RENTAL HOUSING DEVELOPMENT ASSISTANCE (RHDA)

Application for Rental Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2016-17 Action Plan goals and policy direction from the Austin City Council.

Project Name:	Bouldin Creek All	ey Flats in Black	land		
Project Address:	2106 Chicon St. 1 2203 Salina St.	910 Salina St.		Zip Co	de: 78722
Total # units in pro	ject/property:		3	Census Tract Numb	er: 4.02
Total # units to be	assisted with RHDA Fu	ındina:	3		
	all that apply with an			City Council District	Number:1_
Acquisition	Rehabilitation	X New cons	truction	Refinance	Doot Burn Down
Amount of funds to				7	Rent Buy-Down
Amount of funds re	questea:		Terms Requesto	ed: <u>15 year for</u>	givable loan
Role of applicant in	Project (check all that	apply):	X Owner	X Developer	Sponsor
	mation (If applicant i well as for the applic vide duplicative infor				
Joseph Martinez			1		
Name		<u>X</u>	Developer Applicant	Consulta	ant/Other
1902 E. 22 nd St.			Аррисаны	s (please check appr	opriate box):
Street Address					
Austin					
City		TX State, Zip		512-220-8751	·
		State, Zip		Telephone	
Joseph Martinez Contact Person		512-220-8751		jmartinez@bla	cklandcdc.org
CONTACT I CI SOII		Contact Telephon	е	E-mail address	
74-2279246		084034250			
Federal Tax ID Num	ber	D-U-N-S Number	(REQUIRED -	Visit <u>www.dnb.com</u> fo	or free DUNS#1
The applicant/deve hereto are true and	eloper certifies that correct. <u>Unsigned/</u>	the data inclu-	dad :- :::		
Blackland Communi	ity Development				
Corporation					
Legal Name of Devel	oper/Entity	Sign	ature of Author	ized Officer	
Executive Director		Q/1	8/2018		
Title		Date			

CONSIDER SMOKE-FREE HOUSING

The City of Austin encourages the development of smoke-free rental housing. Smoke-free housing protects the health of residents by decreasing exposure to harmful secondhand smoke. Also, apartment owners and managers reap the benefits of more efficient and less expensive unit turnovers, potentially lower insurance premiums, and reduced risk of fires.

Smoke-free policies are legally permissible and can be a marketing advantage for attracting and retaining residents. More than 80 percent of people living in the Austin area do not use tobacco, and a 2011 survey conducted by the Austin/Travis County Health and Human Services Department found that 77 percent of renters in Travis County would prefer to live in tobacco-free housing.

Find out how you can protect the health of residents, make your property safer, and save money by downloading a copy of "A Manager's Guide to Smoke-Free Housing Policies"

http://www.livetobaccofreeaustin.org/owners.php.

Please answer the following questions.

Is this development intended to have restrictions on smoking?	X_Yes	No
If "Yes," what level of restriction is intended?		
X_ No smoking anywhere on the property, inside or outside		
X_ No smoking Inside residents' units		
X_ No smoking in outdoor exclusive use areas such as individual balo	onies or patios	
$__X_No$ smoking in outdoor common areas such as pool, parking lot, g	reen spaces, et	c.
X No smoking outdoors within a reasonable distance from building e smoke from entering another resident's open windows or doors.	entrances (such	as 15 – 25 feet) to prevent

2. A. Non-profit applicants/developers, attached copies of the following:

- 1. A "certificate of status" issued by the Texas Secretary of State.
- 2. Federal IRS certification granting non-profit tax-exempt status.
- 3. Certified financial audit for most recent year which include the auditor's opinion and management letters.
- 4. Board resolution approving the proposed project and authorizing the request for funding

B. For-profit applicants/developers, attach copies of the following:

- 1. For Corporations, Limited Partnerships, and Limited Liability Companies, a copy of a "certificate of status" issued by the Texas Secretary of State.
- 2. A current financial statement
- 3. Proof of sufficient reserves or a line of credit available, if necessary, in order to complete the proposed project.

3.	Project Type (Please check any that apply.) This project is considered:
	Traditional Rental Housing (serving low-income households, and resident services may or may not be provided)
	Transitional Housing (case management services provided and residency limited to a certain length of time, usually no more than 24 months)
	X Permanent Supportive Housing (Considered long-term rental housing for very low-income families and individuals who are among the hardest to serve and who are most vulnerable to homelessness. This type of housing provides case management services to residents as needed).
	If you checked Permanent Supportive Housing, please complete the information below.
	A. Numbers of proposed PSH Units: 3 Total Number of Units in project Total Number of Permanent Supportive Housing (PSH) Units Proposed
	B. Check the population or sub-population(s) proposed to be served and indicate the number of units dedicated to that population or sub-population.
	1. Persons needing "Housing First," a Permanent Supportive Housing model typically designed for individuals or families who have complex service needs, who are often turned away from other affordable housing settings, and/or who are least likely to be able to proactively seek and obtain housing on their own. Housing First approaches also include rapid re-housing which provides quick access to permanent housing through interim rental assistance and supportive services on a time-limited basis.
	Number of Units
	Individuals or families headed by individuals that are:
	2. Chronically homeless as established in the HEARTH Act (Homeless Emergency and Rapid Transition to Housing Act of 2009) found at 24 CFR Part 577.
	NUMBER OF UNITS
	3. Households that would otherwise meet the HUD definition of chronically homeless per the HEARTH Act, but have been in an institution for over 90 days , including a jail, prison, substance abuse facility, mental health treatment facility, hospital or other similar facility. Number of Units
	 Unaccompanied youth or families with children defined as homeless under other federal statutes who:

- a. have experienced a long-term period without living independently in permanent housing;
- b. have experienced persistent instability as measured by frequent moves over such period; and

c. can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

	Number of Units
	5. A single adult or household led by an adult 'aging out' of state custody of the foster care or juvenile probation system, where the head of household is homeless or at-risk of homelessness.
	NUMBER OF UNITS
	 Any other population not defined above but who would otherwise be eligible for or need permanent supportive housing services.
	Number of units
NOTE:	APPLICANTS CHECKING B.1. B.2. B.3. or B.4 AROVE MUST COLLECT AND DEPORT

4. Project Description. Provide a brief project description that addresses items "A" through "L" below.

Blackland Neighborhood Development Corporation (BNDC) respectfully requests \$466,500.00 in AHDA financing for the construction of 8 apartment units to be located on property already owned by BNDC.

INFORMATION INTO THE HOMELESS MANAGEMENT INFORMATION SERVICE

Through the financial assistance from AHFC, BNDC will deliver very highly affordable homes for a 99-year affordability period. The highly sustainable and energy efficient homes will serve households with incomes at the 0% to 50% of the Austin MFI. BNDC is contributing all projects sites as well as various soft and carry costs and is committed to a 99-year affordability period.

- a. 3 units will be multi-family or single-family, and will be approximately 600 square feet.
- b. The property is not presently occupied.

(HMIS)

- c. All of the 3 units are within .25 miles of a transit stop.
- d. The project will preserve existing affordable rental units.
- e. If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built.
- f. No units will be reserved for Housing Choice Voucher holders (Section 8).
 - 3 units will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.
- g. Demonstrate the Project's compatibility with current Neighborhood Plan (if applicable).
- h. Summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC funds being requested, and the amount(s) and provider(s) of other funding and the stage of those funding commitments.

The Alley Flats at 2106 Chicon St., 1910 Salina St., and 2203 Salina St. will add three (3) units of permanent affordable housing for families earning below 50% of median family income.

Each Alley Flay will be a one-story, single-family 600 sf structure with two (2) bedrooms. The units will be constructed at the rear of three lots occupied by single-family homes owned by Blackland CDC.

- 2106 Chicon St-single-family house built in 1930
- 1910 Salina St-single-family house built in 1995

2203 Salina St.-single-family house built in 1938

Blackland is centrally located in Austin and has excellent transit access, with multiple bus lines running through the neighborhood. Each Alley Flat will be located within .25 miles of a bus stop (see attached maps).

The proposed project is highly compatible with the Upper Boggy Creek Neighborhood Plan (adopted 2002, amended 2008). It particularly contributes to Goal 3: Housing:

Promote the rehabilitation of existing housing and construction of new housing to be compatible with the surrounding neighborhood and architecture for a variety of income levels.

The project will add new one-story housing units behind existing houses, thus preserving the neighborhood's architectural character. It will also expand the supply of affordable housing for low-income families, helping to meet the goal of the mixed-income neighborhood.

Please attach the following to the description of the above items:

- k. A map (8 ½" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access.
- I. A flood plain map generated by <u>www.ATXFloodPro.com</u> with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones.
- 5. Site Control and Demonstration of Value. Include evidence of site control such as a warranty deed or a current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the property.
- **Zoning.** Include a letter from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD. Should the project be approved for funding, the appropriate zoning must be in place prior to execution of loan documents.
- 7. S.M.A.R.T. Housing™. Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing™ requirements.
- 8. Development Team and Capacity. Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise (MBE/WBE), or if any of the entities are also non-profit organizations.

Please also provide narrative information about the skills you or your development team members have in the following areas:

- a. project management,
- b. market analysis,
- site selection and control,
- d. planning and construction,
- e. design, architecture and engineering.
- f. legal and accounting,
- g. federal funding rules and
- h. other funding source rules (e.g. Low Income Housing Tax Credits).

Austin Community Design and Development Center (ACDDC) is a 501(c)3 organization that works to improve the quality of life for all through community-engaged design. ACDDC assists clients to fundraise, develop, design, learn, engage, and construct community projects based on their visions and goals. In partnership with other community-based organizations and neighborhood groups, ACDDC has helped develop numerous community visioning projects, over one thousand units of green affordable housing, educated hundreds of residents about different types of neighborhood housing and green building strategies, consulted on housing and development policy changes, guided non-profit and housing funding practices, and expanded the capacity of at least fifteen local organizations to provide green built homes,

community spaces, and neighborhoods to lower-income families. ACDDC has been a partner of Blackland CDC for over two years, providing development assistance and architectural design to increase the affordable housing supply in the Blackland neighborhood.

		MBE?	WBE?
	Name and Contact Information		(Mark
	Name and Contact Information	X if	X if
		Yes)	Yes)
Owner	Blackland Community Development Corp.	NP	NP
Developer	Joseph A. Martinez	NP	NP
Architect	Nicole Joslin, RA, LEED AP, Austin		
	Community Design and Development	NP	NP
	Corporation (ACDDC)		
Engineer	Green Earth Engineering		
Construction	TBD		
Lender	160		
Other			
Lenders			
Attorney	TX Rio Grande Legal Aid	NP	BP
Accountant	Cody Lancaster		
General	TBD		
Contractor	IBD		
Consultant (if			
Applicable)			
Property	Blackland Community Davidson	1	
Management	Blackland Community Development	NP	NP
Provider	Corporation		
Other:			

- 9. **Environmental Assessments**. The City of Austin Brownfields Redevelopment Office has Environmental Protection Agency funding available until September 1, 2017 to provide free Phase I Environmental Site Assessments, Asbestos Inspections and Lead-based Paint Surveys to assist with property transactions, developments and redevelopments. The Office can also complete Phase II ESAs at no cost for eligible entities. Please contact the office to see if you are eligible to receive these free services to assist with your project at http://austintexas.gov/brownfields or brownfields@austintexas.gov.
- **10. Development Schedule.** Complete the grid below. <u>You may re-order the steps according to the appropriate sequence for your project and to add in any other significant steps integral to your project's development. If the multiple properties are involved, provide a development schedule for each property.</u>

	DATE(S)
Acquisition and/or holding	completed
Environmental and/or historic review (AHFC)	completed
Securing and packaging project financing	9/28/18
Construction Specifications and Cost estimates	10/26/18
Construction Bids	10/31/18
Construction Start	1/2/19
Anticipated Draws (list all)	
First Draw	1/2/19
Second Draw	3/1/19
Third Draw	5/3/19
Final Draw	8/31/19
End Construction	9/6/19

Start of Rent-up	9/13/19
Completion & Operation	9/20/19

11.	Accessible and Adaptable Units.	Indicate the number of units propose	ed to be accessible and adaptable
	for persons with mobility, sight and I	nearing disabilities as required by RHD	A Program Guidelines.

_	_1	Units adaptable for persons with mobility disabilities
	2	Units accessible for persons with mobility disabilities
	_3	Units adaptable for persons with sight and hearing disabilities
	3	Units accessible for persons with sight and hearing disabilities

12. Developer Capacity. Provide narrative information on recent, similar, and successful experience in affordable housing development. Include experience using multiple fund sources, managing affordable rental developments, and previous working history with the Austin Housing Finance Corporation.

Since Blackland CDC was founded 35 years ago, it has an excellent record of developing and managing its own properties. The organization currently operates 48 units of housing and a unit called the Fannie Mae Conservatory as a community meeting place and administrative office.

In the past, Blackland CDC has received AHFC support for many projects including: 12 new single-family houses and 15 rehabilitated units (single-family houses and apartments):

Developer Capacity						
Address	Number of Units	New or Rehab	Type of Property	Year Completed		
Scattered-site	9	New	Single-family	2002		
Scattered-site	5	Rehab	Single-family	2006		
1701 East 22 nd St.	2	New	Single-family	2008		
1908 East 22nd St.	2	Rehab	Single-family	2010		
1803 East 20th St.	8	Rehab	Apartments	2012		
2106 Chestnut St.	1	New	Single-family	2013		

13. Detailed Project Budget. Use the following table, or comparable format, to provide a complete project budget.

Add line-items as necessary. If this project has already received funding from AHFC, indicate by line item the amounts from the prior award.

	D PROJECT BU		
Cost	Prior award of RHDA Funds (if any)	RHDA Funds Requested	Description or Comments
<u></u>			
\$14,500.00			
\$3,400.00			
\$6,300,00			
30,300.00			
			
\$66,000,00			
	-		
	-		
	-	· · · · · · · · · · · · · · · · · · ·	
\$20,100.00			
\$18,600.00			
\$10,800.00			
\$9,900.00			<u> </u>
\$19,500.00			
, ,			
¢75 000 00			
\$500,000.00			
			
		-	
-			
	 		
	 	 	
-		 	
-	-	-	
1			<u> </u>
	\$1,500.00 \$13,020.00 \$14,500.00 \$14,500.00 \$3,400.00 \$66,000.00 \$7,500.00 \$21,000.00 \$21,000.00 \$40,000.00 \$20,100.00 \$10,800.00 \$9,900.00 \$21,000.00 \$10,800.00 \$21,000.00 \$1,800.00	Cost Prior award of RHDA Funds (if any) \$1,500.00 \$13,020.00 \$14,500.00 \$3,400.00 \$66,000.00 \$7,500.00 \$9,000.00 \$21,000.00 \$27,000.00 \$20,100.00 \$10,800.00 \$9,900.00 \$1,800.00 \$1,800.00 \$1,800.00 \$1,800.00 \$1,800.00 \$1,800.00 \$1,800.00 \$1,800.00 \$21,000.00 \$21,000.00 \$21,000.00 \$21,000.00 \$21,000.00 \$21,000.00 \$21,000.00 \$21,000.00 \$21,000.00 \$21,000.00	Cost Prior award of RHDA Funds (if any) \$1,500.00 \$13,020.00 \$14,500.00 \$3,400.00 \$3,400.00 \$51,500.00 \$51,500.00 \$51,500.00 \$51,000.00

Marketing	- 25		
Davis-Bacon Monitoring			
Other: (Specify) Project Management	\$50,000.00		
TOTAL PROJECT BUDGET	\$550,000.00		

- 14. Funds Proposal. Provide the following information to facilitate financial review of the proposed project:
 - a. Sources and Uses of Funds Complete Tables A & B (below), identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, commitment letters, etc.).

TABLE A: SOUR	Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)				
	Term	Interest	Amount	Evidence (Deed	
_		Rate		Sales Contract	
Owner Equity			\$679,000.00		
Private Financing (List Lenders)					
1 st Lien-					
-					
Other Sources (List Below)				_	
Grants (Total of Below)			\$83,500.00		
Bouldin Creek CDC			\$43,500.00		
Hammill Foundation			\$20,000.00		
Lola Wright Foundation			\$20,000.00		
Proposed RHDA Funds		84.8%	\$466,500.00		
TOTAL			\$550,000.00		

TABLE	B: USES OF FUNDS	SUMMARY
	Total Cost	Cost/Unit
Predevelopment	\$14,500.00	\$4,833.33
Acquisition	n/a	n/a
Hard Costs	\$500,000.00	\$16,666.66
Soft & Carrying Costs	\$50,000.00	\$8,333.33
TOTAL	\$550,000.00	\$183,333.33

b. Leveraging - Complete Table C (below).

TABLE C: PERCENTAGE	OF RHDA FUNDS
RHDA Funds	\$466,500.00
Other Funds	\$119,500.00
Total Project Cost	\$550,000.00
RHDA Funds : Total Project Cost=	84.8%

c. **Operating Proforma** – In a format comparable to Table D below, prepare a minimum twenty (20) year financial Operating Proforma which realistically reflects the operation of the project relative to current and anticipated revenues, expenses and debt. The Proforma must indicate the anticipated debt coverage ratio (DCR) calculated as follows: net operating income (NOI)/debt service (DS) = DCR. For projects that will not carry debt, use the number "1" as the denominator in the equation.

		TABLE D:	OPERATI	NG PROFORMA
Unit Size (BR/BA)	Number of Units	Monthly Rental Income	<u>. </u>	Annual Rental Income
	2		\$350	\$8,40
	1		\$200	\$2,40
		· · · · · · · · · · · · · · · · · · ·		
	ANCY ANNU			\$10,80
		and Amount of Lo	oss)	210
GROSS ANN	UAL INCOME			\$10,584

Year 1	Year 2	Year 3	Year 4	Year 5
\$10,584	\$10,690	\$10,797	\$10,905	\$11,014
\$120	\$121	\$122	\$124	\$125
\$120	\$121	\$122	\$122	\$124
\$150 	\$152	\$153	\$153	\$155
\$1,500	\$1,515	\$1,530	\$1,530	\$1,545
\$1,800	\$1,818	\$1,836	\$1,836	\$1,855
\$6	\$6	\$6	\$6	\$6
\$1,080	\$1,091	\$1,102	\$1,102	\$1,113
	\$0	\$0	\$0	\$0
\$72	\$73	\$73	\$73	\$74
\$4,848	\$4,896	\$4,945	\$4,995	\$5,045
	\$10,584 \$120 \$120 \$150 \$1,500 \$1,800 \$6 \$1,080	\$10,584 \$10,690 \$120 \$121 \$120 \$121 \$150 \$152 \$1,500 \$1,515 \$1,800 \$1,818 \$6 \$6 \$1,080 \$1,091 \$0 \$72 \$73	\$10,584 \$10,690 \$10,797 \$120 \$121 \$122 \$120 \$121 \$122 \$150 \$152 \$153 \$1,500 \$1,515 \$1,530 \$1,800 \$1,818 \$1,836 \$6 \$6 \$6 \$1,080 \$1,091 \$1,102 \$72 \$73 \$73	\$10,584 \$10,690 \$10,797 \$10,905 \$10,905 \$120 \$121 \$122 \$124 \$120 \$121 \$122 \$122 \$122 \$153 \$153 \$153 \$153 \$1,500 \$1,515 \$1,530 \$1,836 \$1,836 \$1,836 \$1,836 \$1,836 \$1,836 \$1,836 \$1,091 \$1,102 \$1

NET OPERATING	\$5,736	\$5,736	\$5,793	\$5,851	\$5,910
Sources of Funds & Debt Service					
1 st Lien- RHDA Loan \$466,500 Foundation Grants \$83,500					
TOTAL ANNUAL Debt Service (DS)	0	0	0	0	C
Cash-flow after Debt Service (CF = NOI - DS)	\$5,736	\$5,736	\$5,793	\$5,851	\$5,910
Debt Coverage Ratio (DCR = NOI/DS)	5,736	5736	5793	5851	5910

Year 11	Year 10	Year 9	Year 8	Year 7	Year 6
\$11,69	\$11,576	\$11,461	\$11,347	\$11,235	\$11,124
\$133	\$131	\$130	\$129	\$127	\$126
\$12	\$126	\$126	\$125	\$125	\$124
\$159	\$158	\$158	\$156	\$156	\$155
\$1,592	\$1,577	\$1,577	\$1,561	\$1,561	\$1,54 5
\$1,911	\$1,892	\$1,892	\$1,873	\$1,873	\$1,855
\$6	\$6	\$6	\$6	\$6	\$6
\$1,146	\$1,135	\$1,135	\$1,124	\$1,124	\$1,113
\$0	\$0	\$0	\$0	\$0	\$0
\$76	\$76	\$76	\$75	\$75	\$74
\$5,355	\$5,302	\$5,250	\$5,198	\$5,146	\$5,095

÷	\$5,969	\$6,029	\$6,089	\$6,150	\$6,211	\$6,273
ļ						
	o	o	0	0	o	o
	\$5,969	\$6,029	\$6,089	\$6,150	\$6,211	\$6,273
1						
	5969	6029	6089	6150	6211	6273

Year 17	Year 16	Year 15	Year 14	Year 13	Year 12
\$12,04	\$12,046	\$11,926	\$11,926	\$11,808	\$11,808
\$14:	\$139	\$138	\$137	\$135	\$134
\$13:	\$130	\$130	\$129	\$129	\$127
\$164	\$162	\$162	\$161	\$161	\$159
\$1,64	\$1,624	\$1,624	\$1,608	\$1,608	\$1,592
\$1,969	\$1,949	\$1,949	\$1,930	\$1,930	\$1,911
\$7	\$6	\$6	\$6	\$6	\$6
\$1,18	\$1,169	\$1,169	\$1,158	\$1,158	\$1,146
\$0	\$0	\$0	\$0	\$0	\$0
\$79	\$78	\$78	\$77	\$77	\$76
\$5,685	\$5,628	\$5,573	\$5,517	\$5,463	\$5,409

\$6,336	\$6,399	\$6,345	\$6,409	\$6,354	\$6,417
0	0	0	0	0	0
\$6,336	\$6,399	\$6,345	\$6,409	\$6,354	\$6,417
6336	6399	6345	6409	6354	6417

Year 18	Year 19	Year 20
\$12,166	\$12,166	\$12,288
\$142	\$144	\$145
\$131	\$133	\$133
\$164	\$166	\$166
\$1,641	\$1,657	\$1,657
\$1,969	\$1,988	\$1,988
\$7	\$7	\$7
\$1,181	\$1,193	\$1,193
\$0	\$0	\$0
\$79	\$80	\$80
\$5,742	\$5,799	\$5,857

\$6,361	\$6,425	\$6,367
0	0	0
\$6,361	\$6,425	\$6,367
6361	6425	6367

- **15. Good Neighbor Policy.** Please refer to the City's Good Neighbor Guidelines and demonstrate compliance with the Good Neighbor Policy by completing the Good Neighbor Checklist and providing the documentation requested.
- **16. Description of Supportive Services.** <u>If supportive services are NOT to be provided, **please stop here**. For all other projects, if supportive services are to be provided to residents, provide a description of the services that includes the following information:</u>
 - a. A description of the supportive services to be provided to residents and/or clients.
 - b. The number and types of residents/clients expected to be served annually.
 - c. Describe the developer's experience and qualifications in providing the services to be offered.
 - d. If services are not provided by the developer of the project, include a description of the organization(s) providing the services and a memorandum of understanding or some other type of agreement that indicates the relationship between the developer and service provider.

d.

