600		4.0%	4.3%
2008	866,000	0.4%	10,703,200	0.5%	4.6%	4.8%
2009	852,600	-1.5%	10,330,700	-3.5%	6.7%	7.6%
2010	864,700	1.4%	10,546,500	2.1%	7.2%	8.2%
2011	883,100	2.1%	10,782,900	2.2%	7.1%	7.8%
2012	912,100	3.3%	11,157,300	3.5%	6.3%	6.7%
2013	938,900	2.9%	11,458,700	2.7%	5.8%	6.3%
2014	976,100	4.0%	11,879,100	3.7%	4.6%	5.1%
2015	1,005,500	3.0%	12,031,100	1.3%	3.8%	4.5%
2016	1,034,100	2.8%	12,177,300	1.2%	3.7%	4.6%
2017	1,056,300	2.1%	12,435,600	2.1%	3.6%	4.3%
Overall Change 2007-2017	193,600	22.4%	1,786,000	16.8%		
Avg Unemp. Rate 2007-2017					5.2%	5.8%
Unemployment Rate - January 2018					3.4%	4.2%

Source: Bureau of Labor Statistics and Economy.com. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the San Antonio MSA job market is depicted in the following chart, along with that of Texas. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of San Antonio MSA jobs in each category.

Employment Sectors - 2017



Source: Bureau of Labor Statistics and Economy.com

The San Antonio MSA has greater concentrations than Texas in the following employment sectors:

1. Government, representing 16.5% of San Antonio MSA payroll employment compared to 15.8% for Texas as a whole. This sector includes employment in local, state, and federal government agencies.
2. Education and Health Services, representing 15.4% of San Antonio MSA payroll employment compared to 13.5% for Texas as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
3. Leisure and Hospitality, representing 12.7% of San Antonio MSA payroll employment compared to 10.8% for Texas as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
4. Financial Activities, representing 8.5% of San Antonio MSA payroll employment compared to 6.2% for Texas as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.

The San Antonio MSA is underrepresented in the following sectors:

1. Trade; Transportation; and Utilities, representing 17.7% of San Antonio MSA payroll

employment compared to 20.4% for Texas as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.

2. Professional and Business Services, representing 13.1% of San Antonio MSA payroll employment compared to 13.7% for Texas as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
3. Mining & Construction, representing 6.0% of San Antonio MSA payroll employment compared to 7.7% for Texas as a whole. This sector includes construction of buildings, roads, and utility systems, as well as mining, quarrying, and oil and gas extraction.
4. Manufacturing, representing 4.6% of San Antonio MSA payroll employment compared to 6.9% for Texas as a whole. This sector includes all establishments engaged in the manufacturing of durable and nondurable goods.

Major Employers

Major employers in the San Antonio MSA are shown in the following table.

Major Employers - San Antonio-New Braunfels, TX (Metro)		
	Name	Number of Employees
1	Lackland Air Force Base	37,000
2	Fort Sam Houston	32,000
3	H-E-B	20,000
4	USAA	18,305
5	Randolf Air Force Base	11,000
6	Methodist Healthcare System	9,620
7	City of San Antonio	9,145
8	Baptist Health System	6,383
9	Wells Fargo Bank	5,073
10	Harland Clarke	5,000

Source: San Antonio Economic Development Department Foundation Website and 2017 SABJ Book of Lists

Gross Domestic Product

The San Antonio MSA ranks 34 in Gross Domestic Product (GDP) out of the nation's 382 metropolitan statistical areas.

Economic growth, as measured by annual changes in GDP, has been considerably higher in the San Antonio MSA than Texas overall during the past eight years. The San Antonio MSA has grown at a 4.7% average annual rate while Texas has grown at a 3.5% rate. As the national economy improves, the San Antonio MSA continues to perform better than Texas. GDP for the San Antonio MSA rose by 3.1% in 2016 while Texas's GDP fell by 0.3%.

The San Antonio MSA has a per capita GDP of \$45,006, which is 15% less than Texas's GDP of \$53,129. This means that San Antonio MSA industries and employers are adding relatively less value to the economy than their counterparts in Texas.

Gross Domestic Product

Year	(\$ Mil) San Antonio MSA	% Change	(\$ Mil) Texas	% Change
2009	79,363		1,166,516	
2010	80,912	2.0%	1,197,006	2.6%
2011	83,814	3.6%	1,240,117	3.6%
2012	88,033	5.0%	1,310,522	5.7%
2013	93,734	6.5%	1,377,100	5.1%
2014	100,487	7.2%	1,424,694	3.5%
2015	106,032	5.5%	1,484,881	4.2%
2016	109,348	3.1%	1,480,304	-0.3%
Compound % Chg (2009-2016)		4.7%		3.5%
GDP Per Capita 2016	\$45,006		\$53,129	

Source: Bureau of Economic Analysis and Economy.com; data released September 2016. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2009 dollars.

Household Income

The San Antonio MSA has a slightly lower level of household income than Texas. Median household income for the San Antonio MSA is \$59,843, which is 0.6% less than the corresponding figure for Texas.

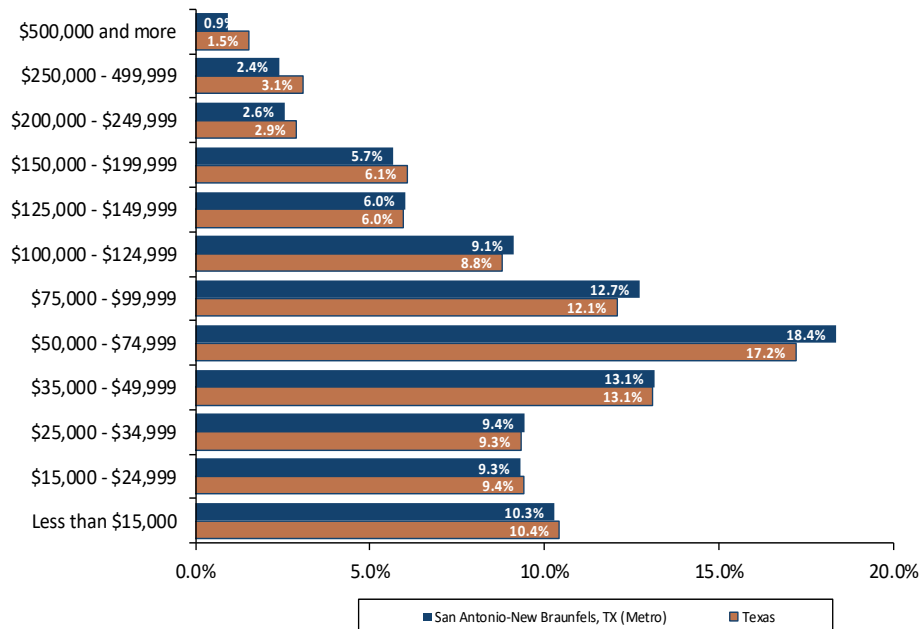
Median Household Income - 2018

	Median
San Antonio-New Braunfels, TX (Metro)	\$59,843
Texas	\$60,211
Comparison of San Antonio-New Braunfels, TX (Metro) to Texas	- 0.6%

Source: Environics Analytics

The following chart shows the distribution of households across twelve income levels. The San Antonio MSA has a greater concentration of households in the middle income levels than Texas. Specifically, 32% of San Antonio MSA households are between the \$35,000 - \$75,000 levels in household income as compared to 30% of Texas households. A lesser concentration of households is apparent in the higher income levels, as 39% of San Antonio MSA households are at the \$75,000 or greater levels in household income versus 40% of Texas households.

Household Income Distribution - 2018

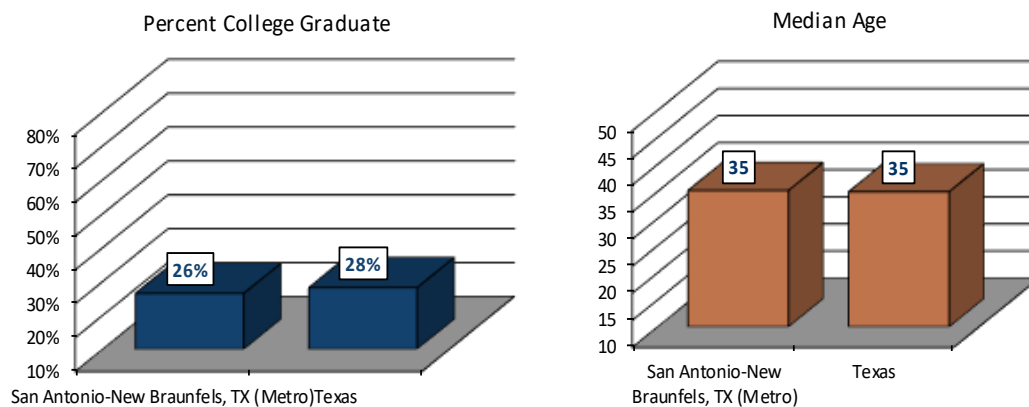


Source: Environics Analytics

Education and Age

Residents of the San Antonio MSA have a slightly lower level of educational attainment than those of Texas. An estimated 26% of San Antonio MSA residents are college graduates with four-year degrees, versus 28% of Texas residents. People in the San Antonio MSA are similar in age to their Texas counterparts. The median age of both the San Antonio MSA and Texas is 35 years.