- f. Demonstrate financial capacity to provide support services and/or operate a supportive services program by providing the following information:
 - Sources of Funds: Identify sources and amounts of funds that will be or are expected to be utilized
 to provide supportive services.
 - 2. <u>Budget</u>: Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.

Blackland CDC provides supportive services to its tenants through the professional services of Angela Funke, MA, LMFT. She provides individual and family counseling on issues such as: family conflict, domestic abuse, financial hardship, job instability, anxiety, chronic health conditions, depression.

She coordination her services with other agencies (ie. CPS, Integral Care, Family Eldercare, City of Austin Neighborhood Centers, doctors' offices

She provides supportive services to approximately 4-7 households per month. She provides supportive services to approximately 5-20 households a year.

Blackland CDC receives \$10,000 from Religious Coalition to Help the Homeless and matching \$10,000 from the Texas State Affordable Housing Coalition that funds the supportive services component. See attached 3-year budget for supportive services.

ATTENTION:

Please submit with the Application a completed "self-evaluation" using the following Scoring Criteria.

RHDA PROGRAM SCORING CRITERIA

REQUIRED INFORMATION:

A A D A F F 12-12-1		10 Accesible /Adoptable Unite	V
Applicant Information	X	10. Accessible/Adaptable Units_	_^_
2a. Non-profit Required Items	X	 Experience/Qualifications 	_X
OR		 Project Budget 	X
2b. For-profit Required Items		13. Funds Proposal:	
3. Project Description	X	a. Sources _	_X
4. Site Control/Value	X	b. Uses	X
5. Zoning	X	c. Leveraging	X
6. S.M.A.R.T. Housing	X	d. Operating Proforma _	X
7. Development Team	X	Good Neighbor Checklist _	X
8. Development Schedule	X	Flood Plain Map	X
9. Developer Capacity	X		

EVALUATION CRITERIA:

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **150** points out of a maximum score of **240** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

CORE VALUES POINTS

(Affordable Housing Core Values: Deeper levels of affordability, long-term affordability, and geographic dispersion of affordable units throughout the City.)

Score

AFFORDABLE UNITS (maximum 25 points)

25

If development has a mix of 30%, 40%, and/or 50% MFI units, add the results for the percentage of units in each income category up to the maximum of 25 points. If the percentage of units at a given MFI level is not a multiple of 10, round up to the next closest multiple of 10 to get the score for that particular MFI level

	% of Affordable Units in Project (only count units reserved for 50% MFI and below)								
<u>% MFI</u>	10% of units	20% of units	30% of units	40% of units	50% of units	60% of units			
50%	% 3 5		10	15	20	25			
40%	5	10	15	20	25				
30%	10	15	20	25					

Score

AFFORDABILITY PERIOD (25 point
--

~	
_	J

25 points: Affordability period is:

____X___ 99 years;

OR

______ 40 years, and project is applying for Low Income Housing Tax Credits. Note: AHFC funding is contingent upon the award of Low Income Housing Tax Credits.

Score

3. **GEOGRAPHIC DISPERSION** (maximum 25 points)

15

Project is located in an area identified according to the Kirwan Institute's <u>Comprehensive</u> Opportunity Map of Austin as having greater opportunity for low-income households. To use the online mapping tool, go to http://www.opportunitymatterscentex.org/ and click on "go to online map."

25 points: Very High priority area
20 points: High priority area
15 points: Moderate priority area
10 points: Low priority area
5 points: Very Low priority area

INITIATIVES AND PRIORITIES POINTS

(Permanent Supportive Housing, Sustainability, Priority Locations, Accessible and Integrated, and Preservation of Affordable Housing)

Score

4. **PERMANENT SUPPORTIVE HOUSING (PSH)** (maximum 25 points)

0

25 points: "Housing First" model.

15 points: Project will reserve units for PSH for the following populations:

- -- Chronically Homeless as established in the HEARTH Act (24 CFR Part 577)
- -- Have been in an institution for over 90 days
- -- Unaccompanied youth or families with children defined as homeless under other federal statutes
- -- Youth "aging out" of state custody or the foster care or the juvenile probation system

10 points: Project will reserve units for PSH for populations other than those listed above.

Score

5. SINGLE-FAMILY RENTAL HOUSING, INCLUDING SECONDARY UNITS ("GREEN ALLEY INITIATIVE") (20 points)

<u>20</u>

20 points: Project consists of either new construction or rehabilitation of one or more single-family rental units, secondary units, or units compatible with the City's "Green Alley Initiative."

Score

6. ACCESSIBILITY AND HOUSING FOR PERSONS WITH DISABILITIES (maximum 20 points)

20

10 points: In multi-family developments, (i.e. 5 or more units) or for single-family rental housing (i.e., 1 to 4 units), 50% or more of the total number of units will be made accessible per the Uniform Federal Accessibility Standards (UFAS).

10 points: Units to be designated for persons with disabilities as defined in the Fair Housing Act: for Multi-family developments, (i.e. 5 or more units), at least 25% of all units; for single-family rental housing (i.e., 1 to 4 units) 1 or more units.

		Score
7.	PRIORITY LOCATION (10 points)	10
	10 points: Project is:	
	located in a Vertical Mixed-Use (VMU) Corridor; ora Planned-Unit Development (PUD); orlocated within a Transit-Oriented Development (TOD) area, or	
	is located 0.25 miles (1,320 feet) or less from a transit stop.	Score
8.	PRESERVATION OF AFFORDABLE UNITS (10 points)	10
	10 points: Project is the rehabilitation and preservation of existing affordable housing units, o being constructed to replace existing affordable units at the same location on a one-to-one replacement basis.	r new units ar lacement basi
	or a greater than one-to-one replacement basis.	Score
9.	TRANSITIONAL HOUSING (10 points)	
	10 points: Project will be developed and operated exclusively as transitional housing.	
	UNDERWRITING POINTS	
	ONDERWRITING POINTS	
(E	XPERIENCE, CAPACITY, DEVELOPMENT FEASIBILITY, OPERATIONAL FEASIBILITY, COM	PATIBILITY
	WITH OTHER PROGRAM REQUIREMENTS)	Score
10.	DEVELOPER EXPERIENCE AND QUALIFICATIONS (maximum 15 points)	15

15 points: Developer has recent, similar, and successful completion of a development similar in size and

scope with income-restricted units.

10 points: Developer has recent, similar, and successful completion of a development smaller in size and

scope with income-restricted units.

8 points: Consultant directly involved who has successfully completed a development similar in size and

scope with income-restricted units.

5 points: Developer has recent, similar, and successful completion of a development similar in size and

scope without income-restricted units

Score

11. SOURCES & USES OF FUNDS (maximum 10 points)

<u>5</u>

10 points: All sources and uses of funds are clearly indicated and sufficient evidence of funding availability and/or commitments are included.

5 points: All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

					Score
12.	DEBT COVE	RAGE RATIO (m	aximum 10 points)	10
	10 points:	DCR of 1.2	5 or greater or wi	II be a debt-free developme	ent
	6 points:		en 1.21 - 1.24		
	4 points:	DCR between	en 1.15 - 1.20		6
					Score
13 . RHDA	Program fund	(maximum 10 poir ding (including pri : Costs equals:		current request) divided by	0
	10 points:	25% or less	5		
	8 points:	26% - 30%	1		
	6 points:	31% - 35%			
	4 points:	36% - 50%			
	2 points:	51% - 54%			
	0 points:	55% or gre	ater		Score
14.	RHDA COST	PER UNIT (maxi	mum 10 points)		0
		<u>Multi-Unit</u>	Single-Unit	Housing First	
		Structures	Structures	PSH_Units	
14.	10 points	<\$40,000/unit	<\$50,000/unit	<\$80,000/unit	
	8 points	<\$45,000/unit	<\$60,000/unit	<\$85,000/unit	
	6 points	<\$50,000/unit	<\$70,000/unit	<\$90,000/unit	
	4 points	<\$55,000/unit	<\$80,000/unit	<\$95,000/unit	
	2 points	<\$60,000/unit	<\$90,000/unit	<\$100,000/unit	
	0 points	>\$60,000/unit	>\$90,000/unit	>\$100,000/unit	•
					Score
15.	PROJECT RE	ADINESS (maxin	num 10 points)		10
	2 The 2 The 2 All	ach; maximum 1 e project meets the property is alread project has compensioned in the compension of th	e normal eligibility dy owned by the c pleted all necessar riews have been c	y design work and received	
		n and Rehab			
		ach; maximum 1		, recuired and a the ex	8
		environmental rev		requirements under the ex	isting program guidelines
				n all financing sources.	
		Seneral Contractor			
		sing on the acquis	ition of the prope	rty can be achieved in less t	han 30 days.
	2.5	n of Completed is points each; ma	aximum 10 poin		ts will be rounded to 3; a total
	2.5The		e normal eligibilit	requirements under the ex	xisting program guidelines
				n all financing sources.	
				rty can be achieved in less t	than 30 days.

16. PROPERTY MANAGEMENT (maximum 10 points)

10

10 points: Designated Property Management Entity has documented track record of success managing income-restricted properties of similar size and/or similar unit counts, and has the capacity to take on management of the proposed project.

8 points: Designated Property Management Entity has a documented track record of success managing incomerestricted properties of smaller size and/or fewer units, and has the capacity to take on management of the proposed project.

4 points: Designated Property Management Entity has a documented track record of successful property management experience and has the capacity to take on management of the proposed project, but has not managed an income-restricted property.

Score

17. SUPPORTIVE SERVICES (maximum 15 points)

<u>15</u>

15 points:

- a. The developer has secured <u>written agreements</u> with organizations that will provide resident services, or has experienced and qualified staff (7 or more years of experience) able to provide the same services.
- b. Funds have been identified for the operation of resident services programs.
- c. A 3-year estimated operating budget for the operation of the resident services programs is provided.

10 points:

- a. The developer has secured <u>letters of intent</u> from organizations that intend to provide resident services, or has experienced and qualified staff (3 to 6 years of experience) able to provide the same services.
- b. Funds have been identified for the operation of the resident services programs.
- c. A 3-year estimated operating budget for the operation of the resident services programs is provided.

5 points:

- a. The developer has experienced and qualified staff (1 to 2 years of experience) able to provide the same resident services.
- b. Funds have been identified for the operation of the resident services programs.
- c. A 3-year estimated operating budget for the operation of the resident services programs is provided.

Score

18. MBE/WBE PROJECT PARTICIPATION (5 points)

5

5 points: Development Team includes one or more <u>certified City of Austin minority- or woman-owned business enterprises</u> (M/WBE).

TOTAL	SCORE	203
IVIAL	SLUKE	203



The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED that Articles of Incorporation of

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION File No. 666403-01

were filed in this office and a certificate of incorporation was issued to this corporation, and no certificate of dissolution is in effect and the corporation is currently in existence.



IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on July 26, 2000.

Elton Bomer Secretary of State

DAE



The State of Texas

SECRETARY OF STATE

IT IS HEREBY CERTIFIED, that
Articles of Incorporation

of

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION

were filed in this office and a certificate of incorporation was issued on August 4, 1983;

IT IS FURTHER CERTIFIED, that no certificate of dissolution has been issued, and the corporation is still in existence.



IN TESTIMONY WHEREOF, I have hereunto vigned my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this

31st day of December

A. D. 19 85

Secretary of State

Internal Revenue Service

Date:

FEB 1 1 2000

Blackland Community Development Corporation 2005 Salina St.
Austin, TX 78722

Department of the Treasury

P. O. Box 2508 Cincinnati, OH 45201

Person to Contact:
Andrea Switser 31-00972
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
74-2279246

Dear Sir or Madam:

This letter is in response to your telephone inquiry of February 11, 2000, requesting a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in January 1985, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Audited Financial Statements

Blackland Community Development Corporation

For the Year Ended December 31, 2016 With Report of Independent Auditors

Blackland Community Development Corporation

Audited Financial Statements

For the Year Ended December 31, 2016

Contents

Report of Independent Auditors1-2
Audited Financial Statements
Statement of Financial Position4
Statement of Activities5
Statement of Functional Expenses6
Statement of Cash Flows
Notes to Financial Statements8-16
Supplemental Information
Schedule of Expenditures of Federal Awards
Notes to the Schedule of Expenditures of Federal Awards19-20
Report of Independent Auditors on Internal Control Over
Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in
Accordance with Government Auditing Standards
Report of Independent Auditors on Compliance for Each Major
Program and On Internal Control Over Compliance Required by
the Uniform Guidance
Schedule of Findings and Questioned Costs
Summary Schedule of Prior Year Audit Findings



Report of Independent Auditors

To the Board of Directors of Blackland Community Development Corporation

Report on the Financial Statements

We have audited the accompanying financial statements of Blackland Community Development Corporation ("Blackland") (a nonprofit organization), which comprise the statement of financial position as of December 31, 2016, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to Blackland's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Blackland's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Blackland Community Development Corporation as of December 31, 2016, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 23, 2017, on our consideration of Blackland Community Development Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Blackland Community Development Corporation's internal control over financial reporting and compliance.

Reynolds & Smarke, PC
Austin, TX
May 23, 2017



Blackland Community Development Corporation Statement of Financial Position

December 31, 2016

Assets Unrestricted cash and cash equivalents Restricted cash and cash equivalents Total cash and cash equivalents Accounts receivable Contributions receivable Restricted contributions receivable 10,000
Restricted cash and cash equivalents Total cash and cash equivalents 148,960 154,195 Accounts receivable Contributions receivable 2,615
Total cash and cash equivalents 154,195 Accounts receivable 6,411 Contributions receivable 2,615
Accounts receivable 6,411 Contributions receivable 2,615
Contributions receivable 2,615
Contributions receivable 2,615
Restricted contributions receivable 10,000
Current portion of note receivable 486
Prepaid expenses 29,702
Total current assets 203,409
Non-current portion of note receivable 10,158
Tion building potition of the contract of the
Property and equipment, net 2,361,893
Total assets \$ 2,575,460
Liabilities and Net Assets
Accounts payable \$ 25,050
Accrued liabilities 7,597
Tenant security and pet deposits 20,591
Current portion of notes payable 191,576
Total current liabilities 244,814
Non-current portion of notes payable 1,449,342
1.04.156
Total liabilities 1,694,156
Net assets:
Unrestricted net assets 722,344
Temporarily restricted net assets 158,960
Total net assets 881,304
Total liabilities and net assets \$2,575,460

 $See\ accompanying\ notes\ to\ the\ financial\ statements.$

Blackland Community Development Corporation Statement of Activities

For the Year Ended December 31, 2016

	Unrestricted	Temporarily Restricted	Total
Support and reclassifications:			
Grants and contracts	\$ -	\$ 102,615	\$ 102,615
Contributions, includes \$425,120 in	456.650		156 650
contributed goods and services	456,659	-	456,659
Rental income	302,517	-	302,517 63,821
Contributed interest	63,821 11,617	-	11,617
Other			
Total support	834,614	102,615	937,229
Net assets released from restrictions	44,386	(44,386)	~
Total support and reclassifications	879,000	58,229	937,229
Expenses:			
In-kind plant & food expenses	425,120	-	425,120
Salaries and benefits	154,019	-	154,019
Depreciation	129,324	-	129,324
Interest, includes \$63,821 in			
contributed interest	81,577	-	81,577
Rental property expenses	70,000	-	70,000
Insurance	40,519	-	40,519
Miscellaneous	27,134		27,134
Professional fees	19,729		19,729
Total expenses	947,422		947,422
Total change in net assets	(68,422)	58,229	(10,193)
Net assets:			
Beginning of year, as previously stated	835,566	55,931	891,497
Prior period adjustment	(44,800)	44,800	-
Beginning of year, restated	790,766	100,731	891,497
Net assets, end of year	\$ 722,344	\$ 158,960	\$ 881,304

Blackland Community Development Corporation

Statement of Functional Expenses
For the Year Ended December 31, 2016

		Program Services	nagement General	Fu	ndraising	Total
In-kind plant & food expenses	\$	425,120	\$ -	\$	-	\$ 425,120
Salaries and benefits		123,546	22,509		7,964	154,019
Depreciation		118,978	10,346		-	129,324
Interest		81,577	-		-	81,577
Rental property expense		69,403	439		157	70,000
Insurance		39,411	1,108		-	40,519
Miscellaneous		21,957	4,068		1,109	27,134
Professional fees			19,729		-	19,729
Total expenses	\$	879,992	\$ 58,199	\$	9,230	\$ 947,422
Percentage of total expenses		93%	 6%		1%	100%

See accompanying notes to the financial statements.

Statement of Cash Flows

For the Year Ended December 31, 2016

Cash flows from operating activities:	
Change in net assets	\$ (10,193)
Adjustments to reconcile change in net assets to	
net cash flows from operating activities:	
Depreciation	129,324
Increase in restricted cash	(93,029)
Decrease in accounts receivable	5,476
Increase in restricted contributions receivable	(10,000)
Increase in contributions receivables	(2,615)
Increase in prepaid expenses	(29,702)
Increase in accounts payable	28,738
Decrease in tenant security and pet deposits	 (12,530)
Net cash provided by operating activities	5,469
Cash flows from investing activities:	
Collections on note receivable	389
Purchases of property and equipment, net	(75,841)
• • • • •	
Net cash used in investing activities	 (75,452)
Cash flows from financing activities:	
Repayments of notes payable	(43,730)
Net cash used in financing activities	 (43,430)
Change in cash and cash equivalents	(113,713)
Cash and cash equivalents, beginning of year	118,948
	5.005
Cash and cash equivalents, end of year	\$ 5,235
Supplementary Information:	
Cash paid for interest	\$ 17,756
-	

See accompanying notes to the financial statements.

Notes to Financial Statements For the Year Ended December 31, 2016

Note 1 - Summary of Significant Accounting Policies

Nature of Operations

Blackland Community Development Corporation ("Blackland") was incorporated under the Texas Non-Profit Corporation Act of 1983 and was established for the purpose of preserving and improving the character of the Blackland neighborhood of the City of Austin, Texas and for engaging in community projects for the benefit and revitalization of the neighborhood.

Revenues of Blackland are primarily from grants and contributions. Blackland also receives rental income from Blackland residents.

Basis of Presentation

The financial statements of Blackland are prepared using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Net Assets

Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Financial statement presentation follows the recommendations of the *Not-for-Profit Entities* Topic of Financial Accounting Standards Board Accounting Standards Codification (FASB ASC 958). Accordingly, net assets of Blackland and changes therein are classified and reported as follows:

<u>Unrestricted net assets</u> – These types of net assets are not subject to donor-imposed stipulations. This also includes Board-designated net assets for specific purposes, since these restrictions may be reversed by the Board at any time in the future. Blackland did not have any Board-designated net assets as at December 31, 2016.

<u>Temporarily restricted net assets</u> – These types of net assets are subject to donor-imposed stipulations, which limit their use by Blackland to a specific purpose and/or the passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

<u>Permanently restricted net assets</u> – These types of net assets are subject to donor-imposed stipulations, which require them to be maintained permanently by Blackland. Generally, the donors of these assets permit Blackland to use all or part of the income earned on any related investments for general or specific use. Blackland did not have any permanently restricted net assets at December 31, 2016.

Notes to Financial Statements For the Year Ended December 31, 2016

Note 1 - Summary of Significant Accounting Policies (continued)

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the statement of financial position date and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash Equivalents

Blackland considers all liquid investments with a maturity of three months or less when purchased to be cash equivalents.

Accounts Receivable

Accounts receivable are stated at the amount Blackland expects to collect from outstanding balances. Blackland performs a periodic review of accounts receivable to verify collectability. When receivables are deemed to be uncollectible they are charged off as bad debt expense. After evaluation of the collectability of accounts receivable at December 31, 2016, Blackland's management does not believe an allowance for uncollectible receivables is needed.

Property and Equipment

Property and equipment are reported at cost. Blackland capitalizes assets with a cost/fair value of \$1,000 or more. Donated fixed assets are recorded at estimated fair value of the date of receipt. Depreciation expense is computed on a straight-line basis using a useful life appropriate for the asset class. Upon the sale or retirement of depreciable assets, the related cost and accumulated depreciation or amortization are removed from the accounts. Any gain or loss on the sale or retirement is recognized in current operations.

Functional Accounting

Blackland follows FASB ASC 958, which requires that nonprofit organizations provide information about expenses by their functional classification. Directly identifiable expenses are charged to the applicable program. Administrative expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of Blackland.

Notes to Financial Statements For the Year Ended December 31, 2016

Note 1 - Summary of Significant Accounting Policies (continued)

Income Taxes

Blackland is a non-profit corporation exempt from federal income taxes under Internal Revenue Code Section 501(c)(3), except to the extent of unrelated business income, if any.

The most significant tax positions of Blackland are its assertion that they are exempt from income taxes and its determination of whether any amounts are subject to unrelated business income tax (UBIT). Management has determined that Blackland had no activities subject to UBIT during the year ended December 31, 2016. All significant tax positions have been considered by management and it has determined that it is more likely than not that all tax positions would be sustained upon examination by taxing authorities.

Blackland is required to file the Form 990 (Return of Organization Exempt from Income Tax), which is subject to examination by the Internal Revenue Service (IRS) up to three years from the later of the original due date of the tax return or the date the tax return was filed. The Forms 990 for 2015, 2014, and 2013 are open to examination by the IRS as of December 31, 2016.