Education & Age - 2018

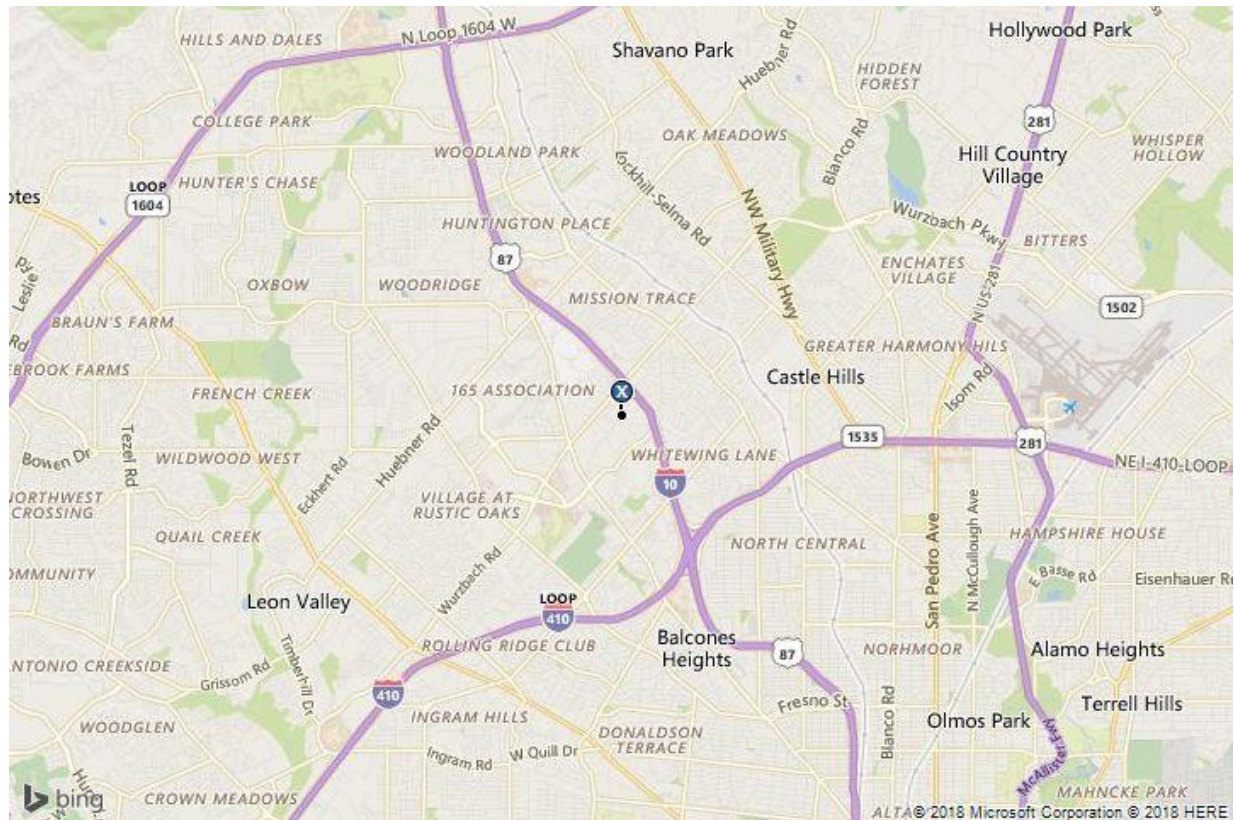


Source: Environics Analytics

Conclusion

The San Antonio MSA economy will be affected by a growing population base and lower income and education levels. The San Antonio MSA experienced growth in the number of jobs and has maintained a consistently lower unemployment rate than Texas over the past decade. Moreover, the San Antonio MSA exhibits a higher rate of GDP growth than Texas overall. We anticipate that the San Antonio MSA economy will improve and employment will grow, strengthening the demand for real estate.

Area Map



Surrounding Area Analysis

Location

The subject is located at the southeast corner of Parkdale Street and Datapoint Drive. This site is located approximately ¼ of a mile west of Interstate Highway 35 and 8 miles northwest of the Central Business District of San Antonio.

Access and Linkages

The subject is located in convenient distance to major expressway systems including Interstate Highway 10 and Loop 1604. Other commercial traffic arteries in the neighborhood include Wurzbach Highway, Fredericksburg Road, Callaghan Road, and Huebner Road, to name a few.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2018 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	San Antonio MSA	Texas
Population 2010	21,537	126,838	324,889	2,142,508	25,145,561
Population 2018	22,977	139,592	356,315	2,499,295	28,531,603
Population 2023	24,334	149,443	380,402	2,702,085	30,558,741
Compound % Change 2010-2018	0.8%	1.2%	1.2%	1.9%	1.6%
Compound % Change 2018-2023	1.2%	1.4%	1.3%	1.6%	1.4%
Households 2010	9,916	57,997	136,447	763,022	8,922,933
Households 2018	10,689	65,229	152,293	898,490	10,131,556
Households 2023	11,375	70,490	163,786	976,105	10,866,516
Compound % Change 2010-2018	0.9%	1.5%	1.4%	2.1%	1.6%
Compound % Change 2018-2023	1.3%	1.6%	1.5%	1.7%	1.4%
Median Household Income 2018	\$47,261	\$48,885	\$50,977	\$59,843	\$60,211
Average Household Size	2.1	2.1	2.3	2.7	2.8
College Graduate %	35%	35%	32%	26%	28%
Median Age	32	34	35	35	35
Owner Occupied %	22%	34%	45%	64%	64%
Renter Occupied %	78%	66%	55%	36%	36%
Median Owner Occupied Housing Value	\$179,312	\$172,306	\$166,501	\$165,061	\$163,466
Median Year Structure Built	1982	1984	1982	1990	1988
Avg. Travel Time to Work in Min.	23	24	25	28	29

Source: Envirionics Analytics

As shown above, the current population within a 3-mile radius of the subject is 139,592, and the average household size is 2.1. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to the San Antonio MSA overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is \$48,885, which is lower than the household income for the San Antonio MSA. Residents within a 3-mile radius have a higher level of educational attainment than those of the San Antonio MSA, while median owner occupied home values are higher.

Land Use

The subject's neighborhood has shifted with various periods of investment demand, but the neighborhood is considered to be in a mature stage of the real estate life cycle with new commercial development and redevelopment occurring within the market area.

The subject is located on the northeastern peripheral of the South Texas Medical Center. This area of commercial development multiple uses which include multi-story and high-rise office buildings, office condominiums, retail centers, apartment complexes, and special purpose properties.

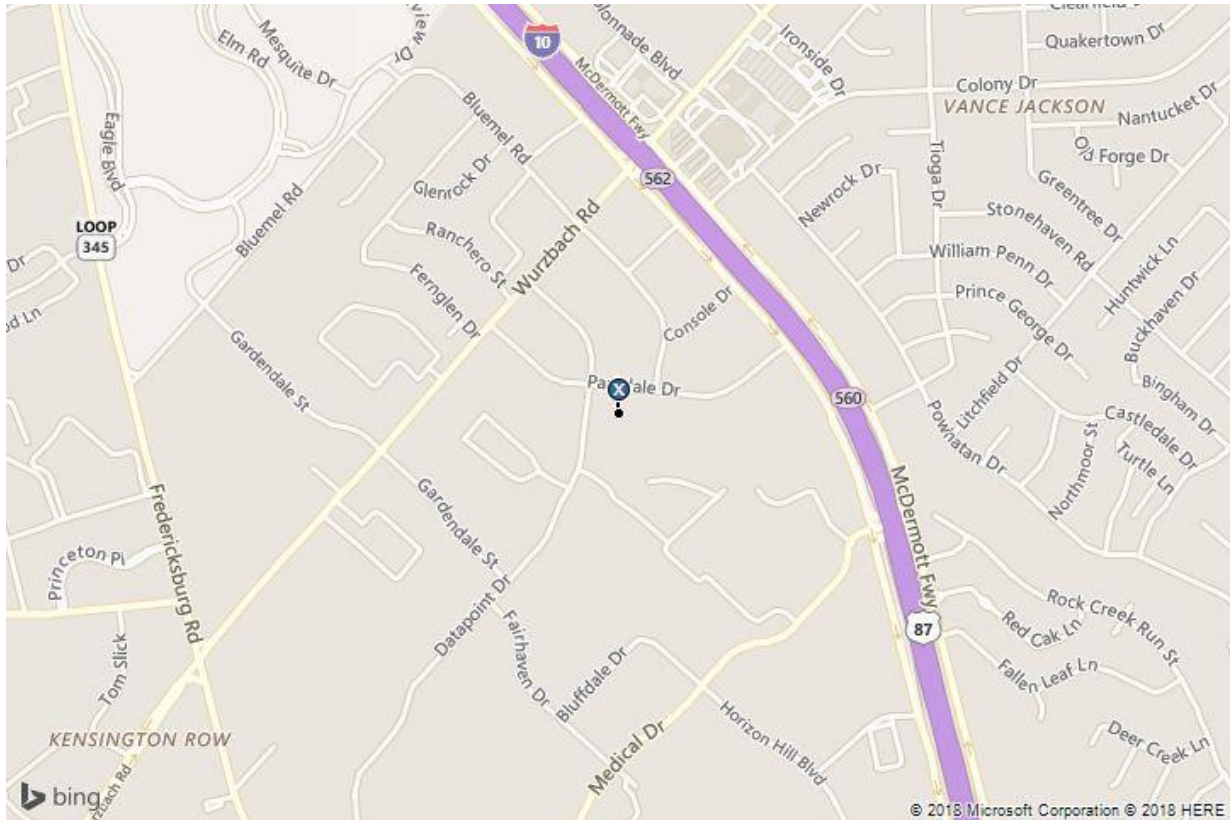
The South Texas Medical Center spans over 900 acres and has over 40 medically related treatment, education and research facilities. The South Texas Medical Center, which serves directly 38 counties, consist of separate medical, dental and nursing schools, five higher education institutions, twelve hospitals and five specialty institutions. These facilities combined currently to total over 4,200 patient beds. There is approximately 300 acres of undeveloped land for future expansion.

The subject is located within a highly developed commercial and multi-family use neighborhood. commercial businesses within this area include Texas Lottery Commission, University of the Incarnate Word School of Optometry, Pathology Reference Laboratory, U-Haul Your Storage Place. In addition to these businesses, there are multiple multi-family developments in the immediate area which include Ashler Oaks Apartments, Signature Ridge Apartments, Sierra Ranch Apartments, and The Park at Colonnade.

Outlook and Conclusions

Overall, the neighborhood is in a mature stage of the real estate life cycle with limited infill development in the immediate area. Development activity has been intermittent across the area, but we anticipate that property values will remain stable in the near future.

Surrounding Area Map



Property Analysis

Land Description and Analysis

Land Description	
Land Area	7.07 acres; 308,013 SF
Source of Land Area	Engineering Report
Primary Street Frontage	Parkdale St. - 550 feet
Secondary Street Frontage	Datapoint Dr. - 565 feet
Shape	Irregular
Corner	Yes
Topography	Sloping from north to south and below street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Flood Area Panel Number	48029C0395G
Date	September 29, 2010
Zone	X & AE
Description	Portions of the site is located within Flood Zone "X" and "AE". Flood Zone "X" is outside of 500-year floodplain and Flood Zone "AE" is within 100-year floodplain
Insurance Required?	Yes, if improvements are built within zone AE
Zoning; Other Regulations	
Zoning Jurisdiction	City of San Antonio
Zoning Designation	C-3
Description	General Commercial District
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	Not Likely
Permitted Uses	General Commercial District provides for various commercial uses which include regional shopping centers, power centers, and/or assembly of similar uses into a single complex
Utilities	
Service	Provider
Water	San Antonio Water System
Sewer	San Antonio Water System
Electricity	CPS Energy
Natural Gas	CPS Energy
Local Phone	Multiple Providers

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

Easements, Encroachments and Restrictions

Based upon a review of the deed and property survey, there appears to be typical utility and building setbacks along the perimeter of the site. In addition, there are two ingress/egress easements on site. One is located along the eastern property line and one along the rear of the property line. In addition,

there are two drainage easements located along the southwest corner and southeast corner of the site. Our valuation assumes no adverse impacts from encroachments or restrictions, and further assumes that the subject has clear and marketable title.

Flood Hazard Status

A portion of the sight is located in FEMA Zone “AE”. This area requires flood insurance and is defined by the Federal Emergency Management Agency, Zone AE is an area that is subject to inundation by the 1-percent-annual-chance of a flood event. A flood insurance map for the subject’s location can be found in Addendum B of this report. The aerial image at the end of this section depicts the portion of Flood Zone AE on the subject’s site.

Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses. We are not aware of any other particular restrictions on development.