Revenue

Contributions, including promises to give, are recorded as made. All contributions are available for unrestricted use unless specifically restricted by the donor. Conditional promises to give are recognized when the conditions on which they depend are substantially met. When donor restrictions expire, that is when a stipulated time restriction ends or restricted purpose is accomplished, the related temporarily restricted net assets are reclassified to unrestricted net assets. This is reported in the statement of activities as net assets released from restrictions. Contributions receivable are recognized as revenues when the donor's commitment is received and at the estimated present value of the future net cash flows, net of allowances.

Government grants are recognized as revenue as services are performed as required by the contracts, which is when the related costs have been incurred. Rental income is recognized monthly as earned.

Rental Operations

Blackland leases its housing units (49 as of year-end) for use as single family residences under noncalleable operating leases. Generally, these leases have twelve month terms, automatically renewing on a month-to-month basis thereafter.

Notes to Financial Statements For the Year Ended December 31, 2016

Note 1 - Summary of Significant Accounting Policies (continued)

Fair Value of Financial Instruments

Blackland follows FASB ASC 820, Fair Value Measurements and Disclosures, which relates to Blackland's financial assets and liabilities carried at fair value and Blackland's fair value disclosures related to financial assets and liabilities. FASB ASC 820 defines fair value, expands related disclosure requirements and specifies a hierarchy of valuation techniques based on the nature of the inputs used to develop the fair value measures. Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

There are three levels of inputs to fair value measurements — Level 1, meaning the use of quoted prices for identical instruments in active markets; Level 2, meaning the use of quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in markets that are not active or are directly or indirectly observable; and Level 3, meaning the use of unobservable inputs.

Blackland's financial instruments consist principally of cash and cash equivalents, restricted cash, accounts receivable, restricted contributions receivable, contributions receivable, notes receivable, accounts payable, and accrued liabilities. Blackland believes all of the financial instruments' recorded values approximate current market values.

Date of Management's Review

These financial statements considered subsequent events through May 23, 2017, the date the financial statements were available to be issued.

Note 2 - Concentration of Credit Risk for Cash Held in Banks

Financial instruments which potentially subject Blackland to credit risk principally consist of cash and cash equivalents. To minimize this risk, Blackland places its temporary cash investments with high credit quality financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Effective January 1, 2013, deposit insurance coverage by the FDIC changed to \$250,000 per bank per entity for all interest bearing and non-interest bearing accounts. As of December 31, 2016, Blackland had no uninsured cash balances. Blackland has not experienced any losses in such accounts in the past.

Notes to Financial Statements For the Year Ended December 31, 2016

Note 3 – Property and Equipment

At December 31, 2016 and 2015, property and equipment consists of the following:

Land	\$	248,479
Buildings and building improvements		3,647,978
Furniture and fixtures		54,155
Office equipment		2,339
Construction-in-progress		67,420
Total cost		4,020,371
Less: accumulated depreciation		(1,658,478)
Property and equipment, net	\$_	2,361,893

For the year ended December 31, 2016, total depreciation expense was \$129,324.

The carrying value of assets pledged as collateral on loans is as follows:

Building and improvements Land	\$ 1,373,719 165,637
Total assets pledged as collateral	\$ 1,539,356

Construction-in-Progress

Blackland entered into an agreement with a general contractor and architect firm in October 2016 for the renovation of 2203-A Salina Street, Austin, Texas, Travis County. The contract sum is \$137,519 subject to additions and deductions by change orders. Construction-in-progress for 2203-A Salina Street renovations totaled \$37,310 at December 31, 2016. Blackland anticipates the project to be completed by the summer of 2017.

In addition, Blackland began the process of developing and designing Fannie Mae Stewart Village and 3 single family alley flats. As part of this process, Blackland entered into various design and development agreements. Construction-in-progress for Fannie Mae Stewart Village and the 3 single family alley flats totaled \$11,690 and \$18,420, respectively, at December 31, 2016. Blackland anticipates completing one of the alley flats by the end of 2017. The Fannie Mae Stewart Village and 2 single family alley flats projects do not have anticipated completion dates due Blackland only being in the beginning stages of the planning and development.

Notes to Financial Statements
For the Year Ended December 31, 2016

Note 4 - Notes Payable

Note payable to Austin Housing Finance Corporation (AHFC), collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on January 1, 2023, Blackland is in compliance with all terms and conditions of the Loan Agreement. If property is sold prior to the maturity date, principal and interest on each property is due and payable upon the sale.	\$ 330,000
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal is paid in annual installments of \$913 for 9 years. On August 1, 2017, the unpaid portion of the note will be forgiven in its entirety if, at that time, Blackland is in compliance with all terms and conditions of the Loan Agreement.	139,222
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on September 1, 2019, Blackland is in compliance with all terms and conditions of the Loan Agreement.	230,000
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on May 1, 2026, Blackland is in compliance with all terms and conditions of the Loan Agreement.	491,790
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on March 12, 2033, Blackland is in compliance with all terms and conditions of the Loan Agreement.	201,535
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on October 31, 2019, Blackland is in compliance with all terms and conditions of the Loan Agreement.	25,700
Note payable to Wells Fargo Bank, collateralized by rental real estate, payable in monthly installments through April 14, 2021, bearing interest at 7.25%.	177,075
Note payable to University Federal Credit Union, collaterialized by rental real estate, payable in monthly installments through July 1, 2019, bearing interest at 6.5%.	45,596
Total	1,640,918
Less current portion	(191,576)
Non-current portion	\$ 1,449,342

Notes to Financial Statements For the Year Ended December 31, 2016

Note 4 - Notes Payable (continued)

Future minimum payments to be paid on notes payable are as follows:

 Year ending December 31,

 2017
 \$ 191,576

 2018
 56,183

 2019
 282,197

 2020
 44,347

 2021
 17,589

 Thereafter
 1,049,025

 Total
 \$ 1,640,918

Note 5 - Contingencies and Commitments

Blackland receives forgivable loans from the City of Austin ("the City") to assist with implementation of its program. In the event that Blackland does not comply with the terms of these loans or should any costs be determined to be ineligible, Blackland will be liable to the City for said amounts. Management believes there will be no such disallowance.

Under the terms of various agreements with funding agencies, Blackland is required to provide certain services including, but not limited to, using certain properties for low-income housing and maintaining certain levels of insurance.

Blackland entered into a 60 year lease on April 1, 1986 with the City for use of the land on which the Robert Shaw Village community was constructed. Under the provisions of the lease, no payments are due to the City and the land must not be used for any other purpose than to provide housing for eligible, low income families. The lease contains an option to renew for successive 10 year periods at the discretion of the City after the initial 60 year term has expired.

In January 2016, Blackland renewed their irrevocable standby letter of credit with Wells Fargo Bank, N.A. totaling \$10,579 in favor of the City of Austin. The letter of credit was set to expire in January 2017.

Notes to Financial Statements For the Year Ended December 31, 2016

Note 6 - Operating Lease Commitments

Blackland has entered into one office equipment lease agreement, which expires September 2019. For the year ended December 31, 2016, total rental expense was \$1,545.

Future minimum equipment lease payments at December 31, 2016 are as follows:

Year ending December 31,	
2017	\$ 1,200
2018	1,200
2019	 850
Total	\$ 3,250_

Note 7 - Temporarily Restricted Net Assets

Blackland had the following temporarily restricted activity during the year ended December 31, 2016:

	ginning alance	Do	nts and nations eceived	1	eleased from trictions	nding alance
Temporarily Restricted Activity: Bouldin Creek CDC Hamill Grant – 2015 Real Estate Council of Austin City of Austin – CHDO Operations Grant Religious Coalition to Assist the Homeless St. David's Foundation Lola Wright Foundation Hamill Grant – 2016 Other	\$ 42,700 7,197 44,800 5,000	\$	2,615 10,000 50,000 20,000 20,000	\$	(18,420) (7,197) (10,120) (2,615) (5,000) - - (1,034)	\$ 24,280 - 34,680 - 10,000 50,000 20,000 20,000
Onter	\$ 100,731	\$	102,615	\$	(44,386)	\$ 158,960

Note 8 - Prior Period Adjustment

During the current year audit, management determined that Blackland had incorrectly reflected temporarily restricted net assets totaling \$44,800 as unrestricted net assets at December 31, 2015. Therefore, the net asset beginning balances have been restated at December 31, 2016 to reflect the correct beginning balances with the following changes: temporarily restricted net assets increased \$44,800 and unrestricted net assets decreased \$44,800. Total net assets did not change as of December 31, 2015 due to this adjustment.

Notes to Financial Statements
For the Year Ended December 31, 2016

Note 9 – Subsequent Events

During January 2017, Blackland entered into a promissory note agreement with Austin Housing Finance Corporation Rental Housing Development Assistant Program totaling \$40,000 to be used for the pre-development of Fannie Mae Stewart Village. No funds have been drawn on this promissory note as of May 23, 2017.

Blackland has received an additional \$66,815 in loan funds from Austin Housing Finance Corporation as of May 23, 2017 (see Note 4) drawn on a promissory note agreement dated July 28, 2016 totaling \$150,095. No funds had been drawn on this promissory note at December 31, 2016.

During January 2017, Blackland entered into an agreement with a civil engineer totaling approximately \$25,000 for the construction of Fannie Mae Stewart Village.

Blackland has incurred \$28,794 in construction-in-progress costs towards the completion of the 2203-A Salina Street renovation at May 23, 2017. Blackland anticipates completion during the summer of 2017 for the 2203-A Salina Street renovation.



Schedule of Expenditures of Federal Awards

For the Year ended December 31, 2016

Federal Grantor/Pass-through Grantor/Program Title:	Federal CFDA#	Original Loan Amount	Loan Balance at Beginning of Year	Expenses		Total
HUD Section 8 - Tenant Based Rental Assistance	14.195	l 6/3	· •	\$ 72,910	₩	72,910
Passed Through the Austin Housing Finance Corporation: Community Housing Development Organization	14.239		t	2,615		2,615
Community Housing Development Organization	14.218	141,527	139,222	•		139,222
Home Investment Partnership Program - Capital Assistance	14.239	330,000	330,000	1		330,000
Rental Housing Development Assistance Program - Capital Assistance	14.239	25,700	25,700	•		25,700
Rental Housing Development Assistance Program - Capital Assistance	14.239	201,535	201,535	1		201,535
Rental Housing Development Assistance Program - Capital Assistance	14.239	230,000	230,000	•		230,000
Rental Housing Development Assistance Program - Capital Assistance	14.239	491,919	491,790	1		491,790
Total			\$ 1,418,247	\$ 75,525	- 1	\$1,493,772

Blackland Community Development Corporation Notes to Schedule of Expenditures of Federal Awards

For the Year Ended December 31, 2016

Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of Blackland Community Development Corporation ("Blackland") under programs of the federal government for the year ended December 31, 2016. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Blackland, it is not intended and does not present the financial position, changes in net assets, or cash flows of Blackland. Therefore, some amounts presented in this Schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 2 - Summary of Significant Accounting Policies

Basis of Presentation

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Revenue Recognition

Grant revenues from governmental agencies and other grantors are recognized when compliance with the various grant requirements is achieved. Usually this occurs at the time the expenditures are made and any grant matching requirements are met.

Notes to Schedule of Expenditures of Federal Awards (continued)

For the Year Ended December 31, 2016

Note 3 - Notes Payable (continued)

Blackland had six outstanding promissory notes with Austin Housing Finance Corporation subject to federal compliance requirements which are included in the Schedule (CFDA No. 14.239 and CFDA No. 14.218). At December 31, 2016, Austin Housing Finance Corporation notes payable balances were as follows:

Note payable to Austin Housing Finance Corporation (AHFC), collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on January 1, 2023, Blackland is in compliance with all terms and conditions of the Loan Agreement. If property is sold prior to the maturity date, principal and interest on each property is due and payable upon the sale. CFDA 14.239.	\$	330,000
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal is paid in annual installments of \$913 for 9 years. On August 1, 2017, the unpaid portion of the note will be forgiven in its entirety if, at that time, Blackland is in compliance with all terms and conditions of the Loan Agreement. CFDA 14.218.		139,222
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on September 1, 2019, Blackland is in compliance with all terms and conditions of the Loan Agreement. CFDA 14.239.		230,000
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on May 1, 2026, Blackland is in compliance with all terms and conditions of the Loan Agreement. CFDA 14.239.		491,790
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on March 12, 2033, Blackland is in compliance with all terms and conditions of the Loan Agreement. CFDA 14.239.		201,535
Note payable to AHFC, collateralized by rental real estate. The note bears 0% interest rate until maturity and the principal and interest shall be forgiven in its entirely if on October 31, 2019, Blackland is in compliance with all terms and conditions of the Loan Agreement. CFDA 14.239.		25,700
Total	\$ 1	,418,247



Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the Board of Directors of Blackland Community Development Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and *The Uniform Grant Management Standards*, issued by the Governor's Office of Budget and Planning, the financial statements of Blackland Community Development Corporation ("Blackland") (a nonprofit organization), which comprise the statement of financial position as of December 31, 2016, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated May 23, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Blackland's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Blackland's internal control. Accordingly, we do not express an opinion on the effectiveness of Blackland's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of Blackland's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Blackland's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Blackland's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Blackland's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Keynolds & Tranke, PC
Austin, TX

May 23, 2017



Report of Independent Auditors on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance

To the Board of Directors of Blackland Community Development Corporation

Report on Compliance for Each Major Federal Program

We have audited Blackland Community Development Corporation's ("Blackland") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of Blackland's major federal programs for the year ended December 31, 2016. Blackland's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for each of Blackland's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Blackland's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of Blackland's compliance.

Opinion on Each Major Federal Program

In our opinion, Blackland complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2016.

Report on Internal Control Over Compliance

Management of Blackland is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Blackland's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Blackland's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Reynolds & Granke, PC

Austin, TX May 23, 2017

Schedule of Findings and Questioned Costs

For the Year Ended December 31, 2016

I. Summary of Auditors' Results

Audited Financial Statements

Ty	pe of auditors' report is	ssued:			Unmodified	-	
Internal contro	ol over financial reportin	g:					
Material v	veakness(es) identified?		•	Yes	X	No	
	t deficiency(ies) identified to be material weaknes			Yes	X	Non	e Reported
Noncomplian	ce material to financial s	tatements noted?		Yes	X	No	
Federal Awar	ds						
Internal contro	ol over major programs:						
Material weakness(es) identified?				Yes	X	No	
~	t deficiency(ies) identifi d to be material weaknes			Yes	X	Non	e Reported
Type of aud	litors' report issued on major programs:	compliance for			Unmodified	_	
Any audi be repoi	t findings disclosed tha rted in accordance with 200.516(a)?	t are required to section 2 CFR	Selvator	Yes	X	_No	
Identification	of major programs:						
CFDA No.	Federal/ State	Nar	ne of Federa	l/ State	Program		
14.239	Federal	Department of Investment Pa	_		n Developmen	t: Hoi	me
Dollar threshol	d used to distinguish bet	ween type A and	type B progra	ıms:		\$	750,000
Auditee qualit	fied as low-risk?			Yes	X	No	

Blackland Community Development Corporation Schedule of Findings and Questioned Costs (continued)

For the Year Ended December 31, 2016

II. Audit Findings – Financial Statement Audit

None

III. Findings and Questioned Costs – Major Federal Award Programs Audit

None

Blackland Community Development Corporation Summary Schedule of Prior Year Findings

For the Year Ended December 31, 2016

I. Prior Year Findings - Financial Statements Audit

None

II. Prior Year Findings – For Major Federal Award Programs Audit

None

Travis CAD

Property Search Results > 202213 BLACKLAND COMMUNITY for Year 2018

Property

Account

Property ID:

202213

Legal Description: N 84FT OF LOT 1-2 *LESS S10.73'OFE25.46 LOT 2 BLK 13 OLT

2018

45 DIV B GLISSMAN ADDN

Geographic ID:

0211090208 Real

Zoning:

Agent Code:

Type:

Property Use Code: Property Use Description:

Protest

Protest Status: Informal Date: Formal Date:

Location

Address:

2203 SALINA ST

TX 78702

FORMERLY DEXMP

Map ID:

Mapsco:

021001

SF3

Neighborhood: Neighborhood CD:

Mailing Address:

_DEXMP

Owner

Name:

BLACKLAND COMMUNITY

DEVELOPMENT CORPORATION

1902 E 22ND ST

AUSTIN, TX 78722-2420

Owner ID: % Ownership: 185487

100.00000000000%

Exemptions:

EX-XV

Values

\$0 (+) Improvement Homesite Value: \$152,534 (+) Improvement Non-Homesite Value: +

\$0 (+) Land Homesite Value:

(+) Land Non-Homesite Value: \$210,000 Ag / Timber Use Value \$0 (+) Agricultural Market Valuation: Ś0 \$0 (+) Timber Market Valuation:

(=) Market Value: \$362,534

\$0 (-) Ag or Timber Use Value Reduction:

\$362,534 (=) Appraised Value: \$0 (-) HS Cap:

(=) Assessed Value: \$362,534

Taxing Jurisdiction

Owner: **BLACKLAND COMMUNITY**

% Ownership: 100.0000000000%

Total Value: \$362,534

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
01	AUSTIN ISD	1.192000	\$362,534	\$0	\$0.00	

			Taxes w/o E	Taxes w/o Exemptions:	
			Taxes w/Cui	rrent Exemptions:	\$0.00
	Total Tax Rate:	2.213985			****
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$362,534	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$362,534	\$0	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$362,534	\$0	\$0.00
OA	TRAVIS CENTRAL APP DIST	0.000000	\$362,534	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$362,534	\$0	\$0.00
02	CITY OF AUSTIN	0.444800	\$362,534	\$0	\$0.00

Improvement / Building

Improvement #1:	1 FAM DWELLING Sta	te A de:	1 Living Area:	1145.0 sq	Ift Value: \$152,534
Туре	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1938	1145.0
011	PORCH OPEN 1ST F	*:=3+		1938	49.0
251	BATHROOM	* _ *		1938	1.0
612	TERRACE UNCOVERD	* 3+		1938	42.0
095	HVAC RESIDENTIAL	* (* *		2016	1145.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2021	8805.52	0.00	0.00	\$210,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$152,534	\$210,000	0	362,534	\$0	\$362,534
2017	\$107,974	\$210,000	0	317,974	\$0	\$317,974
2016	\$107,974	\$210,000	0	317,974	\$0	\$317,974
2015	\$108,576	\$187,500	0	296,076	\$0	\$296,076
2014	\$87,868	\$187,500	0	275,368	\$0	\$275,368

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS SYSTEM	CITY OF AUSTIN	13075	00103	
3	4/20/1988	WD	WARRANTY DEED	UNIVERSITY OF TEXAS BD OF RGNT	UNIVERSITY OF TEXAS SYSTEM	10658	00201	

Questions Please Call (512) 834-9317

This art regulars excelled to an enabled of an interest or artifage.

Website version: 1.2.2.24 Database fast updated on: 8/31/2018 1.37 AM

© N. Harris Computer Corporation

Travis CAD

Property Search Results > 202332 BLACKLAND COMMUNITY for Year 2018

Property

A	١C	C	0	u	n	t

Property ID:

202332 0211091603

Legal Description: N 99.33FT OF LOT 5-6 BLK 3 OLT 45 DIV B HOFHEINZ RESUB

Geographic ID:

Real

Zoning: Agent Code:

Type:

Property Use Code: Property Use Description:

Protest

Protest Status: Informal Date: Formal Date:

Neighborhood:

Neighborhood CD:

Location

Address:

1910 SALINA ST

TX 78702

FORMERLY DEXMP

_DEXMP

Mapsco:

Map ID:

021001

MF3

Owner

Name: Mailing Address: **BLACKLAND COMMUNITY**

DEVELOPMENT CORPORATION

1902 E 22ND ST

AUSTIN, TX 78722-2420

Owner ID: % Ownership: 185564

100.0000000000%

Exemptions:

EX-XV

Values

(+) Improvement Homesite Value: \$139,240 (+) Improvement Non-Homesite Value: \$0 (+) Land Homesite Value: \$0 \$260,000

(+) Land Non-Homesite Value: Ag / Timber Use Value \$0 (+) Agricultural Market Valuation: \$0 \$0 (+) Timber Market Valuation: \$0

\$399,240 (=) Market Value: \$0 (-) Ag or Timber Use Value Reduction:

\$399,240 (=) Appraised Value: (-) HS Cap: \$0

\$399,240 (=) Assessed Value:

Taxing Jurisdiction

BLACKLAND COMMUNITY Owner:

% Ownership: 100.0000000000%

Total Value: \$399,240

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1,192000	\$399,240	\$0	\$0.00
02	CITY OF AUSTIN	0,444800	\$399,240	\$0	\$0.00

8/31/2018 Travis CAD - Property Details

				Taxes w/o Exemptions:	\$8,839.11
				Taxes w/Current Exemptions:	\$0.00
	Total Tax Rate:	2.213985			
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$399,240	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$399,240	\$0	\$0.00
2.J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$399,240	\$0	\$0.00
DA	TRAVIS CENTRAL APP DIST	0.000000	\$399,240	. \$0	\$0.00
D3	TRAVIS COUNTY	0.369000	\$399,240	\$0	\$0.00

Improvement / Building

Improvement #1:	1 FAM DWELLING Str	ate / ode:	1 Living Area:	1056.0 sqft	Value: \$139,240
Туре	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 4-		1995	10 56.0
011	PORCH OPEN 1ST F	* - 4-		1995	16.0
011	PORCH OPEN 1ST F	* - 4-		1995	120.0
251	BATHROOM	*_*		1995	1.5

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.3006	13092.73	0.00	0.00	\$260,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$139,240	\$260,000	0	399,240	\$0	\$399,240
2017	\$147,616	\$260,000	0	407,616	\$0	\$407,616
2016	\$153,768	\$260,000	0	413,768	\$0	\$413,768
2015	\$130,837	\$225,000	0	355,837	\$0	\$355,837
2014	\$107,294	\$225,000	0	332,294	\$0	\$332,294

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS	CITY OF AUSTIN	13075	00103	
3	8/9/1982	WD	WARRANTY DEED	WELLS GARFIELD	UNIVERSITY OF TEXAS	07857	00491	

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser setting:

Website version: 1.2-2.24

Database last updated on: 8/31/2018 1 37 AM

© N. Harris Computer Corporation

Travis CAD

Property Search Results > 202248 BLACKLAND COMMUNITY for Year 2018

Property

Α	CC	:0	u	n	t

Property ID:

202248

0211090703

Legal Description: 36 X 130FT & N10FT ADJ ALLEY BLK 12 OLT 45 DIVISION B

Geographic ID:

Real

Zoning:

Agent Code:

Type:

Property Use Code: Property Use Description:

Protest

Protest Status: Informal Date: Formal Date:

Location

Address:

2106 CHICON ST

TX 78702

Neighborhood: Neighborhood CD: **FORMERLY DEXMP**

_DEXMP

Mapsco: Map ID:

021001

SF3

Owner

Name: Mailing Address: **BLACKLAND COMMUNITY**

DEVELOPMENT CORPORATION

1902 E 22ND ST

AUSTIN, TX 78722-2420

Owner ID:

185487

% Ownership:

100.00000000000%

Exemptions:

EX-XV

Values

(+) Improvement Homesite Value: \$0 \$117,707 (+) Improvement Non-Homesite Value: \$0

(+) Land Homesite Value:

(+) Land Non-Homesite Value: \$200,000 Ag / Timber Use Value (+) Agricultural Market Valuation: \$0 \$0 \$0 (+) Timber Market Valuation:

\$317,707 (=) Market Value:

(-) Ag or Timber Use Value Reduction: \$0

\$317,707 (=) Appraised Value: \$0 (-) HS Cap:

(=) Assessed Value: \$317,707

Taxing Jurisdiction

BLACKLAND COMMUNITY Owner:

% Ownership: 100.0000000000%

Total Value: \$317,707

Estimated Tax Appraised Value Taxable Value Entity Description Tax Rate \$317,707 \$0 \$0.00 01 **AUSTIN ISD** 1.192000 \$0.00 \$317,707 \$0 **CITY OF AUSTIN** 0.444800

8/31/2018

Travis CAD - Property Details

				Taxes w/o Exemptions:	\$7,033.99
				Taxes w/Current Exemptions:	\$0.00
	Total Tax Rate:	2.213985			
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$317,707	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$317,707	\$0	\$0.00
2.J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$317,707	\$0	\$0.00
OA	TRAVIS CENTRAL APP DIST	0.000000	\$317,707	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$317,707	\$0	\$0.00

Improvement / Building

Improvement #1:		ate / de:	A1 Living Area:	1056.0 sqft	Value: \$117,707
Туре	Description	Class CD	Exterior Wal	Year Built	SQFT
1ST	1st Floor	WW - 3+	E.	1930	1056.0
011	PORCH OPEN 1ST F	* - 3+		1930	24.0
011	PORCH OPEN 1ST F	* - 3+		1930	144.0
251	BATHROOM	* = *		1930	1.5

Land

# 1	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1 L	AND	Land	0.1454	6335.37	0.00	0.00	\$200,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$117,707	\$200,000	0	317,707	\$0	\$317,707
2017	\$124,809	\$200,000	0	324,809	\$0	\$324,809
2016	\$124,809	\$200,000	0	324,809	\$0	\$324,809
2015	\$122,538	\$150,000	0	272,538	\$0	\$272,538
2014	\$99,167	\$150,000	0	249,167	\$0	\$249,167

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS	CITY OF AUSTIN	13075	00103	
3	6/2/1983	WD	WARRANTY DEED	SMYKAL LOUIS J	UNIVERSITY OF TEXAS	08114	00332	

Questions Please Call (512) 834-9317

This size requires cookies to be enabled in your browser setting:

Website version, 1.2.2-24

Database fast updated on: 8/31/2016 1:37 AM

© N. Harris Computer Corporation



City of Austin

Neighborhood Housing and Community Development P.O. Box 1088, Austin, TX 78767 (512) 974-3100 * Fax (512) 974-3161 * http://www.austintexas.gov/department/housing

June 29, 2016

S.M.A.R.T. Housing Certification Blackland CDC – Alley Flat – 1910 Salina Street, 78702 (ID#3730)

TO WHOM IT MAY CONCERN:

Blackland CDC, (development contact: Nicole Joslin: 512.220-4254 (o), 972.824.5976 (m); Nicole joslin@acddc.org) is planning to develop 1 Alley Flat for rental 1910 Salina Street, Austin TX 78702. The reasonably priced unit will be a rental unit and therefore will be subject to a 5 year affordability period after issuance of certificate of occupancy, unless project funding requires a longer affordability period.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (1 unit) of this project will serve households earning no more than 50% MFI, the development will be eligible for a 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Ordinance adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees Site Plan Review
Building Permit Misc. Site Plan Fee
Concrete Permit Construction Inspection
Electrical Permit Subdivision Plan Review
Mechanical Permit Misc. Subdivision Fee
Plumbing Permit Zoning Verification

Land Status Determination Building Plan Review Parkland Dedication (by separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please,centact me by phone 512.974.31/28 or by email at Sandra,harkins@austintexas.gov if you need additional information.

Sandra Harkins

Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro Maureen Meredith, PZD M. Simmons-Smith, DSD Katherine Murray, Austin Energy Alice Flora, AWU Bryan Bomer, AEGB Gina Copic, NHCD Marilyn Lamensdorf, PARD Heidi Kasper, AEGB Carl Wren, DSD Alma Molieri, DSD Susan Kinel, NHCD Stephen Castleberry, DSD Cande Coward, DSD Ellis Morgan, NHCD

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.



City of Austin

Neighborhood Housing and Community Development P.O. Box 1088, Austin, TX 78767 (512) 974-3100 * Fax (512) 974-3161 * http://www.austintexas.gov/department/housing

June 29, 2016

S.M.A.R.T. Housing Certification Blackland CDC - Alley Flat - 2203 Salina Street, 78702 (ID#3732)

TO WHOM IT MAY CONCERN:

Blackland CDC, (development contact: Nicole Joslin: 512.220-4254 (o), 972.824.5976 (m); Nicole.joslin@acddc.org) is planning to develop 1 Alley Flat for rental 2203 Salina Street, Austin TX 78702. The reasonably priced unit will be a rental unit and therefore will be subject to a 5 year affordability period after issuance of certificate of occupancy, unless project funding requires a longer affordability period.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (1 unit) of this project will serve households earning no more than 50% MFI, the development will be eligible for a 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Ordinance adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

> Capital Recovery Fees Site Plan Review **Building Permit** Misc. Site Plan Fee Concrete Permit Construction Inspection Electrical Permit Subdivision Plan Review Mechanical Permit Misc. Subdivision Fee Plumbing Permit **Zoning Verification**

Land Status Determination **Building Plan Review** Parkland Dedication (by separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro Maureen Meredith, PZD M. Simmons-Smith, DSD

Katherina Murray, Austin Energy Alice Flora, AWU

Bryan Bomer, AEGB Gina Copic, NHCD Marilyn Lamensdorf, PARD Heidi Kasper, AEGB

Carl Wren, DSD

Alma Molieri, DSD Susan Kinel, NHCD Stephen Castleberry, DSD Cande Coward, DSD Ellis Morgan, NHCD

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.



City of Austin

Neighborhood Housing and Community Development P.O. Box 1088, Austin, TX 78767 (512) 974-3100 * Fax (512) 974-3161 * http://www.austintexas.gov/department/housing

June 29, 2016

S.M.A.R.T. Housing Certification
Blackland CDC - Alley Flat - 2106 Chicon Street, 78702 (ID#3731)

TO WHOM IT MAY CONCERN:

Blackland CDC, (development contact: Nicole Joslin: 512.220-4254 (o), 972.824.5976 (m); Nicole.joslin@acddc.org) is planning to develop 1 Alley Flat for rental 2106 Chicon Street, Austin TX 78702. The reasonably priced unit will be a rental unit and therefore will be subject to a 5 year affordability period after issuance of certificate of occupancy, unless project funding requires a longer affordability period.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (1 unit) of this project will serve households earning no more than 50% MFI, the development will be eligible for a 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Ordinance adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees Site Plan Review
Building Permit Misc. Site Plan Fee
Concrete Permit Construction Inspection
Electrical Permit Subdivision Plan Review
Mechanical Permit Misc. Subdivision Fee
Plumbing Permit Zoning Verification

Land Status Determination Building Plan Review Parkland Dedication (by separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins

Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro Maureen Meredith, PZD M. Simmons-Smith, DSD Katherine Murray, Austin Energy

Alice Flora, AWU

Bryan Bomer, AEGB Gina Copic, NHCD Marilyn Larnensdorf, PARD Heidi Kasper, AEGB Carl Wren, DSD Alma Molieri, DSD Susan Kinel, NHCD Stephen Castleberry, DSD Cande Coward, DSD Ellis Morgan, NHCD

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

(3) Pre-Application Engagement

Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). (see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)

Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

Provide communications plan

Provide documentation showing the content of the notice, and proof of delivery

Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

Signed

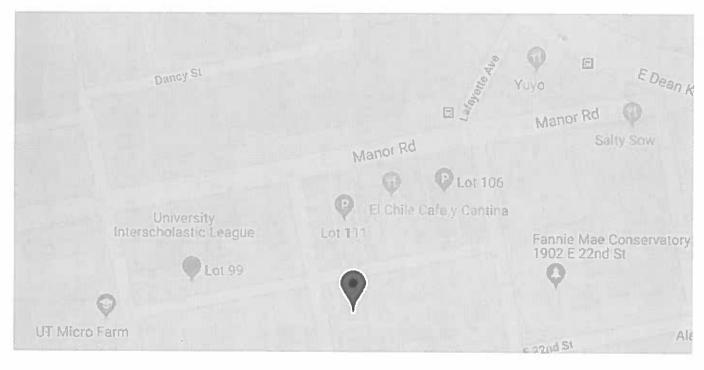
Doseph MARTINEZ

date

Back to Schedules and Maps

Service Area Map

The Capital Metro Service Area is comprised of the following participating jurisdictions: Austin, Jonestown, Lago Vista, Leander, Manor, Point Venture, San Leanna and portions of Travis County and Williamson County, including the Anderson Mill area. These member jurisdictions voted to join Capital Metro and to support it with a 1 percent sales tax. The Capital Metro Service Area boundary depicted here is based upon the most current available information received from the member jurisdictions. Reasonable effort is made to update the map as necessary to reflect known changes. You may call the Capital Metro Planning Department at 512-389-7485 to confirm the boundaries.





Locate an Address: 2203 Salina St., austin tx Go

Call customer service Go Line (512)-474-1200

Rider FAQ

Lost & Found

Contact Us

Jobs & Capital Metro

About Capital Metro

Public Involvement

Business with Capital Metro

Privacy Policy

Disclosures & Legal Policies

About Capital Metro

Other Languages

@ Copyright 2012 - 2016 Capital Metropolitan Transportation Authority

Back to Schedules and Maps

Service Area Map

The Capital Metro Service Area is comprised of the following participating jurisdictions: Austin, Jonestown, Lago Vista, Leander, Manor, Point Venture, San Leanna and portions of Travis County and Williamson County, including the Anderson Mill area. These member jurisdictions voted to join Capital Metro and to support it with a 1 percent sales tax. The Capital Metro Service Area boundary depicted here is based upon the most current available information received from the member jurisdictions. Reasonable effort is made to update the map as necessary to reflect known changes. You may call the Capital Metro Planning Department at 512-389-7485 to confirm the boundaries.



iMap d 2. 2018 Google Imagery © 2018 , CAPCOG, DigitalGlobe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service a (https:///https:///https:///https:///https:///https:///https:///https:///https:///https:///https:///https://http

Locate an Address: 2106 chicon st. Go

Call customer service Go Line (512)-474-1200

Rider FAQ

Lost & Found

Contact Us

Jobs & Capital Metro

About Capital Metro

Public Involvement

Business with Capital Metro

Privacy Policy

Disclosures & Legal Policies

About Capital Metro

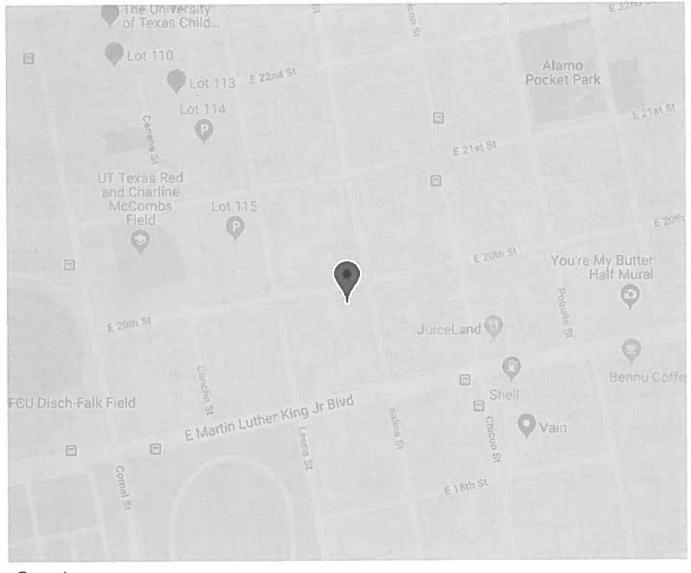
Other Languages

@ Copyright 2012 - 2016 Capital Metropolitan Transportation Authority

Back to Schedules and Maps

Service Area Map

The Capital Metro Service Area is comprised of the following participating jurisdictions: Austin, Jonestown, Lago Vista, Leander, Manor, Point Venture, San Leanna and portions of Travis County and Williamson County, including the Anderson Mill area. These member jurisdictions voted to join Capital Metro and to support it with a 1 percent sales tax. The Capital Metro Service Area boundary depicted here is based upon the most current available information received from the member jurisdictions. Reasonable effort is made to update the map as necessary to reflect known changes. You may call the Capital Metro Planning Department at 512-389-7485 to confirm the boundaries.



Google

(https://maps.g6ogleticom/preper/li=603:28044/,900;90206398:epro7@C012884495;938gRd193/Fapddien+(=8piv9)e1!12b1?souvize-abiv3@20016=8piv9)e

Locate an Address: 1910 salina st. austin tx Go

Call customer service Go Line (512)-474-1200

Rider FAQ

Lost & Found

Contact Us

Jobs & Capital Metro

About Capital Metro

Public Involvement

Business with Capital Metro

Privacy Policy

Disclosures & Legal Policies

About Capital Metro

Other Languages

@ Copyright 2012 - 2016 Capital Metropolitan Transportation Authority



FloodPro

Tools







Information





Download Find Elevation Floodplain Certificates Models





Research FEMA Map Change Information



Print A Floodplain Map



Help

FloodPro Tools

FloodPro Map

Map creation is finished.

Download your map

Close



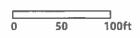












General Information Address: 2203 SALINA ST Tax ID: 0211090208 Appraisal District: Travis

FEMA Floodplain Flood Zone: X

Community Number: 480624 Panel Number: 48453C0465J Effective Date: 1/6/2016 Base Flood Elevation: N/A

City of Austin Floodplain 25-year Flood Elevation: N/A 100-year Flood Elevation: N/A 7/17/2018 Flood Pro



FloodPro

Tools







Download Floodplain Models



Find Elevation Certificates



Research FEMA Map Change Information



Print A Floodplain Map



Tool Labels

Help

FloodPro Tools

FloodPro Map

Map creation is finished.

Download your map

Close







* * * *

General Information Address: 1910 SALINA ST Tax ID: 0211091603 Appraisal District: Travis

FEMA Floodplain Flood Zone: X

Community Number: 480624 Panel Number: 48453C0465J Effective Date: 1/6/2016 Base Flood Elevation: N/A

City of Austin Floodplain 25-year Flood Elevation: N/A 100-year Flood Elevation: N/A



Tools



Tool Labels















Print A Floodplain Map



Find Floodplain Information Download Floodplain Models Find Elevation Certificates Research FEMA Map Change Information

Tools

FloodPro Tools

FloodPro Map

Map creation is finished

Download your map

Close









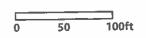












General Information Address: 2106 CHICON ST Tax ID: 0211090703 Appraisal District: Travis

FEMA Floodplain Flood Zone: X

Community Number: 480624 Panel Number: 48453C0465J Effective Date: 1/6/2016 Base Flood Elevation: N/A

City of Austin Floodplain 25-year Flood Elevation: N/A 100-year Flood Elevation: N/A

CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Joseph A Martinez Mailing Address: 1902 E 22nd St Austin Tx 78722

Tax Parcel Identification Number

Agency: TCAD Parcel ID: 202213

Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

SF-3-NP

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_gueryfolder_permits.jsp

C14-02-0057, C14-05-0204

Zoning Ordinance Number(s)

Look up ordinances at http://austintexas.gov/edims/search.cfm

020801-92, 20060406-051

For Address Verification visit: http://austintexas.gov/addressverification

To access zoning ordinance documentation visit: http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chaper 25-2 Division 6) visit: http://austintexas.gov/department/austin-city-code-land-development-code http://austintexas.gov/department/zoning

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Diana Arismendez, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

Diana (insMont)

609639

CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Joseph A Martinez Mailing Address: 1902 E 22nd St Austin Tx 78722

Tax Parcel Identification Number

Agency: TCAD Parcel ID: 202332

Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

MF-3-NP

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_gueryfolder_permits.jsp

609639

C14-02-0057, C14-05-0204

Zoning Ordinance Number(s)

Look up ordinances at http://austintexas.gov/edims/search.cfm

020801-92, 20060406-051

For Address Verification visit: http://austintexas.gov/addressverification

To access zoning ordinance documentation visit: http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chaper 25-2 Division 6) visit: http://austintexas.gov/department/austin-city-code-land-development-code http://austintexas.gov/department/zoning

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Diana Arismendez, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

Diana (instances

7/31/2018

CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Joseph A Martinez Mailing Address: 1902 E 22nd St Austin Tx 78722

Tax Parcel Identification Number

Agency: TCAD Parcel ID: 202248

Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

SF-3-NP

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_gueryfolder_permits.jsp

C14-02-0057, C14-05-0204

Zoning Ordinance Number(s)

Look up ordinances at http://austintexas.gov/edims/search.cfm

020801-92, 20060406-051

For Address Verification visit: http://austintexas.gov/addressverification

Diana (riskont

To access zoning ordinance documentation visit: http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chaper 25-2 Division 6) visit: http://austintexas.gov/department/austin-city-code-land-development-code http://austintexas.gov/department/zoning

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Diana Arismendez, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

7/31/2018 609639

DOC. NO.

Prepared by the State Bar of Texas for use by !awyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

იტი35679

PARCEL # 021109020800000

WARRANTY DEED

00001353155

7.00 INDX 2 04/22/88 354.79-000# 17.46-CHK#

THE STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

2203 5ACINA (And \$210,000

That WE, DANNY LEE THOMAS, A MARRIED MAN AND DIANA REED FORMERLY KNOWN AS DIANA LYNN THOMAS, A SINGLE WOMAN, BOTH CANING AND OCCUPYING OTHER PROPERTY AS HOMESTEAD, of the County of and State of TEXAS for and in TRAVIS consideration of the sum of TEN AND NO/100 (\$10.00)-----DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of

which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto THE BOARD OF RECENTS OF THE UNIVERSITY OF TEXAS SYSTEMS, OF P. O. BOX 8179, Univ. Station; Austin, Texas 78712; Attn: Bill Taylor, of the County of TRAVIS and State of TEXAS , all of

the following described real property in TRAVIS County, Texas, to-wit:

Part of Lots 1 and 2, Block 13, H. H. Glissmann's Subdivision of Outlot 45, Division B, an addition in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 174, Plat Records, Travis County, Texas, and being more particularly described by metes and bounds in attached Exhibit "A" and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee . its heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee , i.ts heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED

this 20-th day of

. A.D. 19 88

REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

10658 0201 REED FORTERLY KNOWN AS DIANA LYNN THOMAS

Mailing address of each gran	Nec:		
Name: Address:		Name: Address:	
	(A.1	and the second	
	(ACKIII	owledgment)	
STATE OF TEXAS COUNTY OF TRAVIS	}		ı
This instrument was ack	nowledged before me on the	soth day of april	, 1988,
DANNY LEE THOMAS	AND DIANA REED FORMER	Notary Public, State of Texas	
		I sail U. Bla	ke)
Parack arenament	ထက်လေးဝေလလုံ	Notary Public, State of Texas Notary's name (printed):	
Retary Fuel	A. BLAKE he, State of Fesas spices March 21, 1992	Notary's commission expires:	
		1 t- 3	
	(Ackn	uwledgment)	
STATE OF TEXAS COUNTY OF	}		
	nowledged before me on the	day of	, 19
by		20	
		Notary Public, State of Texas Notary's name (printed):	The second second
		Notary's commission expires:	
	(Corporate	Acknowledgment)	
STATE OF TEXAS COUNTY OF	}.		
COOMITOR)		
This instrument was ack by of	nowledged before me on the	day of	, 19 ,
	orporation, on behalf of said co	rporation.	
		to an extensive the second	
		Notary Public, State of Texas Notary's name (printed):	
88-0600/2-88-121		Notary's commission expires:	
AFTER RECORDING RETI	URN TO:	PREPARED IN THE LAW OFFICE OF:	
BILL TAYLOR c/o UNIVERSITY OF TEX P. O. BOX 8179	VAS .		
Univ. Station			

REAL: PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10658 0202

EXHIBIT "A"

All that certain tract or parcel of land, being the N. portions of Lots 1 and 2, Block 13, of H. H. Glissmann's Subdivision, of Outlot 45, Division B, in the City of Austin, Travis County, Texas, being a part of the same land conveyed by Mrs. Martha W. Bloor to G. E. Anderson by deed dated Jan. 1, 1925, of record.in: Vol. 371, Page 48 of the Deed Records of Travis County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron stake set in the E. line of Salina Street and the W. line of said Lot 1 N. 9 deg. 22' W. 65.00 from the S.W. corner of said Block No. 13 for the S.W. corner of this tract;

THENCE with the E. line of Salina Street N. 9 deg. 22' W. 84.00 feet to an iron stake at the N. W. corner of said Lot No. 1 for the N.W. corner of this tract;

THENCE with the N. line of said Lots 1 and 2 and the S. line of a 20 foot alley N. 80 deg. 13' E. 104.00 feet to an iron stake set at the N. E. corner of said Lot No. 2 for the N.E. corner of this tract;

THENCE with the E. line of said Lot 2 S. 9 deg. 22' E. 73.45' to an iron stake for a corner of this tract;

THENCE S. 80 deg. 13' W. 25.46 feet to an iron stake for an ell corner of this tract;

THENCE S. 9 deg. 12' E. 10.73 feet to an iron stake for a corner of this tract;

THENCE S. 80 deg. 13' W. 78.50 feet to the place of beginning, as surveyed by G. E. Anderson, August 19, 1947 by O. P. Schoolfield, Licensed State Lane Surveyor.