Looking south along Datapoint Dr. – subject at left



Looking north along Datapoint Dr. – subject at right



Looking west along Parkdale St. – subject at left



Looking east along Parkdale St. –subject at right



View of subject looking west



View of subject – drainage easement



View of subject looking north



View of subject looking south



View of subject looking southwest



View of subject looking west



View of subject looking southeast



View of subject looking south

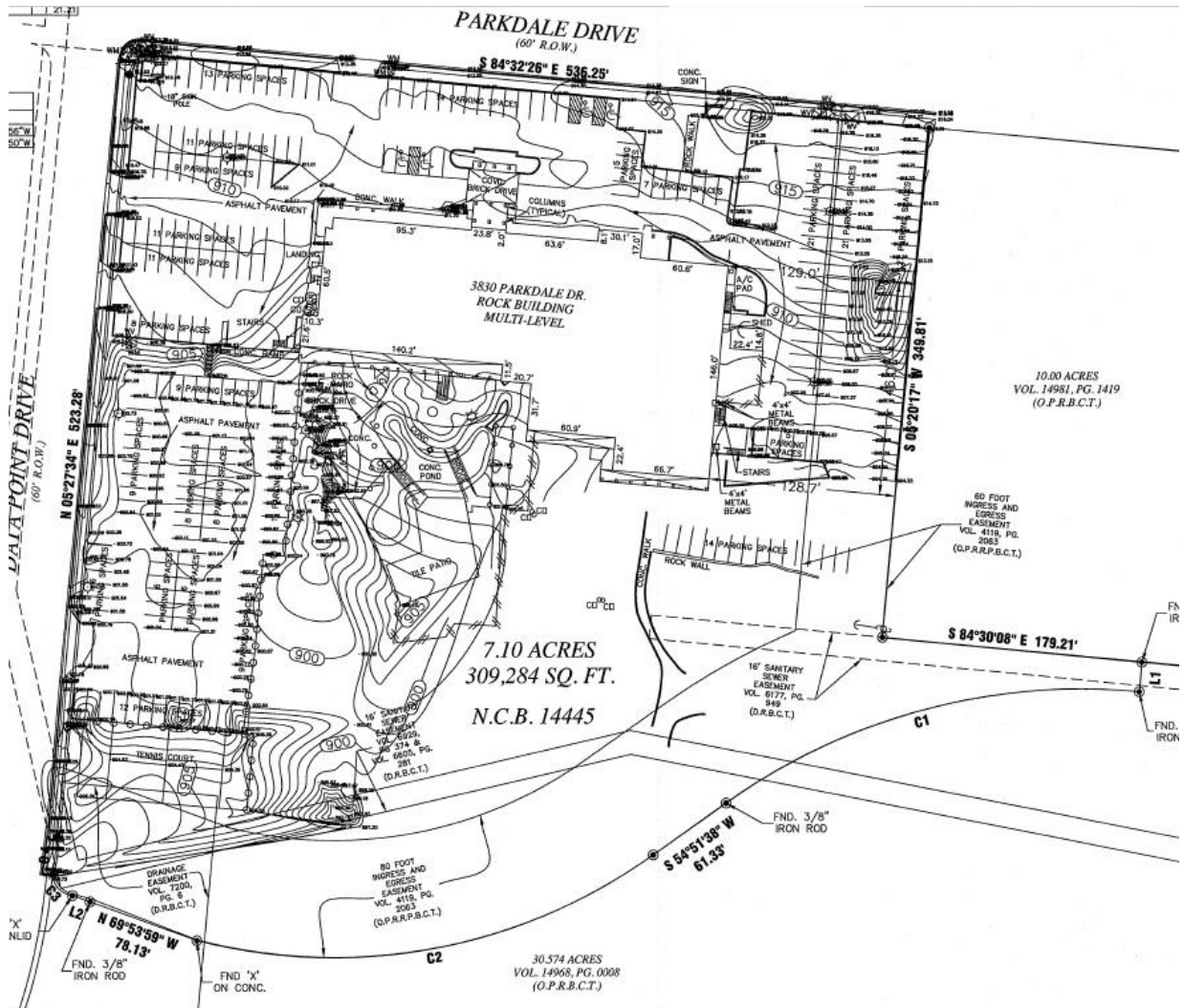
Aerial Image



7.07 Acres of Land



Survey



7.07 Acres of Land

Real Estate Taxes

The subject property is located within Bexar County, Texas. The Bexar Appraisal District appraises all real property and business personal property according to the Texas Property Tax Code and the Uniform Standards of Professional Appraisal Practice (USPAP).

Properties are appraised between January 1 and April 30 of each year and are assessed at market value with an effective date of January 1 of that year. Local taxing units adopt tax rates in August and September, and the county tax assessor-collector sends tax bills to property owners on October 1 or as soon thereafter as practicable.

Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property are determined by multiplying the assessed value by the composite rate, which is expressed as a percentage. Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2018							
Tax ID	Assessed Value			Taxes and Assessments			
	Land	Improvements	Total	Ad Valorem Tax Rate	Taxes	Direct Assessments	Total
551086	\$703,260	\$0	\$703,260	2.680542%	\$18,851	\$0	\$18,851
551088	\$900,850	\$0	\$900,850	2.680542%	\$24,148	\$0	\$24,148
	\$1,604,110	\$0	\$1,604,110		\$42,999	\$0	\$42,999

Real estate tax history for the subject property is provided as follows.

Tax History						
Tax Year	Total Assessed		Ad Valorem		Direct	
	Value	Tax Rate	Taxes	Assessments	Total	% Change
2016	\$1,390,390	2.685395%	\$37,337	\$0	\$37,337	
2017	\$1,433,260	2.680542%	\$38,419	\$0	\$38,419	2.9%
2018	\$1,603,610	2.680542%	\$42,985	\$0	\$42,985	11.9%

Texas is a nondisclosure state and property owners are not required to provide any information to appraisal districts regarding sale prices or income data. Therefore, assessed values often do not align with market values. In order to determine an equitable current assessed value several tax comparables have been analyzed. Details of these tax comparables are provided in the following table.

Tax Comparables						
No.	Property Name	SF	Total Assessed Value	Assessed Value/SF	Total Taxes	Taxes/SF
1	3330 Cherry Ridge	608,620	\$5,845,360	\$9.60	\$156,074	\$0.26
2	Vance Jackson & Beckwith Blvd.	331,317	\$2,558,500	\$7.72	\$68,582	\$0.21
3	8762 State Hwy. 151	501,724	\$3,130,760	\$6.24	\$83,921	\$0.17
4	9999 USAA Blvd.	663,637	\$3,437,640	\$5.18	\$92,147	\$0.14
Subject	7.07 Acres of Land	308,013	\$1,604,110	\$5.21	\$42,999	\$0.14

Based upon the value conclusion of this report, the subject assessed value is at the low end of the range and appears under assessed.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Vacant

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

Permitted uses include a variety of commercial development including regional shopping centers, office buildings, power centers, and/or assembly of similar uses into a single complex. As previously mentioned, there are two ingress/egress easements and two sanitary sewer easements on site that limit the use of the property. Given prevailing land use patterns in the area, only commercial development is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on our analysis of the market, there is currently adequate demand for commercial development in the subject's area. It appears that a newly developed commercial development on the site would have a value commensurate with its cost. Therefore, commercial development is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than commercial development. Accordingly, it is our opinion that commercial development, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Development of the site for commercial development is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as vacant.

Most Probable Buyer

Taking into account the functional utility of the site and area development trends, the probable buyer is a developer or investor.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

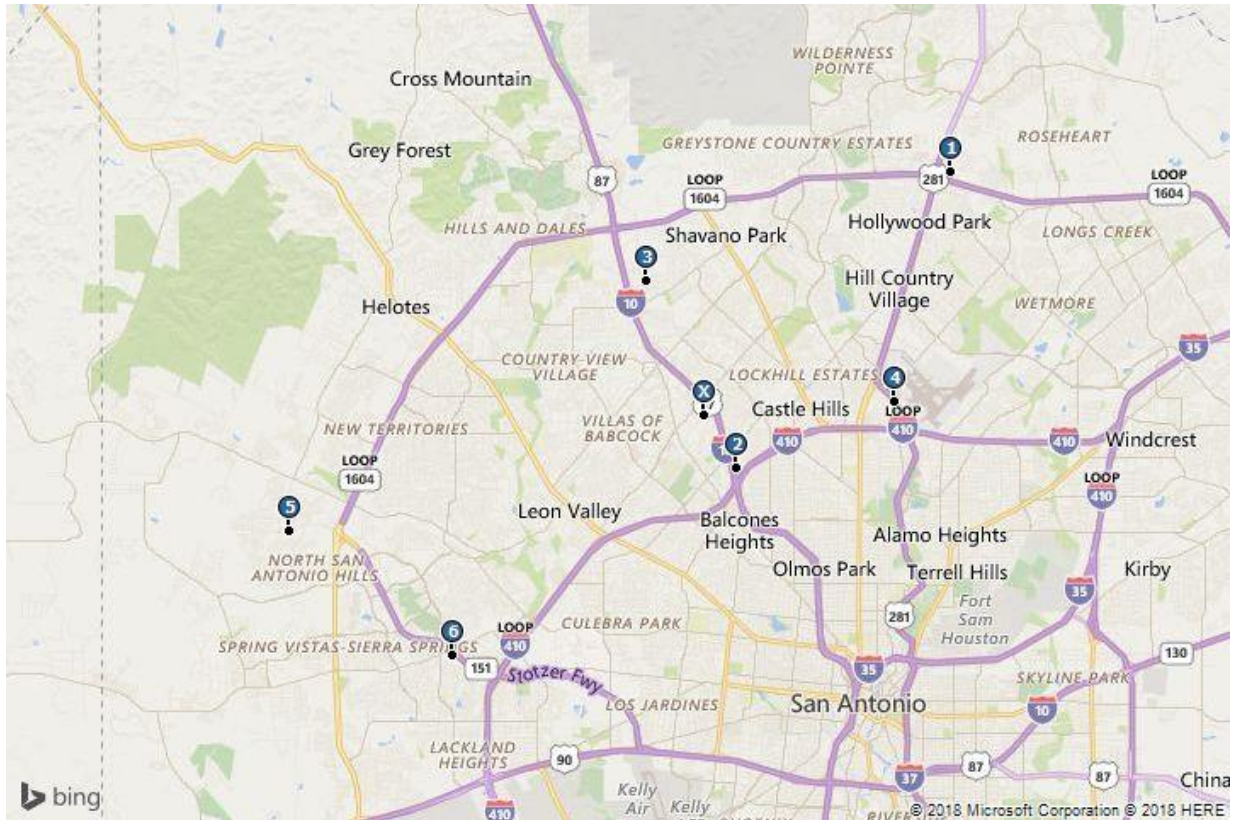
Our sales research focused on transactions within the following parameters:

- Location: San Antonio
- Size: 3 to 12 acres
- Use: Commercial
- Transaction Date: Within three years of the effective date

For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales							
No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	1820 E. Sonterra Blvd. San Antonio	May-18 Closed	\$3,000,000	325,175 7.47	MF-50	\$9.23	\$401,875
2	3330 Cherry Ridge San Antonio	Mar-18 Closed	\$6,800,000	608,620 13.97	C-3	\$11.17	\$486,688
3	Vance Jackson & Beckwith Blvd. San Antonio	Jul-17 Closed	\$3,806,646	331,317 7.61	C-3	\$11.49	\$500,479
4	622-626 Portland Rd. San Antonio	May-17 Closed	\$2,400,000	190,206 4.37	C-2	\$12.62	\$549,639
5	Alamo Ranch Pky. San Antonio	Jan-17 Closed	\$4,924,458	579,392 13.30	C-2	\$8.50	\$370,232
6	8762 State Hwy. 151 San Antonio	Oct-16 Closed	\$4,013,793	501,724 11.52	MPC	\$8.00	\$348,480
	Subject 7.07 Acres of Land San Antonio, TX			308,013 7.07	C-3		