FILED

1988 APR 22 AM 11: 01

DAHA GE BEAUVOIR COUNTY CLERK TRAVIS COUNTY, TEXAS



4

REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

10658 0203

Travis CAD

Property Search Results > 202213 BLACKLAND COMMUNITY for Year Tax Year: 2018 2018

Property

Property ID:

202213

Legal Description: N 84FT OF LOT 1-2 *LESS S10.73'OFE25.46 LOT 2 BLK 13 OLT 45 DIV B GLISSMAN ADDN

Geographic ID:

0211090208 Real

Zoning:

Agent Code:

Type:

Property Use Code:

Property Use Description:

Protest

Protest Status: Informal Date: Formal Date:

Location

Address:

2203 SALINA ST

TX 78702

Neighborhood:

FORMERLY DEXMP

Map ID:

Mapsco:

021001

Neighborhood CD:

Mailing Address:

_DEXMP

Owner

Name:

BLACKLAND COMMUNITY

DEVELOPMENT CORPORATION

1902 E 22ND ST

AUSTIN, TX 78722-2420

Owner ID: % Ownership: 185487

100.0000000000%

Exemptions:

EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$152,534	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$210,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$362,534	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$362,534	
(–) HS Cap:	_	\$0	
(=) Assessed Value:	=	\$362,534	

Taxing Jurisdiction

Owner:

BLACKLAND COMMUNITY

% Ownership: 100.0000000000%

Total Value: \$362,534

0.5					
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$362,534	. \$0	\$0.00
78					

Travis CAD - Property Details

	manyang pendadi bian adika-mangangangan-dirak-karang sigi dan sadi sepang param badasah (Am.) dabahan-dapan-param madasah sepangan melandi sepangan pendam dalam dalam dapan sepangan pendam dalam dapan sepangan pendam dalam dapan sepangan pendam dapan sepangan se	and the state of t		Taxes w/o Exemptions:	\$8,026.45
	grangengama a Adjundardin mang memboh 1991 1990 19			Taxes w/Current Exemptions:	\$0.00
	Total Tax Rate:	2.213985		A to approximate the collision but of the set of the total discovering discovering discovering the set of the	
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$362,534		\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$362,534	\$0	\$0.00
21	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$362,534	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$362,534	50	\$0.00
03	TRAVIS COUNTY	0.369000	\$362,534	ŞU	7
02	CITY OF AUSTIN	0.444800	\$362,534	50	\$0.00

Improvement / Building

Improvement #1:	1 FAM DWELLING Sta	ite A de:	1 Living Area:	1145.0 sqf	t Value: \$152,534
Туре	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1938	1145.0
011	PORCH OPEN 1ST F	* - 3+		1938	49.0
251	BATHROOM	* _ *		1938	1.0
612	TERRACE UNCOVERD	* - 3+		1938	42.0
095	HVAC RESIDENTIAL	* - *		2016	1145.0

Land

# Type D	escription Acre	s Sqft	Eff Front	Eff Depth	Market Vaiue	Prod. Value
1 IAND La		1 8805.52	0.00	0.00	\$210,000	\$0
2 01110 -						

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$152,534	\$210,000	0	362,534	\$0	\$362,534
2017	\$107.974	\$210,000	0	317,974	\$0	\$317,974
2016	\$107,974	\$210,000	0	317,974	\$0	\$317,974
2015	\$108,576	\$187,500	0	296,076	\$0	\$296,076
2014	\$87,868	\$187,500	0	275,368	\$0	\$275,368
2013	\$70,221	\$125,000	0	195,221	\$0	\$195,221

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	ma Sankada'u (ayo 1 y 2 A Agus maman magada'u mara saradi wa sa shi di Salai' y 1 y 1 m 1 m
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS SYSTEM	CITY OF AUSTIN	13075	00103	anaganggan anggala distilas distribution distribution and an anggan anggan an
3	4/20/1988	WD	WARRANTY DEED	UNIVERSITY OF TEXAS BD OF RGNT	UNIVERSITY OF TEXAS SYSTEM	10658	00201	

Questions Please Call (512) 834-9317

This site readings couries to be enabled in your provider partings.

Website version: 1.2.2.24

Database last updated on: 7/17/2018 1:38 AM

(3) N. Harris Computer Corporation

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76.

To felectific proper form, fill in blank spaces, strike out form provisions or insert special James constitutes the practice of law. No "standard form" can meet all requirements.

700

\$27 15-82**25** 8979 * 7:00 WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF TRAVIS

2-96-6210

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, NOVELLA WELLS JEFFERSON, BERNICE WELLS MAYS, CLAUDIUS WELLS, AND SHIRLEY WELLS DOUGLAS, THE ONLY SURVIVING HEIRS OF GARIELD WELLS, DECEASED AND SAMMIE WELLS, DECEASED, ALL OWNING AND OCCUPYING OTHER PROPERTY AS HOMESTEAD,

of the County of and State of consideration of the sum of TEN AND NO/100 (\$10.00)-----

for and in

and other valuable consideration to the undersigned paid by the grantee

herein named, the receipt of

which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEMS, OF AC.

Aut 8179; Univ. Station; Occuting 71. 78712;
of the County of TRAVIS and State of TEXAS , all of

the following described real property in TRAVIS

County, Texas, to-wit:

The North 99 1/3 feet of Lots Five (5) and Six (6), Block Three (3), C. R. John's Subdivision, out of Outlot 45, Division B, an addition in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Book 1, Page 3, Plat Records of Travis County, Texas.

appurtenances thereto in anywise belonging, unto the said grantee , its heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee ; its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

DEED RECORDS
Travis County, Toxas

EXECUTED this 9th day of august, A.D. 19 82-02-0511

Rovella Wells Jefferson Blance Mells Mays

NOVELLA WELLS JEFFERSON J BERNICE WELLS MAYS

ZLAUDIUS WELLS

SHIRLEY WELLS DOUGLAS

SHIRLEY WELLS DOUGLAS

1910 SALINA

F260,000

(Corporate Acknowledgment)

THE STATE OF TEXAS COUNTY OF

Before me, the undersigned authority, on this day personally appeared

of J. 14 ...

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this th	Given	under my	hand	and	scal	of	office	oπ	this	the
---	-------	----------	------	-----	------	----	--------	----	------	-----

day of

EP 15-86250 8979

Notary Public in and for

County, Texas. My commission expires

(Printed or stamped name of notary)

Travis CAD

Property Search Results > 202332 BLACKLAND COMMUNITY for Year 2018

Property

Type:

Account

Property ID:

202332

Real

Geographic ID:

0211091603

Legal Description: N 99.33FT OF LOT 5-6 BLK 3 OLT 45 DIV B HOFHEINZ RESUB

Zoning:

Agent Code:

Property Use Code:

Property Use Description:

Protest

Protest Status: Informal Date: Formal Date:

Location

Address:

1910 SALINA ST

TX 78702

Neighborhood: Neighborhood CD: **FORMERLY DEXMP**

Mapsco:

Map ID:

DEXMP

Owner

Name: Mailing Address: BLACKLAND COMMUNITY

DEVELOPMENT CORPORATION

1902 E 22ND ST

AUSTIN, TX 78722-2420

Owner ID: % Ownership: 185564

021001

MF3

100.00000000000%

\$0 \$0

Exemptions:

EX-XV

Ag / Timber Use Value

Values

(+) Improvement Homesite Value:(+) Improvement Non-Homesite Value:(+) Land Homesite Value:(+) Land Non-Homesite Value:	+ + +	\$139,240 \$0 \$0
, ,	+	\$260,000
(+) Agricultural Market Valuation:	4	\$0
(+) Timber Market Valuation:	+	\$0
(=) Market Value:	=	\$399,240
(–) Ag or Timber Use Value Reduction:	_	\$0
(=) Appraised Value:	=	\$399,240
(–) HS Cap:	_	\$0
(=) Assessed Value:	=	\$399,240

Taxing Jurisdiction

Owner:

BLACKLAND COMMUNITY

% Ownership: 100.0000000000%

Total Value:

\$399,240

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$399,240	\$0	\$0.00
02	CITY OF AUSTIN	0.444800	\$399,240	\$0	\$0.00

Travis CAD - Property Details

	THE REPORT OF THE PROPERTY OF			Taxes w/o Exemptions:	\$8,839.11
				Taxes w/Current Exemptions:	\$0.00
	Total Tax Rate:	2.213985			
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$399,240	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$399,240	\$0	\$0.00
21	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$399,240	\$0	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$399,240	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$399,240	\$0	\$0.00

Improvement / Building

Improvement #1:	1 FAM DWELLING	State A Code:	1 Living Area:	1056.0 sqft	Value: \$139,240
Туре	Description	Class CD	Exterior Wall	Year Built	SQFT
1\$T	1st Floor	WW - 4-		1995	1056.0
011	PORCH OPEN 1ST	F *-4-		1995	16.0
011	PORCH OPEN 1ST	F *-4-		1995	120.0
251	BATHROOM	* * *		1995	1.5

Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.3006	13092.73	0.00	0.00	\$260,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$139,240	\$260,000	. 0	399,240	\$0	\$399,240
2017	\$147,616	\$260,000	0	407,616	\$0	\$407,616
2016	\$153,768	\$260,000	0	413,768	\$0	\$413,768
2015	\$130,837	\$225,000	0	355,837	\$0	\$355,837
2014	\$107,294	\$225,000	0	332,294	\$0	\$332,294
2013	\$96,178	\$150,000	0	246,178	\$0	\$246,178

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	MS	MISCELLANEOUS	UNIVERSITY OF TEXAS BOARD OF R	CITY OF AUSTIN	13075	00103	
3	8/9/1982	WD	WARRANTY DEED	WELLS GARFIELD	UNIVERSITY OF TEXAS BOARD OF R	07857	00491	

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.24

Database last updated on: 7/17/2018 1-38 AM

O N. Harris Computer Corporation

Prepared by the State Bar of Texas for use by lawyers only. Reviewed 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

> JUH -7-8325 3162 WARRANTY DEED

3.00

THE STATE OF TEXAS COUNTY OF TRAVIS

2892 2899

KNOW ALL MEN BY THESE PRESENTS:

10.00 AM -6-83 2898

That

I, LOUIS SMYKAL, A MARRIED MAN, OWNING AND OCCUPYING OTHER PROPERTY AS HOMESTEAD,

of the County of

TRAVIS

and State of TEXAS

for and in

consideration of the sum of TEN AND NO/100 (\$10.00) -----

herein named, the receipt of

and other valuable consideration to the undersigned paid by the grantee which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM, OF

of the County of TRAVIS

and State of

the following described real property in

TRAVIS

County, Texas, to-wit:

TRACT I: 33.5' by 130', more or less, being a part of Block No. Twelve (12) in the C. R. Johns & Company Subdivision in Outlot No. Forty-five (45) in Division "B", as recorded on the plat of the Subdivision of Outlots Nos. 57, 36, 37 and 46 in Division record in Division of Outlots Nos. 57, 36, 37 and 46 in Division record in Division in Volume 1, Page 3, Plat Records of Travis County, Texas, AND the North 10 feet of the adjacent alley which was vacated in instrument North 10 feet of the adjacent alley which was vacated in instrument of record in Volume 17, Page 1940, Deed Records of Travis County, Texas. TRACT II: 2.5' by 130', more or less, being a part of Block No. Twelve (12) in the C. R. Johns & Company Subdivision in Outlot No. Forty-five (45) in Division "B", as recorded on the plat of the Subdivision of Outlots Nos. 57,36,37 and 46 in Division "B", City of Austin, Travis County, Texas, according to the map or plat thereof of record in Volume 1, Page 3, Plat Records of Travis County, Texas, SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLDARD above described premises, together with all and singular the rights and

appurtenances thereto in anywise belonging, unto the said grantee , its heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee . heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED

DEED. RECORDS Travia County, Torse

8114

2106 chican

(AM \$200,000

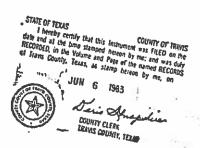
2111 223 Mailing address of each grantee: C. Marie Govern Faras. Name: Name: DEED RECORDS Address: Address: (Acknowledgment) STATE OF TEXAS COUNTY OF TRAVIS This instrument was acknowledged before me on the J. Mc LOUIS SMYKAL My commission expires: Notary Public, State of Texas Notary's printed name: GAIL A. BLAKE NOTARY SE(Asknowledgment) STATE OF TEXAS COUNTY OF This instrument was acknowledged before me on the bу My commission expires: Notary Public, State of Texas Notary's printed name: (Corporate Acknowledgment) STATE OF TEXAS COUNTY OF This instrument was acknowledged before me on the ьу of corporation, on behalf of said corporation. My commission expires: Notary Public, State of Texas Notary's printed name: AFTER RECORDING RETURN TO: THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM c/o James Wilson
P. O. Box 8179
Austin, Tx '78712 and the second of the second 121 -0 12 500 5022 4 931 - V Bigge Sto 5 4 2.05 3,00 701 - 7 - 5 1 miles 31 + 2 miles 5,00

FIRST TRACT: A part of Bloc No. Twelve (12) in the C. R. Johns & Company Subdivision of Outlot No. Forty-five (45) in Division "B" in the City of Austin, Travis County, Texas, and described as follows: BEGINNING at a point in the East line of said Block No. 12, 169 feet northerly from the Southeast corner of said Block, which point is the S. E. corner of that certain tract out of Block No. 12, sold and conveyed by H. H. Glismann and wife, Mattie A. Glismann, to H. J. Gardner and wife, Mary A. Gardner, by deed dated April 26, 1920, and recorded in Vol. 155, Page 493, of the Travis County Deed Records; THENCE Northerly along the EAst line of said Block No. 12, a distance of 33½ feet to corner, the S. E. corner of that certain tract sold and conveyed by Zula Smith and husband to W. O. Harper, et al., by deed dated October 12, 1927, and recorded in Vol. 409, Page 103, Travis County Deed Records; Records;
THENCE Westerly along the South line of the W. O. Harper tract, and parallel with the North and South lines of Block No. 12, a distance of 130 feet to corner, the S. W. Corner of the W. O. Harper tract;
THENCE Southerly parallel to the East and West line of said Block No. 12, a distance of 33½ feet to corner; the S. W. corner of the tract conveyed to H. J. Gardner and Mary A. Gardner aforesaid;
THENCE Easterly parallel to the North and South lines of said Block No. 12, a distance of 130 feet to the place of beginning.
PLUS THE NORTH 10' OF ADJACENT ALLEY VACATED IN 17/1940

SECOND TRACT: A part of Block No. Twelve (12) in the C. R. Johns & Company Subdivision of Outlot No. Forty-five (45) in Division "B", in the City of Austin, Travis County, Texas, and described as follows:
BEGINNING at a point in the East line of said Block No. 12, 2524 feet
Northerly from the Southeast corner of said Block, which said point is 834 feet Northerly from the Southeast corner of that certain tract out of Block No. 12, sold and conveyed by H. H. Glismann and wife, Mattie A. Glismann to H. J. Gardner and wife, Mary A. Gardner, by deed dated April 26, 1920, and recorded in Vol. 155, Page 493, of the Travis County Deed

THENCE Northerly along said East line of Block No. 12, a distance of 25 feet to point in said line for corner; THENCE Westerly 130 feet parallel with the North and South line of said

THENCE Westerly 130 reet parallel with the North and South line of Salu Block No. 12, to point for corner; THENCE Southerly 2½ feet parallel with the East and West line of Said Block No. 12, to corner, the N.W. Corner of that tract sold and conveyed by Zula Smith and husband, to W. O. Harper, et al., by Decd dated October 12, 1927, and recorded in Vol. 409, Page 103, Travis County Deed Records; THENCE Easterly 130 feet along the North line of Said Harper tract to the DIACE OF RECONNING. PLACE OF BEGINNING.



1983 JUN -6 AH II: 52

8114 _ 334

Travis CAD

Property Search Results > 202248 BLACKLAND COMMUNITY for Year 2018

Property

Α	CC	0	ш	n	î

Property ID: Geographic ID:

202248

Real

0211090703

Agent Code:

Legal Description: 36 X 130FT & N10FT ADJ ALLEY BLK 12 OLT 45 DIVISION B

Zoning:

Property Use Code:

Property Use Description:

Protest

Type:

Protest Status: Informal Date: Formal Date:

Location

Address:

2106 CHICON ST TX 78702

Mapsco:

Neighborhood: Neighborhood CD:

FORMERLY DEXMP

_DEXMP

Map ID:

021001

SF3

Owner

Name: Mailing Address:

BLACKLAND COMMUNITY

DEVELOPMENT CORPORATION

1902 E 22ND 5T

AUSTIN, TX 78722-2420

Owner ID: % Ownership: 185487

100.0000000000%

Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$117,707
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$200,000
(4) Agricultural Manhan Malance		

Ag / Timber Use Value (+) Agricultural Market Valuation: \$0 \$0 (+) Timber Market Valuation: \$0 \$0

(=) Market Value: \$317,707 (-) Ag or Timber Use Value Reduction: ŚO

(=) Appraised Value: \$317,707 (-) HS Cap: \$0

(=) Assessed Value: \$317,707

Taxing Jurisdiction

Owner: BLACKLAND COMMUNITY

% Ownership: 100.0000000000%

Total Value: \$317,707

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.192000	\$317,707	\$0	\$0.00
02	CITY OF AUSTIN	0.444800	\$317,707	\$0	\$0.00

Travis CAD - Property Details

	A Company of the Comp	7		Taxes w/o Exemptions:	\$7,033.99
				Taxes w/Current Exemptions:	\$0.00
	Total Tax Rate:	2.213985			
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$317,707	\$0	\$0.00
68	AUSTIN COMM COLL DIST	0.100800	\$317,707	\$0	\$0.00
21	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$317,707	\$0	\$0.00
DA	TRAVIS CENTRAL APP DIST	0.000000	\$317,707	\$0	\$0.00
03	TRAVIS COUNTY	0.369000	\$317,707	\$0	\$0.00

Improvement / Building

Improvement #1:	1 FAM DWELLING	State Code:	A1 Livi Are	_	1056.0 sqft	Value:	\$117,707
Туре	Description	Class CD	Exte	rior Wal	l Year Built	SQFT	
15T	1st Floor	WW - 3	+		1930	1056.0	
011	PORCH OPEN 1ST F	* - 3+			1930	24.0	
011	PORCH OPEN 1ST F	*-3+			1930	144.0	
251	BATHROOM	* *			1930	1.5	

Land

#	Туре	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1454	6335.37	0.00	0.00	\$200,000	\$0

Roil Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$117,707	\$200,000	0	317,707	\$0	\$317,707
2017	\$124,809	\$200,000	0	324,809	\$0	\$324,809
2016	\$124,809	\$200,000	0	324,809	\$0	\$324,809
2015	\$122,538	\$150,000	0	272,538	\$0	\$272,538
2014	\$99,167	\$150,000	0	249,167	\$0	\$249,167
2013	\$77,380	\$100,000	O	177,380	\$0	\$177,380

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/2/1997	MS	MISCELLANEOUS	CITY OF AUSTIN	BLACKLAND COMMUNITY	13075	00109	
2	11/18/1997	M5	MISCELLANEOUS	UNIVERSITY OF TEXAS	CITY OF AUSTIN	13075	00103	
3	6/2/1983	WD	WARRANTY DEED	SMYKAL LOUIS J	UNIVERSITY OF TEXAS	08114	00332	

Questions Please Call (512) 834-9317

This size requires cookies to be entained in your browser sertings

Website version, 1.2.2,24

Database last updated on: 7/17/2016 1:38 AM

ම N. Harris Computer Corporation

Uniform Residential Appraisal Report

Etta 4	196r18
FIRE #	190110

	The number of	this cumr	nger annraical men	rt is to nrovi	ide the len	der/client with	an acc	urate, and adequately	supported opin	nion of the c	narket value	of the subject i	property.
	Property Addres			it is to bide	100 010 101	doirenent with	211 200	City Austin	Dapportor, op.			Zip Code 7872	
			Chicon St			wner of Public	Becom	Blackland Comr	munity Dayak				
	Borrower N/A							DIACKIANU COM	HRITITA DOVOIL	pittent oc	mini ITZIVIS		
			30ft & N10ft adj	alley, Blk	12, OL1	45, Division	n B	T W		- D	Taura C		-
	Assessor's Pan							Tax Year 2018			E. Taxes \$ 7		
H	Neighborhood I							Map Reference 5	c=		nsus Tract 0	-	
SUBJECT	Occupant 🔲	Owner 🍃	Tenant Vac	ent		pecial Assess		0	PUE) HOA \$ ()L	per year	per month
e e	Property Rights	Appraised	Fee Simple	Leaseho	old 🔲 🗎	Other (describe	e)						
ន	Assignment Tyr	ne 🗀 P	rchase Transaction	Relin	ance Trans	action X	Other (de	scribe) Estimate r	narket value				
	Lender/Client	Blackla	nd Community (Sevelopme	ent Com	Address 1	902 E.	22nd St, Austin,	TX 78702				
	to the cubiect o	mperio cur	ently offered for cale	or has it her	en offered f	or sale in the t	welve m	nths prior to the effec	tive date of this a	ooraisal?	[7]	res X No	
			i, offering price(s), a										
	ricport data suc	1166(3) 036	, unering price(s), a	nio antrial=	IVILO,	IN ICCOIDS	·						
		Land a		1.4.41.	. 63.41		Car Ford	and the end of the end	antinia at the eas	strant las anls	ne who the o	naheria waa nat	
	I did	did not an	alyze the contract to	r sale for the	subject pur	cnase transact	иоп. Ехрі	ain the results of the a	italysis of the col	maci iui saic	Of Milk file of	Idiyata waa iiut	
	performed.												
5													
ž	Contract Price !	\$	Date of Cor			Is the property	y seller tt	e owner of public reco	ord? Yes	No Dat	a Source(s)		
CONTRACT	Is there any fina	ancial assis	tance (loan charges	sale conces	sions, gift o	эг downpayme	nt assista	nce, etc.) to be paid b	y any party on b	ehalf of the b	orrower?	Yes Yes	☐ No
8			r amount and descr										
									101100				20772
												-11	
	Note: Desc.	ما عاد أم	l composition of th	a nalabhach	ood nes ne	nt appraisal fo	ctore				-		
	NOTE: Nace an	d the racia	Composition of the	ie nesymborn	luou are nic				20 L C 200 L	One Heli	Ununtan	Present Lan	dilan 0/
			od Characteristics	V= -0				ousing Trends			Housing		
	Location X	Urban	Suburban 🔲	Rural	Property V	/alues 🔀 ini	creasing	Stable	Declining	PRICE	AGE	One-Unit	75 %
	Built-Up 🗙 (Over 75%	25-75%	Under 25%	Demand/S	Supply 🔲 Sh	ortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	5%
Ιġ	Growth 🔲	Rapid	X Stable □	Slow	Marketino	Time X Ur	nder 3 mt	hs 3-6 mths	Over 6 mths	250 L	ow D	Multi-Family	5%
呈	Neighborhood							o the east and no	orth The	650 Hi	ah 100	Commercial	10 %
Ä			e neighborhood								ed. 50	Other	5 %
Ē	Austin ISU	serves u	e neignoornood	. Major Str	eets iiicit	GOS MISTIOL	ano on	ILUII.				·	
喜	Neignbornood	Description	I he subject	is located	ın an est	ablished re:	<u> Pigetins</u>	I neighborhood c	naracterized	by a biend	or mediun	i sized fluffle	3,
NEIGHBORHOOD	duplexes, a	nd comn	iercial units. Th	e neighbo	rhood ha	s experienc	ced cor	tinued demand a	nd rising prop	erry value	s. Access	to employme	ent,
	shopping, s	chools, a	nd the road sys	tem is goo	d for the	Austin mai	ket.						
	Market Condition	ons (includ	ng support for the a	bove conclus	ions)	Demand for rent	nt housing	in Austin Is currently stab	le with vecancy rate	s below 10% a	nd stable rents.	Property values en	a stable to
	increasing with go	ood demand,	investor confidence, po	stive cash flow:	s, and good p	ootential for appro	aciation C	onstruction of new multifa	mily units is mostly	restricted to ap-	ntment complex	es in the upper end	t of the
								entional, FHA, and VA at !					
Е	Dimensions S					Area 6336			e Rectangula	ır	View N	Res.	
						-		ingte family resid				7100[
	Specific Zoffing	LIASSIIICA	ion SF-3-NP	and the section	/O	ZUMMY DESC	No Tools	angle ranning resid	emai wini a i	leighboilti	ou plan_		
	Zoning Complia	ance 🔀 L	egai 🔃 Legai Noi	iconforming	(Grandraine	ered Use)	NO ZONII	g 🔲 Illegal (describ)e)				
	Is the highest a	and best us	e of subject property	as improved	l (or as proj	posed per plan	s and sp	ecifications) the prese	nt use?	Yes 🔲	ło If No, de	scnbe	
							_						
П	Utilitles	Public O	her (describe)			Public _	Other (de	scribe)	Off-site Impr	ovements - 1	уре	Public	Private
ш	Electricity	X			Water	×			Street Aspl	halt		X	
5	Gas	X	7		Sanitary Se	wer X			Alley Aspl	halt		×	
		Floori Haza	d Area Yes					FEMA Map # 484			FEMA Mar	Date 01/06/2	2016
			improvements typi					o If No. describe					
								mental conditions, land	d uses ste 12	☐ Ye	e NA No	If Yes, describe	
	Are there any a	loverse sne	conditions or exten	iai ractors (ea	isenienis, e	HICIDACIIIIIEIUS	, environ	mentar conditions, tan	u uses, ett.) r	10	2 110	ii Tea. describe	
													
	00177787					0.7000							
	Ge	enecal Des	ription		Found	dation	119	Exterior Description	n materials	s/condition	Interior	materials	/condition
			ith Accessory Unit	Concret		Crawl Spa		Foundation Walls	Pier&beam		Floors	Lam/avera	
	# of Stories	1.0	THE ELIPSONDER OF THE	Full Bas		Partial Bas		Exterior Walls	_ Siding/aver		Walls	_ Drywall/avi	
			C Det (5-416-2								Trim/Finish		
	Type X Det.		S-Det/End Unit					Roof Surface	CompShing		1	Paint wood	
			d 🔲 Under Const.				0_%	Gutters & Downspout			Bath Floor	Tile/averag	
	Design (Style)	Bur	galow	-		Sump	ump_	Window Type	Aluminum/a	verage_		ot Fiberglass	average
	Year Built	193	0	Evidence of	Infe	station		Storm Sast/Insulated	None		Car Storage	None	
	Effective Age (Dampne	ess S	Settlement		Screens	Screens/av	erage	Driveway	# of Cars	1
	Attic	1	None	Heating X		HWBB	Radiant	Amenities		ve(s) # O	Driveway Su		ncrete
	Drop Stair		Stairs	Other		Fuel		Fireplace(s) #			Garage	# of Cars	0
П					Control i			Patio/Deck Non			Carport	# of Cars	0
	floor		Scuttle			Air Conditionin	A					2773	
Ľ	Finished		Heated	Individu		Other	7.46	Pool None	Other N		Att.	Det.	Built-in
ii	Appliances [n Dishw	vasher	Disposal	j Micro	wave Washer/Dr					
F	Finished area	above grad	contains:	6 Room	ıs	2 Bedro	oms	1.0 Bath(s)	1,07	1 Square F	eet of Gross l	iving Area Abov	e Grade
2	Additional feat	ures (speci	al energy efficient ite										
		uu lahan	at arranging the	,		20101	,						
NPROVEMENTS	Docceihe the -	ondition of	the emparty finetial	ing pended on	naire data-	rioration man	ations "	modeling, etc.).	CAMO	dator in th	a prior 4E -	ears;The sul	hiert
	Dodoning the o	UTOBION OT	are property (includ	ing recodo re	יים אוט מיים איי	INTERIOR, TERIOR	auuma, H	inducing, ctc.).					
	0.00			runctional,	marketa	ible, and in	confor	nity with its surro	undings. Qua	sity of con	struction is	considered l	
	average for	r the area	1.										
ı													
	S	257-0			1 0000	120			1	1			
	Are there any	ohysical de	ficiencies or adversa	conditions to	hat affect th	ne livability, so	undness	or structural integrity	of the property?		Yes 🔀	No If Yes, desc	cribe
	proro uniy	J words We							The state of the s		7.1		
												0.000	
										he person	47.44	4	
	Does the prop	erty genera	ly conform to the n	eighborhood ((functional c	utility, style, co	ndition, I	ise, construction, etc.)	?	Yes No	ff No, descr	ibe	
	Does the prop	erty genera	ly conform to the n	eighborhood ((functional (utility, style, co	ndition, I	use, construction, etc.))?	Yes 🗌 No	ff No, descr	ibe	

Uniform Residential Appraisal Report

File # 196r18

There are 33 comparat	ble properties current	offered for s	sale in	the subject	et neinhborh	nnd ra	nning i	n nrice	from S	250 000		10.5	65	0,000	
	ble sales in the subject	ct neighborhoo	d within	the nast	twelve mon	ths rar	naina jn	sale pi	rice from	n \$ 250,000	<u>۱</u>			650,000	1
FEATURE	SUBJECT			LE SALE		010 72		PARAB			T			BLE SALE	
Address 2106 Chicon St		2610 Oaki			7 1	2001	_	stnut A	_	T L	2717	E 221			# 3
Austin, TX 7872		Austin, TX						5 7872				in, TX			
Proximity to Subject	2			4			miles		2		_			2	
Sale Price	S	0.47 mlles	-	S	222 000	_	miles		S	270.000	77.00	miles	=	S	450 500
Sale Price/Gross Liv. Area		075.0	n an #	-	330,000	_	220 0	in ft	-	370,000		114.00	6	The Printer Street	452,500
	S sq.ft.		oo sq.ft.					3 sq.ft.			-	414.38		_	
Data Source(s)		MLS/Tax//			_			Agent;						DOM 8	
Verification Source(s)	PECCENIATION	MLS-ABO				44.00	-	R #24						83276	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIP	TION	+(-) 5	Adjustment	_	SCRIP1	TION	+(-)	\$ Adjustment		SCRIPT	ION	+(-) 5	Adjustment
Sales or Financing		ArmLth				Arm	L,th				Arml	Lth			
Concessions		Cash;0				Cas					Conv				
Date of Sale/Time		s07/18;c0	6/18	1000	100	s06/	18;c05	5/18			s03/	18 c03	1/18		
Location	N;Res;	N;Res;		1		N,Re	es;				N,Re	es.			
Leasehold/Fee Simple	Fee Simple	Fee Simpl	le			Fee	Simpl	ie	1		Fee	Simple	9		
Site	6336 sf	8056 sf		1	-17,200			1-1		-39,000	-				-59,000
View	N;Res;	N;Res;	100-0	1		N.Re					N,Re				
Design (Style)	DT1.0;Bungalov		ngalov					ngalow				0.Bun	nalov		
Quality of Construction	Q4	Q4	Tage			Q4		rago-			Q4	brane.	Henry		
Actual Age	88	70			0	98			1	0	72			+	0
Condition	C4	C4		-		C4			-		Ċ3	-		1	-25,000
Above Grade	Total Bdrms. Baths		Daths	+			Bdrms	Baths			-	Bdms.	Dathe	1	-23,000
Room Count				-	0	_	-		1		-		_	-	
			1.0	-	0 500		3	1.0	1	0	-	2	1.0	-	0
Gross Living Area	1_071 sq.ft.		O sq.ft.	+	-6,500		1,09	2 sq.ft.	-	-1,100		1,092	2 Sq.n	+	-1,100
Basement & Finished	Osf	Osf				0sf					0sf				
Rooms Below Grade	-					_							_		
Functional Utility	Average	Average				Avei					Aver				
Heating/Cooking	Central	Wall/windo	ow		+5,000	Cen	tral				Cent	ral			
Energy Efficient Items	None	None				Non	ė				None				
Garage/Carport	1dw	1dw				1gd1	ldw			-3,500	2cp2	dw			-2,500
Porch/Patio/Deck	Porches	Porches				Porc	hes				Porc				
Heating/Cooking Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price		3. 11/24		1					1						
ž															
		00000	-												
Net Adjustment (Total)		1 + 1	×	S	-18,700		1+ 1	X -	S	-43,600		+ 5	Χ.	S	-87,600
Adjusted Sale Price		Net Adj.	5.7 %		14,1	Net A		11.8 %	+	70,000	Net At		19.4 %		-07,000
		Gross Adi.								326,400					364,900
OI COINDALANCS	h the sale or transfer hi		8,7 % ibject pr		311,300 I comparable				3	320,400	01000	AUJ.	19.4 /	13	304,300
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records	ales or transfer	s of the	subject pr	comparable openy for th	e three	years prior to	explain prior to t o the da	the effec te of sa	ctive date of thi	s appra	aisal. sale.			304,900
My research did did not research did did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and Report the researce did d	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records th and analysis of the p	ales or transfer ales or transfer ales or transfer	s of the	subject pr comparab	comparable openy for the sales	e three he yea	years pur prior to	explain prior to to to the da	the effect the of sa	ctive date of thi	s appra arable s	nisal. sale, sales or	n page	3).	
My research did did	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records th and analysis of the p	ales or transfer	s of the	subject pr comparab	comparable openy for th	e three he yea	years pur prior to	explain prior to to to the da	the effect the of sa	ctive date of thi	s appra arable s	nisal. sale, sales or	n page		
My research did did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research ITEM Date of Prior Sale/Transter	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records th and analysis of the p	ales or transfer ales or transfer ales or transfer	s of the	subject pr comparab	comparable openy for the sales	e three he yea	years pur prior to	explain prior to to to the da	the effect the of sa	ctive date of thi	s appra arable s	nisal. sale, sales or	n page	3).	
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records th and analysis of the p	ales or transfer ales or transfer ales or transfer	s of the	subject pr comparab	comparable openy for the sales	e three he yea	years pur prior to	explain prior to to to the da	the effect the of sa	ctive date of thi	s appra arable s	nisal. sale, sales or	n page	3).	
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s)	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records thand analysis of the part of the	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab	roperty for the sales for the subject pro	e three he yea	years pur prior to	explain prior to to to the da	the effect the of sa sales (OMPAF	ctive date of thi	s appra arable s	nisal. sale, sales or	n page	3).	
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records thand analysis of the part of the	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM	roperty for the sales for the sales for the sales for the sales for the subject property of the sales for the sale	e three he yea	years pur prior to	explain prior to to o the da nparable C	the effect the of sa sales (OMPAF	ctive date of thi de of the compare report additional ABLE SALE #	s appra arable s	sale, sales or	n page COMP/	3). RABLE S	
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s)	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records than analysis of the prior sat MLS/Tax 09/06/2018	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM	comparable copeny for the ele sales for the ele subject pro ele APARABLE S x D18	e three the yea perty :	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records than analysis of the prior sat MLS/Tax 09/06/2018	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM	comparable copeny for the ele sales for the ele subject pro ele APARABLE S x D18	e three the yea perty :	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi de of the compare report additional ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records than analysis of the prior sat MLS/Tax 09/06/2018	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM	comparable copeny for the ele sales for the ele subject pro ele APARABLE S x D18	e three the yea perty :	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records than analysis of the prior sat MLS/Tax 09/06/2018	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM	comparable copeny for the ele sales for the ele subject pro ele APARABLE S x D18	e three the yea perty :	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records than analysis of the prior sat MLS/Tax 09/06/2018	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM	comparable copeny for the ele sales for the ele subject pro ele APARABLE S x D18	e three the yea perty :	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records than analysis of the prior sat MLS/Tax 09/06/2018	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM	comparable copeny for the ele sales for the ele subject pro ele APARABLE S x D18	e three the yea perty :	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period.	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period.	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period.	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period.	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period.	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period.	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period.	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Records The and analysis of the State Stat	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did MLS and My research did did MLS and My research did did did Data Source(s) MLS and Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records thand analysis of the prior sat MLS/Tax 09/06/2018 history of the subject	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT	s of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the lessales for the esubject pro IPARABLE S X O18 The	e three the yea perty ?	years purportion	explain prior to 1 o the da nparable C MLS/	the effect the of sa sales (OMPAF Tax 5/2018	ctive date of thi le of the comp report additiona ABLE SALE #	s appra arable s al prior 2	sale, sales or O MI_S/	n page COMP/	3). RABLE S	ALE #3
My research did did not research My research did did M did Data Source(s) MLS and did My research did did did Data Source(s) MLS and did Report the results of the research ITEM Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison of the	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records thand analysis of the prior sa MLS/Tax 09/06/2018 I history of the subject Approach See al	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c	is of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales	comparable roperty for the le sales for the e subject pro IPARABLE S X 0.18 The	e three the yea perty a ALE #	H not, the years property of the years of th	emplain prior to (o the da mparable C MLS/ 09/06 sales	the effect of sales (OMPAF	ctive date of thi de of the compi report addition. ABLE SALE #	is appra arable s al prior 2	sales of C	n page COMP? Tax 6/201	3). RABLE S 8 sparable	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and My research did did Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison indicated Value by Sales Comparison indicated Value indicate	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records th and analysis of the sa MLS/Tax 09/06/2018 Approach See al arison Approach \$ 3 nparison Approach \$ 3	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c ttached she 150,000 350,000	is of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales r addition	comparable roperty for the lessales for the esubject pro IPARABLE S X 018 The	e three he yea perty a ALE #	H not, years propriet prior tr the prior tr defined and come	explain prior to 1 o the da exparable C MLS/ 09/06 sales	the effect as a sales (OMPAF Tax or the	ctive date of this de of the compared to the c	arable s al prior 2	sales on C MLS/O or the	n page COMPA Tax 6/201	3). RABLE S 8 parable	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and My research did did Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison of Sales Comparison of Sales Comparison of Sales Comparison of The Income Approach su	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records th and analysis of the sa MLS/Tax 09/06/2018 Approach See al arison Approach \$ 3 nparison Approach \$ 3	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c ttached she 150,000 350,000	is of the	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales r addition	comparable roperty for the lessales for the esubject pro IPARABLE S X 018 The	e three he yea perty a ALE #	H not, years propriet prior tr the prior tr defined and come	explain prior to 1 o the da exparable C MLS/ 09/06 sales	the effect as a sales (OMPAF Tax or the	ctive date of this de of the compared to the c	arable s al prior 2	sales on C MLS/O or the	n page COMPA Tax 6/201	3). RABLE S 8 parable	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and My research did did Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison of Sales Comparison of Sales Comparison of Sales Comparison of The Income Approach su	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records than analysis of the prior sa MLS/Tax 09/06/2018 Inistory of the subject Approach See all arison Approach \$ 3 Inparison Approach	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c ttached she 350,000 5 350,000 of the Sales	ibject prosent in the state of	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales r addition	comparable roperty for the lessales for the esubject pro IPARABLE S X 018 The	e three he yea perty a ALE #	H not, years propriet prior tr the prior tr defined and come	explain prior to 1 o the da exparable C MLS/ 09/06 sales	the effect as a sales (OMPAF Tax or the	ctive date of this de of the compared to the c	arable s al prior 2	sales on C MLS/O or the	n page COMPA Tax 6/201	3). RABLE S 8 parable	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and My research did did Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison of Sales Comparison of Sales Comparison of Sales Comparison of The Income Approach su	I not reveal any prior sat Tax Records I not reveal any prior sat Tax Records Tax Records Tax Records Tax Records Tax Records Tax Records MLS/Tax 1 09/06/2018 Thistory of the subject Approach See all arison Approach \$ 100 apports the value of the subject and was not united.	ales or transfer ales or transfer prior sale or tra UBJECT property and c trached she 150,000 of the Sales tilized in the	bject prospective of the soft	subject procomparabilities story of the COM MLS/Tailor 209/06/20 ble sales cost Appropriation / t.	roperty for the sales for the subject pro IPARABLE S x 018 The	e three the yea perty a ALE # ents.	H not, years property and com the recent of	prior to 1 o the da mparable C MLS/ 09/06 sales	the effect the of sales (sales (sales)) Tax Tax or the	le of the compi report additional ABLE SALE #	s appra arable s al prior 2 2 pperty	sales of C MLS/ 09/06 or the	n page COMP/ Tax Tax com com The	8 aparable () \$ Cost Ap	ALE #3
My research did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and My research did did Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison of Sales Comparison of Sales Comparison of Sales Comparison of The Income Approach su	I not reveal any prior sate Tax Records I not reveal any prior sate Tax Records Tax Record	ales or transfer ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c transfer ales or transfer property and c transfer property and c	ibject prospective of the soft	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales r addition Cost Appr parison / t. s and spec	roperty for the lesses for the subject professor the subject profe	e three the yea perty a ALE # era we ents.	H not, H not, was years properly and community the series of the series	emplain prior to 1 o the da mparable C MLS/ 09/06 sales 356,00	the effect te of sa sales (OMPAF Tax 7/2018 or the	itive date of thi le of the compi report addition. ABLE SALE # subject pro Income App of value for the	is appraisable salprior 2	sales of Control of the Control of t	Tax f/201 Teleped The	3). RABLE S 8 sparable becost Ap	ALE #3 sales in
My research did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and My research did did Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison of Sales Comparison of Sales Comparison of Sales Comparison of The Income Approach su	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records Ta	ales or transfer ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c trached she also,000 also,000 of the Sales tilized in the a completion propertion or	is of the soft the compara	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales r addition Cost Appr parison At. s and species of a by	operty for the sales for the s	e three the yea perty a ALE # ere we ents.	years propriet in prior to the	emplain prior to 1 o the da nparable C MLS/ 09/06 sales 356,05 al estim	the effect to of sa sales (OMPAF Tax 7/2018 or the	itive date of thi le of the compi report addition. ABLE SALE # e subject pro Income App I value for the condition that the con	is appraisable salprior 2	sales of Control of the Control of t	Tax f/201 Teleped The	3). RABLE S 8 sparable becost Ap	ALE #3 sales in
My research did did not research My research did did did Data Source(s) MLS and My research did did Data Source(s) MLS and My research did did Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison of Sales Comparison of Sales Comparison of Sales Comparison of The Income Approach su	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records Ta	ales or transfer ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c trached she also,000 also,000 of the Sales tilized in the a completion propertion or	is of the soft the compara	subject pr comparab story of the COM MLS/Ta 09/06/20 ble sales r addition Cost Appr parison At. s and species of a by	operty for the sales for the s	e three the yea perty a ALE # ere we ents.	years propriet in prior to the	emplain prior to 1 o the da nparable C MLS/ 09/06 sales 356,05 al estim	the effect to of sa sales (OMPAF Tax 7/2018 or the	itive date of thi le of the compi report addition. ABLE SALE # e subject pro Income App I value for the condition that the con	is appraisable salprior 2	sales of Control of the Control of t	Tax f/201 Teleped The	3). RABLE S 8 sparable becost Ap	ALE #3 sales in
My research did did not research My research did did Data Source(s) MLS and My research did did Data Source(s) MLS and Report the results of the research TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison did did did did did did did d	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records Tax Records That Records Tax Records That Reco	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c trached she 350,000 of the Sales tillized in the completion propertion on the completion of the completion propertion or the completion of the completion properties are assumption.	ibject prospective of the soft	subject processing and subject processing and special story of the COM MLS/Ta 09/06/20 ble sales and special story of a hyperison of the condition of the condi	roperty for the lesseles for the subject pro PARABLE S x 018 The The Common open of the common open open open open open open open op	e three he yea perty a ALE # erelope and t	H not, the not, the years property of the prior to the pr	explain prior to 1 o the da apparable C MLS/ 09/06 sales al estil	the effect the of sales (sales (sales or the of the of the or the of the or the of the or the	income Apport value for the condition that the cond	s appra arable s al prior 2	sales of Control of the Control of t	n page COMP/ Tax F/201 CONT Control Co	Baparable SCost Aphave bee	ALE #3 e sales in eproach
My research did did not research My research did did MLS and My research did did MLS and My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and My research did did did Data Source(s) MLS and Must did did Data Source(s) MLS and Must did did Data Source(s) Analysis of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer the mandated period. Summary of Sales Comparison did did did did did did did did did di	I not reveal any prior sa Tax Records I not reveal any prior sa Tax Records Tax Records That Records Tax Records That Reco	ales or transfer ales or transfer ales or transfer prior sale or tra UBJECT property and c trached she 350,000 of the Sales tillized in the completion propertion on the completion of the completion propertion or the completion of the completion properties are assumption.	ibject prospective of the soft	subject processing and subject processing and special story of the COM MLS/Ta 09/06/20 ble sales and special story of a hyperison of the condition of the condi	roperty for the lesseles for the subject pro PARABLE S x 018 The The Common open of the common open open open open open open open op	e three he yea perty a ALE # erelope and t	H not, the not, the years property of the prior to the pr	explain prior to 1 o the da apparable C MLS/ 09/06 sales al estil	the effect the of sales (sales (sales or the of the of the or the of the or the of the or the	income Apport value for the condition that the cond	s appra arable s al prior 2	sales of Control of the Control of t	n page COMP/ Tax F/201 CONT Control Co	Baparable SCost Aphave bee	ALE #3 e sales in eproach