Comparable Land Sales Map

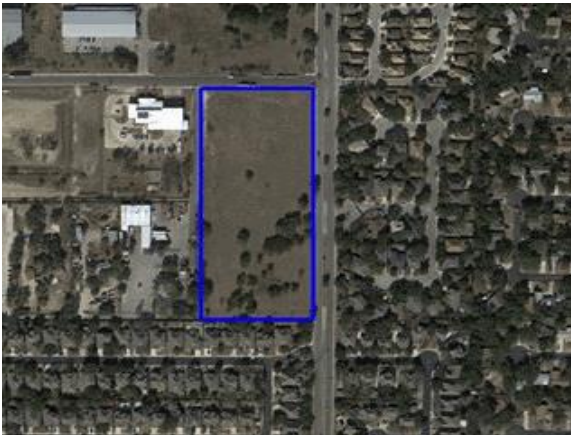




Sale 1
1820 E. Sonterra Blvd.



Sale 2
3330 Cherry Ridge



Sale 3
Vance Jackson & Beckwith Blvd



Sale 4
622-626 Portland Rd.



Sale 5
Alamo Ranch Pky.



Sale 6
8762 State Hwy. 151

7.07 Acres of Land



Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	All sales have fee simple property rights and no adjustments were required.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	All sales sold on a cash-to-seller basis or terms comparable thereto and no adjustments were required.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	All of the sales were confirmed as being arm's length transactions and no adjustments were required.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Based on the date of the sales, we applied upward adjustments of 2% annually for appreciating market conditions through the effective date of the appraisal.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Sale Nos. 2, 3, and 4 required minus adjustments for their superior locations.
Street Frontage/Corner	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	Sale Nos. 1, 2, and 4 required minus adjustments for their superior street frontage/corner. Sale Nos. 5 and 6 required plus adjustments for their inferior street frontage/corner.

Size	Inverse relationship that often exists between parcel size and unit value.	Typically, larger properties sell for a lower price per square foot of land area and smaller properties sell for a higher price per square foot of land area. Adjustments have been made on an adjustment factor of 10% for each doubling in size of the comparable land sales.
Shape	Primary physical factors that affect the utility of a site for its highest and best use.	Sale Nos. 3 and 5 required minus adjustments for their superior shape.
Topography	Topography factors that affect the utility of a site for its highest and best use.	Sale Nos. 1, 3, 4, 5, and 6 required minus adjustments for their superior level topography.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	Sale No. 1 required a plus adjustment for its inferior multi-family zoning.
Easements	Type of easements or encumbrances on-site which could impact value.	As previously noted, the subject is encumbered by an ingress/egress easement that is atypical of the market. All of the sales were considered to have less restrictive easements and required minus adjustments.
Flood Zone	Flood zone limits the sites utility and overall highest and best use.	As previously noted, a small portion of the subject site is located within the 100-year flood prone area; however, this portion of the site is also located within the ingress/egress easement. As a result no additional adjustment for the flood prone area is warranted.

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid							
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6
Address	3830 Parkdale St.	1820 E. Sonterra Blvd.	3330 Cherry Ridge	Vance Jackson & Beckwith Blvd.	622-626 Portland Rd.	Alamo Ranch Pky.	8762 State Hwy. 151
City	San Antonio	San Antonio	San Antonio	San Antonio	San Antonio	San Antonio	San Antonio
Sale Date		May-18	Mar-18	Jul-17	May-17	Jan-17	Oct-16
Sale Status		Closed	Closed	Closed	Closed	Closed	Closed
Sale Price		\$3,000,000	\$6,800,000	\$3,806,646	\$2,400,000	\$4,924,458	\$4,013,793
Square Feet	308,013	325,175	608,620	331,317	190,206	579,392	501,724
Price per Square Foot		\$9.23	\$11.17	\$11.49	\$12.62	\$8.50	\$8.00
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		—	—	—	—	—	—
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller
% Adjustment		—	—	—	—	—	—
Conditions of Sale		Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
% Adjustment		—	—	—	—	—	—
Market Conditions	8/31/2018	May-18	Mar-18	Jul-17	May-17	Jan-17	Oct-16
Annual % Adjustment	2%	1%	1%	2%	3%	3%	4%
Cumulative Adjusted Price		\$9.32	\$11.28	\$11.72	\$13.00	\$8.75	\$8.32
Location		—	-15%	-5%	-10%	—	—
Street Frontage/Corner		-5%	-5%	—	-5%	10%	10%
Size		—	5%	—	-3%	4%	3%
Shape		—	—	-5%	—	-5%	—
Topography		-5%	—	-10%	-10%	-5%	-5%
Zoning		10%	—	—	—	—	—
Easements		-5%	-5%	-5%	-5%	-5%	-5%
Flood Zone		—	—	—	—	—	—
Net \$ Adjustment		-\$0.47	-\$2.26	-\$2.93	-\$4.29	-\$0.09	\$0.25
Net % Adjustment		-5%	-20%	-25%	-33%	-1%	3%
Final Adjusted Price		\$8.85	\$9.03	\$8.79	\$8.71	\$8.67	\$8.57
Overall Adjustment		-4%	-19%	-24%	-31%	2%	7%
Range of Adjusted Prices		\$8.57 - \$9.03					
Average		\$8.77					
Indicated Value		\$8.75					

Land Value Conclusion

Prior to adjustment, the sales reflect a range of \$8.00 - \$12.62 per square foot. After adjustment, the range is narrowed to \$8.57 - \$9.03 per square foot, with an average of \$8.77 per square foot. Based on the preceding analysis, we reach a land value conclusion as follows:

Land Value Conclusion	
Indicated Value per Square Foot	\$8.75
Subject Square Feet	308,013
Indicated Value	\$2,695,114
Rounded	\$2,700,000

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As If Vacant	Fee Simple	August 31, 2018	\$2,700,000

The above value conclusion is exclusive of any non-realty components.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. None

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. During the site inspection, the appraisers observed various site improvements that included building debris from a former building on site, tennis court, and asphalt parking lots. The appraisers were requested to value the site as if vacant and ready for development. Therefore, it is a hypothetical condition the site is vacant and ready for development.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market value stated previously, it is our opinion that the probable exposure time is 6-12 months.

Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. We estimate the subject's marketing period at 6-12 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We 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.
4. We have not performed any 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.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our 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.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Brandon Brehm, MAI, CCIM made a personal inspection of the property that is the subject of this report. William Robinson, MAI, did not personally inspect the subject.
12. Significant real property appraisal assistance was provided by Joseph Walsh and Sunny Reyna who did not sign this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Brandon Brehm, MAI, CCIM, and William Robinson, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.



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Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – San Antonio, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. Integra Realty Resources – San Antonio is not a building or environmental inspector. Integra San Antonio does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the

- appraisal reports, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with intentional misconduct. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
25. Integra Realty Resources – San Antonio, an independently owned and operated company, has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is uncertain information accepted as fact. If the assumption is found to be false as of the effective date of the appraisal, we reserve the right to modify our value conclusions.

1. None

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition contrary to known fact on the effective date of the appraisal but is supposed for the purpose of analysis.

1. During the site inspection, the appraisers observed various site improvements that included building debris from a former building on site, tennis court, and asphalt parking lots. The appraisers were requested to value the site as if vacant and ready for development. Therefore, it is a hypothetical condition the site is vacant and ready for development.
-

Addendum A

Appraiser Qualifications

William Robinson, MAI

Experience

William C. Robinson is Managing Director for Integra Realty Resources - San Antonio. Prior to Integra, Mr. Robinson co-founded Meridia Appraisal Group (Meridia) in 2014. Mr. Robinson was instrumental in business development expanding the market footprint of Meridia throughout South and Central Texas. Through his leadership, Meridia experienced tremendous growth and success. In 2007, Mr. Robinson began his appraisal career at Weissler Appraisal Company. He was a top producer within his company and focused much of his time in the Laredo and South Texas market areas.