Uniform Residentia	al Appraisal Report File# 196r18
See attached sheet.	
	× 10 0
2	
COST APPROACH TO VALU	E (not required by Fannie Mae)
Provide adequate information for the lender/client to replicate the below cost figures and call	culations,
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between	culations, or estimating site value) There were 5 lot sales in close proximity to the
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for	culations, or estimating site value) There were 5 lot sales in close proximity to the
Provide adequate information for the lender/client to replicate the below cost figures and cal Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	culations. There were 5 lot sales in close proximity to the en \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000.
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Service-2018 online.	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE DWELLING 1,071 Sq.Ft @ \$ 100.00 = \$ 107,10
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data 09/06/2018	culations, or estimating site value) There were 5 lot sales in close proximity to the subject sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OPINION OF SITE VALUE Subject sold is \$300,000. OPINION OF SITE VALUE OF SUBJECT
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in Source of cost data. Marshall and Swift Cost Service-2018 online in Quality rating from cost service. Average Effective date of cost data. 09/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift.	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE DWELLING 1,071 Sq.Ft @ \$ 100.00 = \$ 107,10
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject estimated value of the subject estimated. REPRODUCTION OR REPLACEMENT COST NEW Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. 09/06/2018. Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook, Physical depreciation was calculated via	Collations Col
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data 09/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook, Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a	Columbia
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject estimated value of the subject estimated. REPRODUCTION OR REPLACEMENT COST NEW Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. 09/06/2018. Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook, Physical depreciation was calculated via	Columbia
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in ESTIMATED. REPRODUCTION OR REPLACEMENT COST NEW Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average. Effective date of cost data. 09/06/2018. Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is	There were 5 lot sales in close proximity to the set S250,000 to \$525,000. Two lots in close proximity to the subject sold
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in ESTIMATED. REPRODUCTION OR REPLACEMENT COST NEW Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. 09/06/2018. Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%.	There were 5 lot sales in close proximity to the subject sold
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in subject in subject in the Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. O9/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) 50 Years	Columbia
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject estimated representation of the subject estimated. They sold for between \$250,000 and \$375,000. The estimated value of the subject estimated representation of the subject estimated representation of the subject estimated from the cost data. Marshall and Swift Cost Service-2018 online quality rating from cost service. Average Effective date of cost data. O9/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALIEST STATES A Gross Rent Multiplier	There were 5 lot sales in close proximity to the set
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data 09/06/2018. Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) NCOME APPROACH TO VALI	Columbia
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. 09/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook, Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALIEST Summary of income Approach (including support for market rent and GRM)	Columbia
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject is between \$250,000 and \$375,000. The estimated value of the subject is ESTIMATED. REPRODUCTION OR REPLACEMENT COST NEW Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average. Effective date of cost data. 09/06/2018. Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook, Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only). 50 Years Summary of income Approach (including support for market rent and GRM). PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OPINION OF SITE VALUE OSQ.FL S
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in Source of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. 09/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook, Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALIEST Summary of income Approach (including support for market rent and GRM)	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OPINION OF SITE VALUE OSQ.FL S
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in subject in subject in between \$250,000 and \$375,000. The estimated Cost New Source of cost data Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data 09/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) New Marke	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OPINION OF SITE VALUE OSQ.FL S
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject of between \$250,000 and \$375,000. The estimated value of the subject is subject of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. O9/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) 50 Years WCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of income Approach (including support for market rent and GRM) Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Flegal Name of Project Total number of units rented Total number of units for sale	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE ORACLE S SOURCE Garage/Carport Sq.Ft S SOURCE Sq.Ft S S S Garage/Carport Sq.Ft S SOURCE Less Physical Functional External Depreciation 53,550 SSOURCE As-is' Value of Site Improvements SSOURCE INDICATED VALUE BY COST APPROACH SSOURCE SINDICATED VALUE BY COST APPROACH SSOURCE I FOR PUDs (If applicable) No Unit type(s) Detached Attached IOA and the subject property is an attached dwelting unit. Total number of units sold Data source(s)
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in between \$250,000 and \$375,000. The estimated value of the subject in subject in subject in between \$250,000 and \$375,000. The estimated Cost New Source of cost data Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data 09/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach (gross living area calculations, depreciation, etc.) New Marke	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold is 5250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OPINION OF SITE VALUE Sq.Ft. S 100.00 = \$ 107,10
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject of between \$250,000 and \$375,000. The estimated value of the subject is subject of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. O9/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) 50 Years WCOME APPROACH TO VALIESTIMATE A	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold is \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE ORACLE S SOURCE Garage/Carport Sq.Ft S SOURCE Sq.Ft S S S Garage/Carport Sq.Ft S SOURCE Less Physical Functional External Depreciation 53,550 SSOURCE As-is' Value of Site Improvements SSOURCE INDICATED VALUE BY COST APPROACH SSOURCE SINDICATED VALUE BY COST APPROACH SSOURCE I FOR PUDs (If applicable) No Unit type(s) Detached Attached IOA and the subject property is an attached dwelting unit. Total number of units sold Data source(s)
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject of between \$250,000 and \$375,000. The estimated value of the subject is subject of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. O9/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only) 50 Years WCOME APPROACH TO VALIESTIMATE A	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold in \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OSQ.FL @ \$ 100.00 = \$ 107,10 OSQ.FL @ \$ = \$ Garage/Carport Sq.FL @ \$ = \$ Total Estimate of Cost-New = \$ 107,10 Less Physical Functional External Depreciation 53,550 = \$ 53,55 Depreciated Cost of Improvements = \$ 53,55 Depreciated Cost of Improvements = \$ 53,55 INDICATED VALUE BY COST APPROACH = \$ 356,050 JE (not required by Fannie Mae) I FOR PUDs (If applicable) No Unit type(s) Detached Attached dwelting unit. Total number of units sold Data source(s) No If Yes, date of conversion.
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject of between \$250,000 and \$375,000. The estimated value of the subject of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. O9/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only). 50 Years Summary of income Approach (including support for market rent and GRM). PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Hegal Name of Project. Total number of units for sale. Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source Are the units, common elements, and recreation facilities complete? Yes No	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold is 5250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OSQ.FL @ \$ 100.00 = \$ 107,100 OSQ.FL @ \$ = \$ Garage/Carport Sq.FL @ \$ = \$ Total Estimate of Cost-New = \$ 107,100 Less Physical Functional External Depreciation 53,550 = \$ 53,55 Depreciated Cost of Improvements = \$ 53,55 Depreciated Cost of Improvements = \$ 53,55 INDICATED VALUE BY COST APPROACH = \$ 356,05 JE (not required by Farnie Mae) I FOR PUDS (II applicable) No Unit type(s) Detached Attached (IQA and the subject property is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion. If No describe the status of completion.
Provide adequate information for the lender/client to replicate the below cost figures and call Support for the opinion of site value (summary of comparable land sales or other methods for subject over the past year that were similar in size. They sold for between \$250,000 and \$375,000. The estimated value of the subject of between \$250,000 and \$375,000. The estimated value of the subject of cost data. Marshall and Swift Cost Service-2018 online Quality rating from cost service. Average Effective date of cost data. O9/06/2018 Comments on Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach (gross living area calculations, depreciation, etc.). Data for the Cost Approach was obtained from Marshall and Swift Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%. Estimated Remaining Economic Life (HUD and VA only). 50 Years Summary of income Approach (including support for market rent and GRM). PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Hegal Name of Project. Total number of units for sale. Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source Are the units, common elements, and recreation facilities complete? Yes No	culations. or estimating site value) There were 5 lot sales in close proximity to the subject sold sold in \$250,000 to \$525,000. Two lots in close proximity to the subject sold is \$300,000. OPINION OF SITE VALUE OSQ.FL @ \$ 100.00 = \$ 107,10 OSQ.FL @ \$ = \$ Garage/Carport Sq.FL @ \$ = \$ Total Estimate of Cost-New = \$ 107,10 Less Physical Functional External Depreciation 53,550 = \$ 53,55 Depreciated Cost of Improvements = \$ 53,55 Depreciated Cost of Improvements = \$ 53,55 INDICATED VALUE BY COST APPROACH = \$ 356,050 JE (not required by Fannie Mae) I FOR PUDs (If applicable) No Unit type(s) Detached Attached dwelting unit. Total number of units sold Data source(s) No If Yes, date of conversion.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title
 to it, except for information that he or she became aware of during the research involved in performing this appraisal. The
 appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any Item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File# 196r18

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (Including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER // / / / /	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Amula Wal	Signature
Name James Robert Ward	Name
Company Name / Ward Appraisals	Company Name
Company Address 1707 Romeria Dr	Company Address
Austin, TX 78757-3323	
Telephone Number 512.452.7305	Telephone Number
Email Address bobward@wardtopia.com	Email Address
Date of Signature and Report 09/09/2018	Date of Signature
Effective Date of Appraisal 09/06/2018	State Certification #
State Certification # 1321560	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State TX	
Expiration Date of Certification or License 11/30/2019	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
2106 Chicon St	Did inspect exterior of subject property from street
Austin, TX 78722	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 350,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name No AMC Company Name Blackland Community Development Corp.	COMPARABLE SALES
	Park and I amend a dealer of an arrange for a few and a second
Company Address 1902 E. 22nd St, Austin, TX 78702	Did not inspect exterior of comparable sales from street
Email Address	Did inspect exterior of comparable sales from street
Etildii Apuless	Date of Inspection

					nifo			sidential A				File	# 196	r18	
	FEATURE	3	SUBJECT			COMPAR	RABL	LE SALE # 4			LE SALE #5				LE SALE #6
A	ddress 2106 Chicon St			- 200		Sanche				edar Ave			100000		
	Austin, TX 78722	2				in, TX 78	702	2		TX 7870	2	_			
	roximity to Subject		- 14	-	0.96	miles E	_		0.54 mi	les SE		-			
	ale Price ale Price/Gross Liv. Area	S		sq.ft.	e .	293.48 50		\$ 405,000		5.15 sq.ft	\$ 359,000	S			S
-	ata Source(s)	3		SUJIL.		/Tax/Age		DOM 4P				3	_	sq.ft.	
	erification Source(s)			200		-ABOR #				x/Agent		+	_		
	ALUE ADJUSTMENTS	DE	SCRIPTIO	ON		SCRIPTION		+ (-) S Adjustment		RIPTION	+(-) \$ Adjustment	1	DESCRIP	TION	+(-) \$ Adjustment
	ales or Financing		001111 170		ArmL			T J O Hajasonicia	Listing	III TION	-3,600	1	LOCITI	HON	T [] & Nujusuncin
	oncessions				Cash				L.IOUII.I		-5,000	1			
Da	ate of Sale/Time				-	18:c11/17	7		Active						
Lo	ocation	N,Re	S,		N;Re	S.			N,Res						
Le	easehold/Fee Simple	Fee S	Simple		Fee S	Simple			Fee Sin	nple				- 50	
Si		6336			1001	9 s/		-36,800	6055 sf		+2,800				
Vi	ew	N;Re			N;Re				N,Res			-		70 8	
	esign (Style)		0,Bung	alow	1	0;Bungal	ow			Sungalov	v.	1			
	uality of Construction	Q4	_		Q4	-			Q4			-			
AC C	ctual Age	88		-	78		_	0	68			1_			
L L	ondition bove Grade	C4	Delana II	Dath	C4	D4 D-	44.		C4	1	-	1		T	
D,	oom Count	6		Baths 1.0	-	Bdrms. Ba	.O	5,000	Total Bdo		1	-	al Bdrms	. Baths	
LU.	ross Living Area	P	1,071		6	3 2 1,380 st		-5,000		3 2.0 008 sq.ft	1		1		
Ra	asement & Finished	0sf	1,071	SH-III.	Osf	1,300 3	E.H.	-15,500	0sf	OUB SQUE	+3,200	1		sq.ft.	
	ooms Below Grade	USI			051				USI						
_	inctional Utility	Avera	ade		Avera	ane			Average			+			
	eating/Cooling	Cent		100	Centi				Wall/wir		+5,000			_	
	nergy Efficient Items	None			None				None	10011	13,000		-		
	arage/Carport	1dw			1dw				1dw						
Po	orch/Patio/Deck	Porci	nes		Porch	nes			Porches	5				- 1	
H															
	A Add about of Water			-	-					_		-		2+2	
	et Adjustment (Tota)			000		+ X		\$ -57,300		1	\$ 2,400		+		S
	ljusted Sale Price Comparables				Net Ad				Net Adj.	0.7 %		Net		%	
	port the results of the research	h and at	aheric of	the -	Gross		76	\$ 347,700	Gross Ad	. 5.5 %	\$ 361,400	Gros	is Adj.	%	5
								down and the authors were					lee		
110	TELL	II BIIU di	adiyats of				r his	tory of the subject pro	operty and a						
١	ITEM	II BIIU di	idiy5iS 01		JBJECT		r his	comparable satisfies	LE # 4		e sales (report addition OMPARABLE SALE #				3). ABLE SALE # 6
Da	ITEM Ite of Prior Sale/Transfer	II BIIU di	idry58S Of				r his	tory of the subject pro COMPARABLE SA	Derty and (
Da	ITEM			SU				COMPARABLE SA	operty and a	C	OMPARABLE SALE #				
Da	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ita Source(s) fective Date of Data Source(s)	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE # 4	MLS/	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ste of Prior Sale/Transfer ice of Prior Sale/Transfer sta Source(s)	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE # 4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ita Source(s) fective Date of Data Source(s)	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ita Source(s) fective Date of Data Source(s)	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ita Source(s) fective Date of Data Source(s)	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ita Source(s) fective Date of Data Source(s)	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ita Source(s) fective Date of Data Source(s)	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				
Da Pri Da Eff An	ITEM ate of Prior Sale/Transfer ice of Prior Sale/Transfer ta Source(s) fective Date of Data Source(s) allysis of prior sale or transfer	, A	MLS/Ta:	SU 1x 018	JBJECT	12.1/	P	COMPARABLE SA MLS/Tax 09/06/2018	ALE#4	MLS/ 09/06	OMPARABLE SALE #				