Mr. Robinson has been actively engaged in real estate appraisal and valuation since 2007. Mr. Robinson has completed a wide variety of real property valuation assignment on various property types to include vacant land, retail properties, apartment complexes, office buildings, industrial complexes, special purpose properties, and general commercial properties. In addition, Mr. Robinson has experience in appraising property in central and south Texas.

Clients served include lending institutions, investment firms, accountants, law firms, governmental agencies, and various private/public entities.

Professional Activities & Affiliations

Appraisal Institute, Member (MAI) Appraisal Institute

Licenses

Texas, William Conger Robinson III, 1380230 G, Expires May 2019

Education

Mr. Robinson graduated from Texas Tech University in 2007 with a Bachelor of Business Degree in Finance. While attending Texas Tech University, Mr. Robinson received the Distinguished Student Award.

In November 2013, Mr. Robinson received the MAI designation from the Appraisal Institute. Mr. Robinson is in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the ethics standards of the Appraisal Institute. In addition, Mr. Robinson regularly attends classes and seminars offered by the Appraisal Institute, CCIM Institute, and Risk Management Association, to name a few.

Integra Realty Resources San Antonio

909 NE Loop 410
Suite 636
San Antonio, TX 78209

T 210-446-4444

irr.com



Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

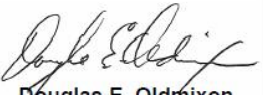
Number: **TX 1380230 G**

Issued: **05/09/2017**

Expires: **05/31/2019**

Appraiser: **WILLIAM CONGER ROBINSON III**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner



Brandon Brehm, MAI, CCIM

Experience

Brandon L. Brehm is Senior Managing Director for Integra Realty Resources - San Antonio. Prior to Integra, Mr. Brehm co-founded Meridia Appraisal Group (Meridia) in 2014. Meridia experienced tremendous growth and success under his guidance and leadership. In 2006, Mr. Brehm began his career with Noble & Associates, Inc. and quickly became a top producer while being trained in all aspects of appraisal.

Mr. Brehm has been actively engaged in real estate appraisal and valuation since 2006. Mr. Brehm has a vast array of general real estate appraisal experience including appraisals of partial interests, fundamental market analysis studies, and discounted cash flow analysis for various multi-tenant properties utilizing ARGUS software. A sampling of property types appraised include: neighborhood and community shopping centers, power centers, single and multi-tenant medical and standard office buildings, apartment complexes, industrial properties including warehouses and manufacturing facilities, special purpose properties, and other general commercial property types.

Clients served include lending institutions, investment firms, accountants, law firms, governmental agencies, and various private/public entities. Valuations have been performed for financing, estates, litigation support, and consulting purposes.

Professional Activities & Affiliations

Appraisal Institute, Member (MAI) Appraisal Institute
Certified Commercial Investment Member (CCIM) CCIM Institute

Licenses

Texas, Brandon Lee Brehm, 1380201 G, Expires December 2018

Education

Mr. Brehm graduated from the University of Texas in 2005 with a Bachelor of Arts degree in Government. During his career as an appraiser he has taken numerous appraisal related courses and seminars from various education providers including the Appraisal Institute and the CCIM Institute.

In October 2013, Mr. Brehm received the MAI designation from the Appraisal Institute and has remained in good standing. Mr. Brehm is in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the ethics and standards of the Appraisal Institute.

In October 2014, Mr. Brehm received the CCIM designation from the CCIM Institute. To earn the prestigious CCIM designation, Mr. Brehm completed more than 160 hours of case-study driven education, as well as, demonstrated proficiency in depth of commercial real estate experience, and passed a comprehensive examination.

Mr. Brehm also has extensive professional training in ARGUS software to include ACG Professionals – Week Long Boot Camp.

Integra Realty Resources
San Antonio

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Suite 636
San Antonio, TX 78209

T 210-446-4444

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Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1380201 G**

Issued: **12/12/2016**

Expires: **12/31/2018**

Appraiser: **BRANDON LEE BREHM**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner



About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

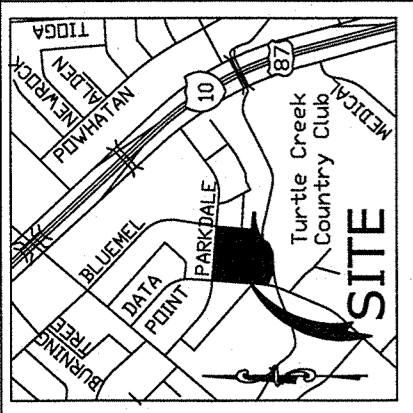
Local Expertise...Nationally!

irr.com



Addendum B

Property Information



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING CHORD
C1	300.29	422.00	40°46'14"	S75°01'44" W 283.99
C2	329.41	378.00	49°55'50"	S79°33'52" W 319.08
C3	22.48	15.00	85°50'55"	N41°32'15" W 20.43
C4	24.92	430.00	3°19'13"	N07°05'01" E 24.92
C5	23.96	15.00	90°00'00"	N50°27'34" E 21.21

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.21	S05°13'56" W
L2	12.90	N70°14'50" W

LEGEND:

- : FOUND 1/2" STEEL ROD (UNLESS OTHERWISE NOTED)
- : SET 1/2" STEEL ROD WITH YELLOW CAP MARKED REF. 5286

D.R.B.G.T.: DEED RECORDS, BEXAR COUNTY TEXAS

O.P.R.P.B.C.T.: OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

TREE

BUSH

SIGN

FIRE HYDRANT

WV : WATER VALVE

WM : WATER METER

LP : LIGHT POST

PO : POWER POLE

CO : CLEAN OUT

ICV : IRRIGATION CONTROL VALVE

GW : GUY WIRE

SM : SAN. SEWER MANHOLE

WF : WOOD FENCE

CL : CHAIN LINK FENCE

HD : HANDICAP

CERTIFICATE OF SURVEYOR

STATE OF TEXAS :
COUNTY OF BEXAR:

THIS IS TO CERTIFY THAT THE ABOVE SURVEY IS TRUE AND
CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION.

DAVID BARRERA, R. P. L. S. No. 5286

DATE 02-12-14

THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

D.B. A.M. C.B. JA

REVISIONS

date	description
5/19/14	REVISED DRAWING DATE

BARRERA LAND SURVEYING
TBPLS FIRM NO. 101830-00
1319 MARCH AVE., SUITE 102
SAN ANTONIO, TEXAS 78214
(210) 444-9023 OFFICE (210) 444-9479 FAX
(210) 837-4328 CELL
dbinsatx@yahoo.com

BL
S

BOUNDARY SURVEY OF:
7.10 ACRE TRACT OF LAND, BEING OUT OF AND PART OF A 7.07
ACRE TRACT, N.C.B. 14445, AS DESCRIBED IN DEED RECORDED IN
VOLUME 16137, PAGE 344 IN THE OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS.

DATE: 02/12/14

JOB No. 0008-14

1 SHEET OF 1

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

SURVEYOR'S NOTES

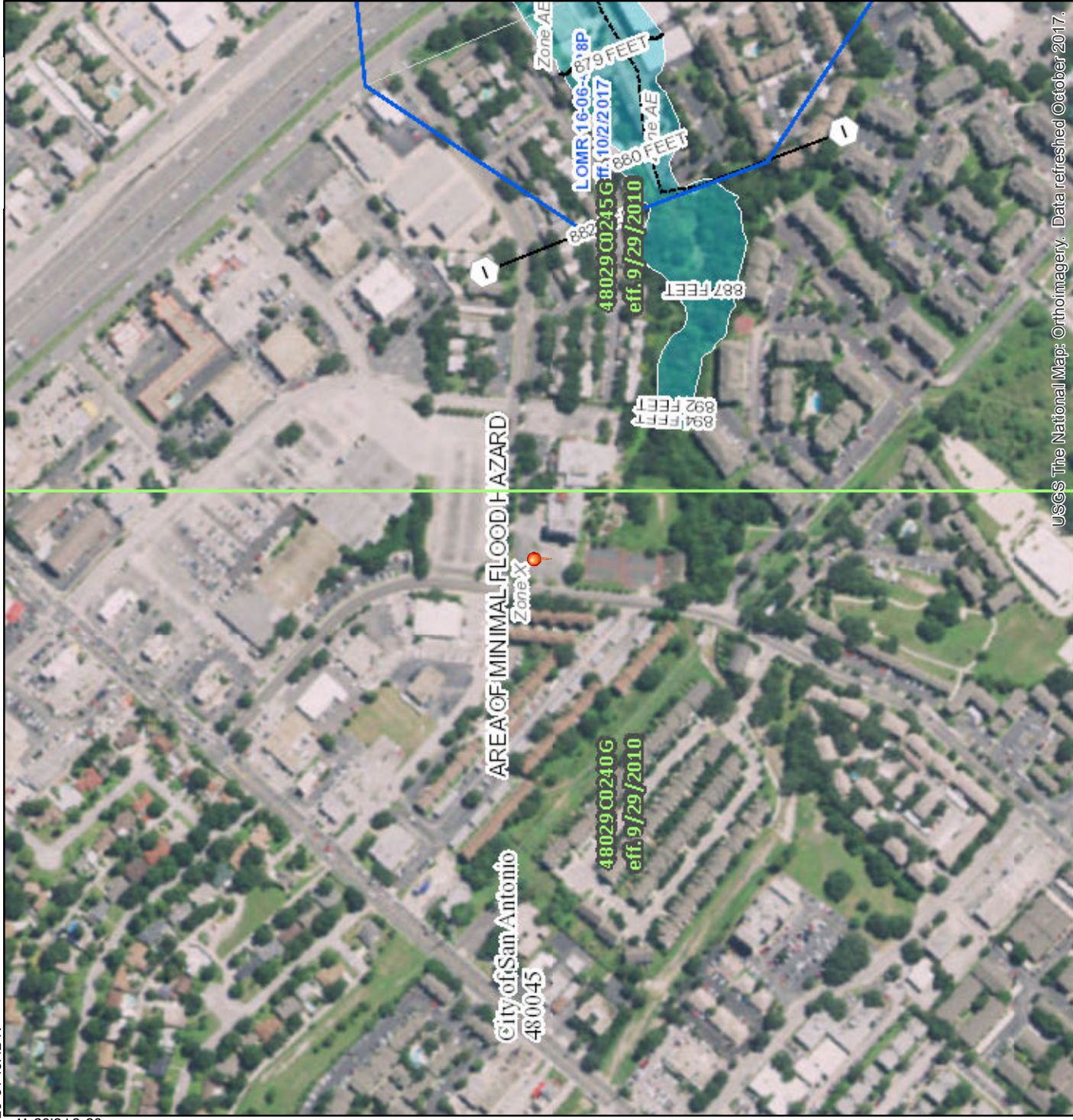
1. Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
2. All statements within the certification and other references located elsewhere hereon that are related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude and encroachments are based on visible, aboveground evidence unless otherwise noted. No underground surveying was conducted.
3. Any changes in street right of way lines either completed or proposed are available from the controlling jurisdiction. There is no visible evidence of recent street or sidewalk construction or repairs.
4. Bearing shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.
5. Vertical Datums shown hereon are based on NAVD 88.
6. According to Bexar County Flood Insurance Rate Map, No. 48029C0240G and 48029C0245G, dated September 29, 2010, the subject tract of land shown hereon is situated in Zone X, an area determined by FEMA to be outside of the 100-year floodplain. No surveying was performed to determine this zone. This statement does not imply that the subject tract of land is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Barrera Land Surveying or the undersigned surveyor.
7. The word "certify" is understood to be an expression of professional judgment by the undersigned surveyor, which is based on his best knowledge, information or belief.
8. The adjoining ownership information was obtained from the Bexar County Tax Appraisal District and may not reflect the current ownership status.

National Flood Hazard Layer FIRMette



29°31'48.42"N

98°34'5.98"W



USGS The National Map: Orthoimagery. Data refreshed October 2017.



29°31'17.12"N

98°33'28.53"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee, See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/27/2018 at 12:38:51 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Addendum C

Comparable Data

Location & Property Identification

Property Name:	1820 E. Sonterra Blvd.
Sub-Property Type:	Residential, Multifamily
Address:	1820 E. Sonterra Blvd.
City/State/Zip:	San Antonio, TX 78259
County:	Bexar
Submarket:	Far North Central
Market Orientation:	Urban
Property Location:	Southwest side of E. Sonterra Blvd., east of US Highway 281
IRR Event ID:	1998648



Sale Information

Sale Price:	\$3,000,000
Effective Sale Price:	\$3,000,000
Sale Date:	05/29/2018
Sale Status:	Closed
\$/Acre(Gross):	\$401,875
\$/Land SF(Gross):	\$9.23
\$/Acre(Usable):	\$401,875
\$/Land SF(Usable):	\$9.23
Grantor/Seller:	Santikos Legacy, LLC
Grantee/Buyer:	Standard at Legacy SA, LLC
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	20180106580
Verified By:	Melissa Stubblefield
Verification Date:	08/02/2018
Verification Type:	Confirmed-Confidential

Sale Analysis

Current Use at T.O.S.:	Vacant Land
Proposed Use Change:	Yes

Proposed Use Desc.:	Multi-Family
Entitlement @ T.O.S.:	No

Improvement and Site Data

MSA:	San Antonio-New Braunfels, TX
Legal/Tax/Parcel ID:	Lot 13, Blk 4, NCB 15671, The Legacy Subdivision, City of San Antonio, Bexar County, Texas/Prop ID 1215677
Acres(Usable/Gross):	7.47/7.47
Land-SF(Usable/Gross):	325,175/325,175
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Level
Vegetation:	Grass and shrubs
Corner Lot:	No
Frontage Desc.:	SE/S E. Sonterra Blvd
AccessibilityRating:	Above average
Visibility Rating:	Average
Zoning Code:	MF-50
Zoning Desc.:	Multi-Family District
Environmental Issues:	No
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	48029C0255G
Date:	09/29/2010

Improvement and Site Data (Cont'd)

Utilities:	Electricity, Water Public, Sewer, Gas, Telephone, CableTV
Source of Land Info.:	Public Records

Comments

This vacant site located within the Legacy mixed-use development was purchased for construction of a multi-family residential development.



Location & Property Identification

Property Name:	Former Malibu Grand Prix Track
Sub-Property Type:	Commercial
Address:	3330 Cherry Ridge
City/State/Zip:	San Antonio, TX 78230
County:	Bexar
Submarket:	North West
Market Orientation:	Urban
IRR Event ID:	2108785



Sale Information

Sale Price:	\$6,800,000
Effective Sale Price:	\$6,800,000
Sale Date:	03/22/2018
Sale Status:	Closed
\$/Acre(Gross):	\$486,688
\$/Land SF(Gross):	\$11.17
Grantor/Seller:	Realtex Venture Capital, LP
Grantee/Buyer:	The City of San Antonio (City Public Service Board)
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	20180054733
Verified By:	Melissa Stubblefield
Verification Date:	08/27/2018
Verification Type:	Confirmed-Confidential

Sale Analysis

Former Use:	Malibu Track
Proposed Use Change:	Yes
Proposed Use Desc.:	Operation Center
Entitlement @ T.O.S.:	No

Improvement and Site Data

MSA:	San Antonio-New Braunfels, TX
Legal/Tax/Parcel ID:	524295; 524305; 523016
Acres(Gross):	13.97
Land-SF(Gross):	608,620
Shape:	Irregular
Topography:	Level
Vegetation:	Minimal
Corner Lot:	Yes
Frontage Type:	2 way, 1 lane each way
Traffic Control at Entry:	None
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Good
Zoning Code:	C-3 S
Zoning Desc.:	General Commercial Distrcit
Easements:	No
Environmental Issues:	No
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	48029C0245G
Date:	09/29/2010
Utilities:	Electricity, Water Public, Sewer, Gas, Telephone, CableTV
Utilities Desc.:	All Available

Improvement and Site Data (Cont'd)

Source of Land Info.:	Other
-----------------------	-------

Comments

13.972 acres out of the M. Contis Survey No. 326, CB 4438, Abstract No. 130, Bexar County, Texas consisting of an unplatted remainder of NCB 11633, all of Lot 8, Blk 16, NCB 13382, Malibu Grand Prix, the remaining portion of Lot 25, Blk 8, NCB 13319, Greenbriar Unit 12, remaining portion of Lot 4, NCB 13382, Greenbriar Unit 13, and the remainder of Lot 6, NCB 13382, Greenbriar Exchange Plaza, City of San Antonio, Bexar County, Texas



Location & Property Identification

Property Name:	Vacant Land Vance Jackson & Beckwith Blvd
Sub-Property Type:	Commercial
Address:	Vance Jackson & Beckwith Blvd.
City/State/Zip:	San Antonio, TX 78249
County:	Bexar
Submarket:	North West
Market Orientation:	Suburban
Property Location:	SWC of Vance Jackson and Beckwith
IRR Event ID:	1924421



Sale Information

Sale Price:	\$3,806,646
Effective Sale Price:	\$3,806,646
Sale Date:	07/05/2017
Sale Status:	Closed
\$/Acre(Gross):	\$500,479
\$/Land SF(Gross):	\$11.49
\$/Acre(Usable):	\$500,479
\$/Land SF(Usable):	\$11.49
Grantor/Seller:	G. Cram Properties, LLC
Grantee/Buyer:	San Antonio Television, LLC
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	20170129900
Verified By:	Melissa Stubblefield
Verification Date:	03/27/2018
Verification Type:	Confirmed-Seller Broker

Sale Analysis

Entitlement @ T.O.S.:	No
-----------------------	----

Improvement and Site Data

MSA:	San Antonio-New Braunfels, TX
Legal/Tax/Parcel ID:	7.606 acres out of the Anselmo Pru Survey, No. 20, Abstract 574, CB 4766, NCB 15825, City of San Antonio, Bexar County, Texas
Acres(Usable/Gross):	7.61/7.61
Land-SF(Usable/Gross):	331,317/331,317
Usable/Gross Ratio:	1.00
Shape:	Rectangular
Topography:	Level
Vegetation:	Grass and shrubs
Corner Lot:	Yes
Frontage Desc.:	370.66 FF S/S Beckwith Blvd., 840.82 FF W/S Vance
Frontage Type:	2 way, 2 lanes each way
Traffic Control at Entry:	None
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Good
Zoning Code:	C-2
Zoning Desc.:	General Commercial District
Easements:	No
Environmental Issues:	No

Improvement and Site Data (Cont'd)

Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	48029C0230G
Date:	09/29/2010
Utilities:	Electricity, Water Public, Sewer, Gas, Telephone, CableTV
Utilities Desc.:	All Available
Source of Land Info.:	Public Records



Location & Property Identification

Property Name:	622-626 Portland Road
Sub-Property Type:	Commercial, Retail
Address:	622-626 Portland Rd.
City/State/Zip:	San Antonio, TX 78216
County:	Bexar
Submarket:	North Central
Market Orientation:	Suburban
IRR Event ID:	1518110



Sale Information

Sale Price:	\$2,400,000
Effective Sale Price:	\$2,400,000
Sale Date:	05/24/2017
Sale Status:	Closed
\$/Acre(Gross):	\$549,639
\$/Land SF(Gross):	\$12.62
\$/Acre(Usable):	\$549,639
\$/Land SF(Usable):	\$12.62
Grantor/Seller:	Cavender Quick Service, Ltd.
Grantee/Buyer:	Pappas Restaurants, Inc.
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Exposure Time:	31 (months)
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	20170099198
Verified By:	Melissa Stubblefield
Verification Date:	07/13/2017
Confirmation Source:	Mr Cavender
Verification Type:	Confirmed-Seller

Sale Analysis

Entitlement @ T.O.S.:	No
-----------------------	----

Improvement and Site Data

Legal/Tax/Parcel ID:	4.367 acres being Lots 15-21, the remaining portion of Lots 22 and 46, New City Block 11967, Rolling Acres Subdivision, City of San Antonio, Bexar County, Texas / Prop ID's 496140, 496141, 496142, 496143, 496144, 496145, 496146 & 496172
Acres(Usable/Gross):	4.37/4.37
Land-SF(Usable/Gross):	190,206/190,206
Usable/Gross Ratio:	1.00
Shape:	Irregular
Vegetation:	Minimal
Corner Lot:	Yes
Frontage Desc.:	4 Street
Zoning Code:	C-3 CD
Zoning Desc.:	C-3 CD
Easements:	No
Environmental Issues:	No
Flood Plain:	Yes
Flood Zone:	Nominal Flood Area
Flood Area(SF):	8,276
Utilities:	Electricity, Water Public, Sewer, Gas, Telephone, CableTV

Source of Land Info.:	Public Records
-----------------------	----------------

Location & Property Identification

Property Name:	Alamo Ranch Retail Center Site
Sub-Property Type:	Commercial
Address:	Alamo Ranch Pky.
City/State/Zip:	San Antonio, TX 78253
County:	Bexar
Submarket:	Far West
Market Orientation:	Suburban
IRR Event ID:	1951925



Sale Information

Sale Price:	\$4,924,458
Effective Sale Price:	\$4,924,458
Sale Date:	01/26/2017
Sale Status:	Closed
\$/Acre(Gross):	\$370,232
\$/Land SF(Gross):	\$8.50
\$/Acre(Usable):	\$370,232
\$/Land SF(Usable):	\$8.50
Grantor/Seller:	NSHE TX Quinlan, LLC
Grantee/Buyer:	Alamo Ranch Retail, Ltd.
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	20170016030
Verified By:	Melissa Stubblefield
Verification Date:	05/11/2018
Confirmation Source:	Contract On File 179-2018-0128
Verification Type:	Confirmed-Lender

Sale Analysis

Entitlement @ T.O.S.:	No
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Improvement and Site Data

MSA:	San Antonio-New Braunfels, TX
Legal/Tax/Parcel ID:	13.301 acre tract of land out of the I. & G. N. R.R. Co. Survey No. 202, Abstract 938, CB 4400, Bexar County, Texas
Acres(Usable/Gross):	13.30/13.30
Land-SF(Usable/Gross):	579,391/579,391
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Level
Vegetation:	Grass and shrubs
Corner Lot:	No
Frontage Feet:	804
Frontage Desc.:	FF N/S Alamo Ranch Pky
AccessibilityRating:	Average
Visibility Rating:	Good
Easements:	No
Environmental Issues:	No
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	48029C0355G
Date:	09/29/2010
Utilities:	Electricity, Water Public, Sewer, Gas, Telephone, CableTV

Location & Property Identification

Property Name:	8762 State Highway 151
Sub-Property Type:	Commercial, Retail
Address:	8762 State Highway 151
City/State/Zip:	San Antonio, TX 78251
County:	Bexar
Submarket:	Far West
Market Orientation:	Suburban
Property Location:	Located on State Highway 151, 399 feet southeast of Potranco Road.
IRR Event ID:	1465179



Sale Information

Sale Price:	\$4,013,793
Effective Sale Price:	\$4,013,793
Sale Date:	10/28/2016
Sale Status:	Closed
\$/Acre(Gross):	\$348,480
\$/Land SF(Gross):	\$8.00
\$/Acre(Usable):	\$348,480
\$/Land SF(Usable):	\$8.00
Grantor/Seller:	Alamo Potranco, Ltd
Grantee/Buyer:	Echo Park Realty TX, LLC
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	20160214513
Verified By:	Joseph Walsh
Verification Date:	03/04/2017
Confirmation Source:	Broker
Verification Type:	Confirmed-Confidential

Sale Analysis

Current Use at T.O.S.:	Vacant
Proposed Use Desc.:	Retail/Dealership

Improvement and Site Data

MSA:	San Antonio-New Braunfels
Legal/Tax/Parcel ID:	15239-000-0361
Acres(Usable/Gross):	11.52/11.52
Land-SF(Usable/Gross):	501,724/501,724
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Gently Sloping
Vegetation:	Grass and shrubs
Corner Lot:	No
Frontage Feet:	342
Frontage Type:	1 way, 2 lanes
Traffic Control at Entry:	None
Traffic Flow:	Moderate
AccessibilityRating:	Below average
Visibility Rating:	Good
Zoning Code:	MPCD/GC-2
Zoning Desc.:	Master Planned Community District/Gateway Corridor
Easements:	No
Environmental Issues:	No
Flood Plain:	No
Utilities:	Electricity, Water Public, Water Well Potable, Sewer, Telephone, Fiber Optics
Utilities Desc.:	All Available

Addendum D

Engagement Letter

APPRAISAL REQUEST

Time and Cost Estimates

<u>Project: Turtle Creek</u>			
<u>7/16/2018</u>			
Parcel Number	Legal or Address	Cost Estimate Per Parcel	Timelines
Turtle Creek			
551088	3830 Parkdale St.	\$875	
551086	Datapoint Dr.	\$875	
This request will require 1 appraisal.			
Total:>>>>>>>>>>		\$1,750	2 weeks

Comments: Please provide **ONE** hard copies and **ONE** email copy

Signature: ✓ Will R

Date: ✓ 7/20/18

WBS: 23-01738-05-01-01

GL: 5201140