Market Conditions Addendum to the Appraisal Report File No. 196118

The purpose of this addendum is to provide the lender				ditions	s prevalent in	the	subject		
neighborhood. This is a required addendum for all ap	praisal reports with an eff		ril 1, 2009.			7015			
Property Address 2106 Chicon St Borrower N/A		City Austin		50	ate TX	ZII	P Code 787	722	
Instructions: The appraiser must use the information	required on this form as t	the basis for his/her conc	shivon trum has around	ะแกกก	of for those o	one	hielane ren:	tie	-
housing trends and overall market conditions as repo	rted in the Neighborhood	section of the appraisal re	anort form. The appraiser in	anst (j	it ior arose o	om) form	iosions, regulation to the	exte	y nt
it is available and reliable and must provide analysis a	as indicated below, If any	required data is unavailat	ole or is considered unreliab	ole, the	e appraiser m	nusi	provide an		
explanation. It is recognized that not all data sources	will be able to provide dat	ta for the shaded areas be	elow; if it is available, howe	ver, th	ie appraiser r	must	t include the	data	1
in the analysis. If data sources provide the required in	nformation as an average i	instead of the median, the	appraiser should report th	e avai	lable figure a	nd k	dentily it as	an	
average. Sales and listings must be properties that co	ompete with the subject pr	roperty, determined by ap	plying the criteria that would	id be i	used by a pro	ospe	ctive buyer (of th	е
subject property. The appraiser must explain any ano				etc.		_	~ A		
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7–12 Months	Prior 4-6 Months	Current – 3 Months		to-maging	-	verall Trend	E)	- Alabahaa
Absorption Rate (Total Sales/Months)	76 12.67	41 13.67	48	1-	Increasing Increasing			1	Declining
Total # of Comparable Active Listings	141	103	16.00 111		Declining			1	Declining Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	11.1	7.5	6.9	1			Stable	-	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4-6 Months	Current – 3 Months	1	es de America.	200	verall Trend	II.	IT IS WELL TO
Median Comparable Sale Price	253,100	226,000	276,750	X	Increasing	F		T[=	Declining
Median Comparable Sales Days on Market	6	21	7		Declining		Stable		Increasing
Median Comparable List Price	249,000	265,000	299,000	X	Increasing		Stable .		Declining
Median Comparable Listings Days on Market	23	36	13				Stable		Increasing
Median Sale Price as % of List Price	102	85.3	92.6		Increasing				Declining
Seller-(developer, builder, etc.)paid financial assistant		No	d f - m BW to EW Incomedia		Declining	X	Stable	1	Increasing
Explain in detail the seller concessions trends for the	past 12 months (e.g., seu	er contributions increase	I from 3% to 5%, increasin	g use	of buydown:	s, ch	osing costs,	COF	do
fees, options, etc.). Seller concessions ap	pear to be consister	it with market seller	s offering to pay appr	oxim	ately 3-49	6 0	f the buye	r's	costs
This does not appear to be increasing or o	decreasing at the pro	esent. No adjustme	nts are indicated.					_	
						_			
Are foreclosure sales (REO sales) a factor in the mark	ket? Yes X No	n If wes explain (inclu	iding the trends in listings a	and sa	lae of farecic	read	nmnartips)	_	_
the presents ages tire dampt's issue in an item.	(CI) 1 103 PM 111	Ј — и уса, скриши уполь	ការស៊ី កេច កុខហេតុ បា បេកបេតិត ក	litu əu	ICS UI IOICEA	Jšcu	properacoj.	_	
								_	
						-			-
								-	
								_	
Cite data sources for above information. MLS,	Federal Housing Fin	lance Agency, News	Reports						
Cite data sources for above information. MLS,	Federal Housing Fin	nance Agency, News	s Reports						
Summarize the above information as support for your	conclusions in the Neighl	borhood section of the ap	opraisal report form, If you	ısed a	ny additiona	1 Info	amation, su	ch a	s
Summarize the above information as support for your an analysis of pending sales and/or expired and withd	r conclusions in the Neighl trawn listings, to formulate	borhood section of the ap	praisal report form, If you o	SUPPO	ort for your o	oncl	usions.		
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the	r conclusions in the Neighl trawn listings, to formulate nat the area market is	borhood section of the ap e your conclusions, provi s in a period of stab	praisal report form, If you on the both an explanation and illity. This is confirmed	suppo d by d	ort for your co	oncl the	lusions. Federal h	Hou	ısina
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sti	r conclusions in the Neighl trawn listings, to formulate that the area market is ightly positive marke	borhood section of the ap e your conclusions, provi s in a period of stab t catagory overall. T	praisal report form. If you of the both an explanation and the number of forection	suppo by o sure	of for your or data from s serve as	oncl the	lusions. Federal I break on I	Hou	ısina
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appre	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke eclation rate over the	borhood section of the ap e your conclusions, provi s in a period of stab et catagory overall. T past few years. Bo	praisal report form. If you use to both an explanation and illity. This is confirmed the number of forection the median sales price	support by sure and	ort for your co data from a s serve as list price a	oncl the a l are	Federal I break on I	Hou hou	ising sing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appreotherwise, the market Is stable. The data	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke ectation rate over the used in the analysis	borhood section of the ape your conclusions, provi s in a period of stab et catagory overall. To past few years. Bo s represents the mai	praisal report form. If you use both an explanation and illity. This is confirmed the number of forectooth median sales price the tin the area. ** It	support by consumer sure and should be sured and should be sured and should be supported by the support by the	ort for your condata from serve as list price and the reco	oncl the a l are	Federal I break on I Increasing ized that the	Hou hou g. he	ising ising number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market is stable. The data of listings on page 2 of the report will not be	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke isolation rate over the used in the analysis be the same as that	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc form	praisal report form, If you use both an explanation and illity. This is confirmed the number of forecto the median sales price rice in the area. ** It is 1. The 1004mc form of the sales area.	support by of sure and should be as	data from s serve as list price ald be reco	oncl the a l are gni	lusions. Federal I-break on I-lincreasing ized that the particular interests.	hou g. he	ising Ising number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appreotherwise, the market Is stable. The data	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke isolation rate over the used in the analysis be the same as that	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc form	praisal report form, If you use both an explanation and illity. This is confirmed the number of forecto the median sales price rice in the area. ** It is 1. The 1004mc form of the sales area.	support by of sure and should be as	data from s serve as list price ald be reco	oncl the a l are gni	lusions. Federal I-break on I-lincreasing ized that the particular interests.	hou g. he	ising Ising number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market is stable. The data of listings on page 2 of the report will not be	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke isolation rate over the used in the analysis be the same as that	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc form	praisal report form, If you use both an explanation and illity. This is confirmed the number of forecto the median sales price rice in the area. ** It is 1. The 1004mc form of the sales area.	support by of sure and should be as	data from s serve as list price ald be reco	oncl the a l are gni	lusions. Federal I-break on I-lincreasing ized that the particular interests.	hou g. he	ising Ising number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market is stable. The data of listings on page 2 of the report will not be	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke isolation rate over the used in the analysis be the same as that	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc form	praisal report form, If you use both an explanation and illity. This is confirmed the number of forecto the median sales price rice in the area. ** It is 1. The 1004mc form of the sales area.	support by of sure and should be as	data from s serve as list price ald be reco	oncl the a l are gni	lusions. Federal I-break on I-lincreasing ized that the particular interests.	hou g. he	ising Ising number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperation.	r conclusions in the Neighl drawn listings, to formulate that the area market is igntly positive marke colation rate over the used in the analysis be the same as that gs. Some of the listings.	borhood section of the ape your conclusions, provision a period of stabit catagory overall. To past few years. Both a represents the main on the 1004mc formings on the 1004mc ollowing:	opraisal report form, If you use both an explanation and dility. This is confirmed the number of foreclosth median sales price riket in the area. ** It is not the thing the thing of the t	support by consumer and should be consumer and should be consumer as a support of the consumer as a sup	ort for your codata from s serve as list price all be recourse. It is supported from the serve as a	oncl the are ogni gs	lusions. Federal I break on I Increasion ized that ti for the pa	hou g. he	ising Ising number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An enalysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject Is a unit in a condominium or cooperation.	r conclusions in the Neighl frawn listings, to formulate that the area market is ightly positive marke scialtion rate over the used in the analysis be the same as that gs. Some of the listin	borhood section of the ape your conclusions, provision a period of stabut catagory overall. To past few years. Bots represents the mail on the 1004mc formings on the 1004mc	praisal report form, If you use both an explanation and tility. This is confirmed he number of forecto the median sales price taket in the area. ** It is not the till the til	support by consumer and should be consumer and should be consumer as a support of the consumer as a sup	on for your codata from s serve as list price and the reconstruction of the serve as a s	oncl the s a l are ogni- gs i	lusions. Federal I break on I Increasing ized that to for the pain in withdraw	hou g. he	ising Ising number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An enalysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject Is a unit in a condominium or cooperate Subject Project Data Total # of Comparable Sales (Settled)	r conclusions in the Neighl drawn listings, to formulate that the area market is igntly positive marke colation rate over the used in the analysis be the same as that gs. Some of the listings.	borhood section of the ape your conclusions, provision a period of stabit catagory overall. To past few years. Both a represents the main on the 1004mc formings on the 1004mc ollowing:	opraisal report form, If you use both an explanation and dility. This is confirmed the number of foreclosth median sales price riket in the area. ** It is not the thing the thing of the t	support by consumer and should be consumer and should be consumer as a support of the consumer as a sup	on for your codata from a serve as list price all the recourse listin expired or the force and the force are served or the for	oncl the are are ogni	lusions. Federal I break on I Increasin ized that II for the pa in withdray erall Trend Stable	hou g. he	using sing number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An enalysis of the above data indicates the Finance Agency that places Texas In a slip prices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months while page 2 reflects current listing the subject Is a unit in a condominium or cooperation Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	r conclusions in the Neighl drawn listings, to formulate that the area market is igntly positive marke colation rate over the used in the analysis be the same as that gs. Some of the listings.	borhood section of the ape your conclusions, provision a period of stabit catagory overall. To past few years. Both a represents the main on the 1004mc formings on the 1004mc ollowing:	opraisal report form, If you use both an explanation and dility. This is confirmed the number of foreclosth median sales price riket in the area. ** It is not the thing the thing of the t	support by consumer and should be consumer and should be consumer as a support of the consumer as a sup	on for your codata from a serve as list price a list price and the recourses listin expired or the formal formation of the fo	oncl the are ogni gs i	lusions. Federal Federal	hou g. he	using sing number beckining Deckining
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady apprepriet otherwise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	r conclusions in the Neighl drawn listings, to formulate that the area market is igntly positive marke colation rate over the used in the analysis be the same as that gs. Some of the listings.	borhood section of the ape your conclusions, provision a period of stabit catagory overall. To past few years. Both a represents the main on the 1004mc formings on the 1004mc ollowing:	opraisal report form, If you use both an explanation and dility. This is confirmed the number of foreclosth median sales price riket in the area. ** It is not the thing the thing of the t	support by consumer and should be consumer and should be consumer as a support of the consumer as a sup	on for your codata from serve as list price a list price and the recourses listin expired or the serve as linerasing linerasing Deckning	oncl the s a l are ogni gs	usions. Federal I break on I Increasing ized that it for the pay n withdray erall Trend Stable Stable Stable	hou g. he	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates th Finance Agency that places Texas In a sli prices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not the months while page 2 reflects current listing the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation or cooperation of the cooperation of the subject Is a unit in a condominium or cooper	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke iciation rate over the used in the analysis be the same as that gs. Some of the listin we project, complete the for Prior 7–12 Months	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An amalysis of the above data indicates th Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months white page 2 reflects current listing. If the subject Is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive market is citation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form, If you use both an explanation and dility. This is confirmed the number of foreclosth median sales price riket in the area. ** It is not the thing the thing of the t	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates th Finance Agency that places Texas In a sli prices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not the months while page 2 reflects current listing the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation or cooperation of the cooperation of the subject Is a unit in a condominium or cooper	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke iciation rate over the used in the analysis be the same as that gs. Some of the listin we project, complete the for Prior 7–12 Months	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An amalysis of the above data indicates th Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months white page 2 reflects current listing. If the subject Is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke iciation rate over the used in the analysis be the same as that gs. Some of the listin we project, complete the for Prior 7–12 Months	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An amalysis of the above data indicates th Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months white page 2 reflects current listing. If the subject Is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke iciation rate over the used in the analysis be the same as that gs. Some of the listin we project, complete the for Prior 7–12 Months	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An amalysis of the above data indicates th Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months white page 2 reflects current listing. If the subject Is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke iciation rate over the used in the analysis be the same as that gs. Some of the listin we project, complete the for Prior 7–12 Months	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An amalysis of the above data indicates th Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months white page 2 reflects current listing. If the subject Is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke iciation rate over the used in the analysis be the same as that gs. Some of the listin we project, complete the for Prior 7–12 Months	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An amalysis of the above data indicates th Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months white page 2 reflects current listing. If the subject Is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project	r conclusions in the Neighl drawn listings, to formulate that the area market is ightly positive marke iciation rate over the used in the analysis be the same as that gs. Some of the listin we project, complete the for Prior 7–12 Months	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both september 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady appresonment, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the s	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An amalysis of the above data indicates th Finance Agency that places Texas In a sliprices which have been at a steady appre otherwise, the market Is stable. The data of listings on page 2 of the report will not to months white page 2 reflects current listing. If the subject Is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady appresonment, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the s	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady appresonment, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the s	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady appresonment, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the s	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady appresonment, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the s	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady appresonment, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the s	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a still prices which have been at a steady appresonment, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperating the s	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis in a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the in	praisal report form, If you use both an explanation and ility. This is confirmed the number of forecto the median sales price riset in the area. ** It is not the sales properties of the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the area. ** It is not the sales price riset in the sales price rise	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a stiprices which have been at a steady apprepriet otherwise, the market Is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject Is a unit in a condominium or cooperated Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the projet foreclosed properties. Summarize the above trends and address the impact of the sales of th	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis sin a period of stab the catagory overall. To past few years. Both sepresents the mail on the 1004mc of	praisal report form, If you use both an explanation and illity. This is confirmed the number of forecto the median sales price ricet in the area. "It is 1004mc form will have closed Project is Current - 3 Months umber of REO listings and	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a stiprices which have been at a steady appreprime otherwise, the market Is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject Is a unit in a condominium or cooperated Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the projet foreclosed properties. Summarize the above trends and address the impact of the sales of th	r conclusions in the Neighl frawn listings, to formulate that the area market is ignitly positive marke icitation rate over the used in the analysis be the same as that gs. Some of the listing we project, complete the for Prior 7–12 Months	borhood section of the ape your conclusions, provis sin a period of stab the catagory overall. To past few years. Bot is represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the notice of the prior of t	praisal report form. If you is de both an explanation and illity. This is confirmed the number of forecto the median sales price ricet in the area. "It is not the the the the the the the the the th	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady apprepriate of the wise, the market Is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation	r conclusions in the Neight trawn listings, to formulate that the area market is ignifily positive market collision rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings. Yes Yes Note that the same as that gs. Yes Note that the same as the	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both since the past few years the mail on the 1004mc of the 1004mc o	praisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice in the area. "It is not the area." It is not the area of the things and the sales project in the area. The tourist have closed to the sales project in the area. The tourist have closed the sales project in the area. The tourist have closed the sales project in the area. The tourist have closed the sales project in the area of the sales project in the area of the sales project in the sales price in the sales project in the sales price i	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	using number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a slip prices which have been at a steady appreparation of listings on page 2 of the report will not a months white page 2 reflects current listing. If the subject is a unit in a condominium or cooperating Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties. Summarize the above trends and address the impact of the sales of the sa	or conclusions in the Neight trawn listings, to formulate that the area market is ignifily positive market excitation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings. Some of the listings are project, complete the filter of the prior 7–12 Months.	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the number of the prior of t	praisal report form, If you use both an explanation and deboth an explanation and deboth an explanation and deboth and experience of forectors and the area. ** It is not the area. ** It is not the area. ** It is not the area of the ar	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas In a sliprices which have been at a steady apprepriate of the wise, the market Is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation of the subject Is a unit in a condominium or cooperation	r conclusions in the Neight trawn listings, to formulate that the area market is ignifily positive market collision rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings. Yes Yes Note that the same as that gs. Yes Note that the same as the	borhood section of the ape e your conclusions, provis sin a period of stab the catagory overall. To past few years. Both represents the mail on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the number of the prior of t	praisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice in the area. "It is not the area." It is not the area of the things and the sales project in the area. The tourist have closed to the sales project in the area. The tourist have closed the sales project in the area. The tourist have closed the sales project in the area. The tourist have closed the sales project in the area of the sales project in the area of the sales project in the sales price in the sales project in the sales price i	support by consumer and should be consumer as or e	on for your codate from a serve as list price a list price and the recourse sisting a price of the server of the s	onci the s a l are ogni gs i	lusions. Federal I break on I Increasini ized that it for the par in withdray erall Trend Stable Stable Stable Stable	flou gu he st 3 wn.	sing number Deckning Deckning Increasing Increasing

Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC March 2009

Gla 8la 400-40

General Text Addendum

		0010101	TOAL MUDGINGUIII	FII¢ 14	V. 190118	
Borrower	N/A					$\overline{}$
Property Address	2106 Chicon St					
City	Austin		County Travis	State TX	Zip Code 78722	
Lender/Client	Blackland Community	Davelonment Corp				

COMMENTS ON THE SALES COMPARISON APPROACH:

The subject, a one story single family house contains approximately 1,013 square feet of living space. The improvements have been maintained in fair to poor condition and are functional, marketable, and in conformity with its surroundings.

Due to the condition of the improvements, the comparable sales were selected due to their similarity in land size and condition. Land values in the area are quite high due to strong demand and good location (see below). The improvements are toward the end of their economic lives and require extensive renovation. All but 2 of the comparables used in the report were similar in terms of property condition and these were included due to their proximity and other similarities. All of the comparable were drawn from the subject's immediate and general neighborhood, were adjusted accordingly for dissimilar features and felt to most accurately reflect the current market in the area. Gross net adjustments may exceed typical guidelines. The sales used were the best available, they indicate the range of options available and are felt to reflect the current market in the area.

It is recognized that the subject's land to improvement value ratio is higher than normal guideline limits, however, it is typical for the area marketplace. The subject is situated in the established and very desirable neighborhood in East Austin (the Blackland neighborhood). This area is just east of the Central Business District, the Texas Capitol complex and the University of Texas main campus. It is within easy commuting distance to major employers and the freeway system. The area is well known for its community atmosphere with local shops, restaurants and strong neighborhood associations. Due to these factors, land value within the area is typically higher because of strong demand in the market for favorable sites and the limited supply of vacant tracts. The majority of houses in the area are medium sized, older homes and the newer houses are generally built after the older improvements have either been destroyed or have reached the end of their economic cycles. Land to improvement ratios are therefore typically weighted toward higher land values versus in the subject's area.

ADJUSTMENTS:

FINANCING: Pending sales #10-12 were adjusted downward since sales tend to sell for less than the full asking price as per the 1004mc form.

LOT SIZE: Due to the land values in the neighborhood, comparables #1, #3, #4, #5, #6, #8, #9 #11 and #12 were all adjusted for lot size differences.

CONDITION: Sale #5 was adjusted for being in superior condition according to the agent and photos in MLS. Pending sale #11 was adjusted at a lesser rate since it was somewhat superior to the subject.

SIZE OF IMPROVEMENTS: All comparables, except #7 and #8, were adjusted accordingly for size differences.

HVAC: Sales #3, #5 and #7 were adjusted for having central systems.

PARKING: All comparables except #3, #4 and #8 were adjusted downward for parking facilities.

APARTMENT: Sale #1 was adjusted for having an apartment.

The comparable sales used in the report were all closed, except for pending sales #10-12. After adjusting the comparable sales for all of the factors stated above, they form a value range of \$159,200 to \$316,100 which translates into a per square foot range of \$157.16 to \$312.04. The estimated value of the subject property is \$240,000, or \$236.92 per square foot which is considered appropriate due to the subject's size and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

USPAP ADDENDUM

APPRAISAL PURPOSE / INTENDED USER:

This appraisal report is intended for use in a mortgage finance transaction by Blackland Community Development Corporation , its successors and assigns. This report is not intended for any other use or user.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

General Text Addendum

Fi	le N	lo.	19	6r1	В

Borrower	N/A							
Property Address	s 2106 Chicon St							
City	Austin	County	Travis	State	TX	Zip Code	78722	
Lender/Client	Blackland Community Development Cor	n.						

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed.

PERSONALTY (non-realty) TRANSFERS:

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

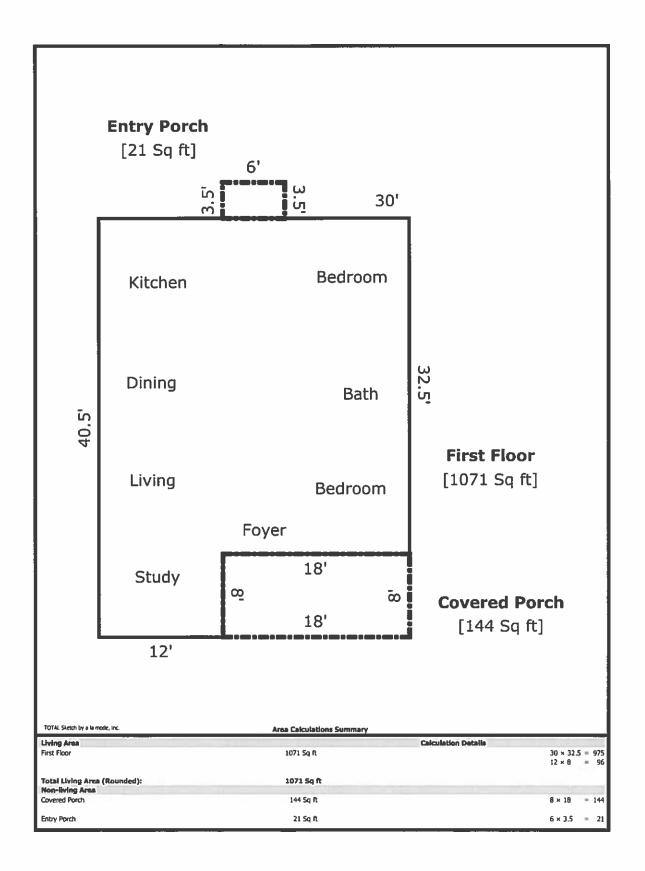
The appraiser's engagement and/or compensation in this assignment was not contingent upon developing or reporting predetermined results, nor from directions by the client regarding the attainment of a stipulated conclusion, nor the occurrence of a subsequent event directly related to the intended use of this report.

The appraisal should not be considered a report on the physical items that are a part of the property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide of property valuation, and is not to be used as a complete or detailed physical inspection report. The appraiser is not qualified to render an opinion in these areas. If any interested party is concerned about the existence, condition, or adequacy of any particular item, I/we strongly recommend that a home inspector, licensed by the Texas Real Estate Commission, be retained for a detailed inspection.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's work file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

Building Sketch

Borrower	N/A					There is
Property Address	2106 Chicon St					
City	Austin	County	Travis	State TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.					



Subject Photos

Borrower	N/A						
Property Address	2106 Chicon St						
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp	,					



Subject Front

2106 Chicon St Sales Price Gross Building Area Age 88



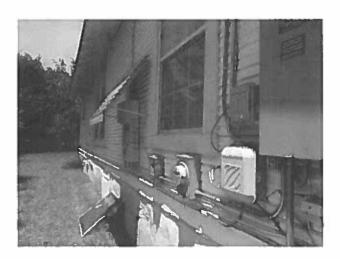
Subject Rear



Subject Street

Subject Photo Page

Borrower	N/A						
Property Address	2106 Chicon St		<u> </u>			- 88	
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.						



Left side

2106 Chicon St Sales Price Gross Building Area Age 88



Right side



Alternative front view

Interior Photos

Borrower	N/A						Philips 1
Property Address	2106 Chicon St	05 700					
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.	100					





Kitchen

Bedroom





Bath

Study





Living/dining

Bedroom

Comparable/Rental Photos

Borrower	N/A				
Property Address	2106 Chicon St				
City	Austin	County Travis	State TX	Zip Code	78722
Lender/Client	Blackland Community Development Corr).			



Comparable 1

2610 Oaklawn Ave

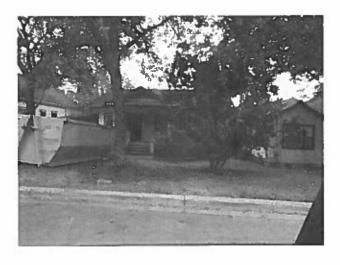
Prox. to Subject 0,47 miles E 330,000 Sales Price Gross Living Area 1,200 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; View N:Res; 8056 sf Site Quality Q4 Age 70



Comparable 2

2005 Chestnut Ave

Prox. to Subject 0.28 miles E Sales Price 370,000 Gross Living Area 1,092 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; N;Res; View 10237 sf Site Quality Q4 Age 98



Comparable 3

2717 E 22nd St

Prox. to Subject 0.58 miles E Sales Price 452,500 Gross Living Area 1,092 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 1.0 Location N;Res; N;Res; View Site 12240 sf Quality Q4 72 Age

Comparable Photo Page

Borrower	N/A						
Property Address	2106 Chicon St			20000			Professional Contract
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.				1.7		



Comparable 4

1605 Sanchez St Prox. to Subject 0.96 miles E Sales Price 405,000 Gross Living Area 1,380 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N.Res View N.Res. 10019 sf Site Quality Q4 78

Age



Comparable 5

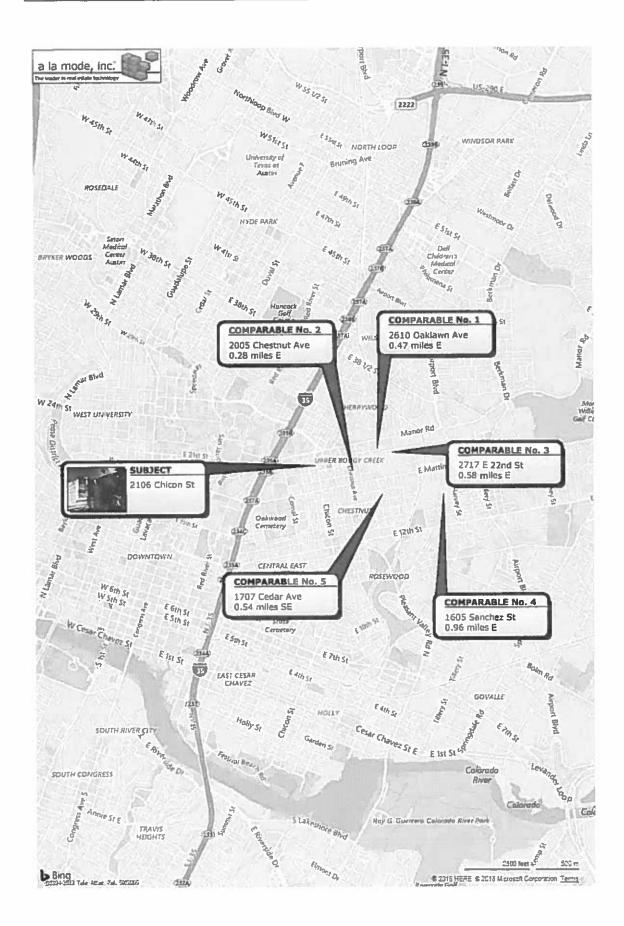
1707 Cedar Ave Prox. to Subject 0.54 miles SE Sales Price 359,000 Gross Living Area 1,008 Total Rooms 6 Total Bedrooms 3 **Total Bathrooms** 2.0 Location N,Res, View N;Res; 6055 sf Site Quality Q4 68 Age

Comparable 6

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

Location Map

Borrower	N/A				
Property Address	2106 Chicon St				
City	Austin	County	Travis	State TX	Zip Code 78722
Londer/Client	Blackland Community Development Com-				



orrower N/A roperty Address 2106 Chicon St	File No. 196r18
ity Austin County	Travis State TX Zip Code 78722
ender/Client Blackland Community Development Corp.	
APPRAISAL AND REPORT IDENTIFICATION	
This Report is one of the following types:	
Appraisal Report (A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricted (A written report prepared under Standards Rule restricted to the stated intended use by the specifie	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere In this report, d client or intended user.)
Comments on Standards Rule 2-3	
I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are true and correct.	
analyses, opinions, and conclusions.	sumptions and limiting conditions and are my personal, impartial, and unbiased professional
	that is the subject of this report and no personal interest with respect to the parties involved. other capacity, regarding the property that is the subject of this report within the three-year
- I have no bias with respect to the property that is the subject of this report or the par	-
	ment 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 occu - My analyses, opinions, and conclusions were developed, and this report has been or	prence of a subsequent event directly related to the intended use of this appraisal. The event of a subsequent event directly related to the intended use of this appraisal.
in effect at the time this report was prepared.	
 Unless otherwise Indicated, I have made a personal Inspection of the property that is Unless otherwise indicated, no one provided significant real property appraisal assists 	is the subject of this report. ance to the person(s) signing this certification (if there are exceptions, the name of each
individual providing significant real property appraisal assistance is stated elsewhere in	this report).
Reasonable Exposure Time (USPAP defines Exposure appraised would have been offered on the market prior to the hypothetical of My Opinion of Reasonable Exposure Time for the subject property at	ure Time as the estimated length of time that the property interest being consummation of a sale at market value on the effective date of the appraisal.) tithe market value stated in this report is: 0-60 days
Comments on Appraisal and Report Identification Note any USPAP-related issues requiring disclosure and any s	
The highest and best use for the property is considered single family	•
economics.	Today and to dood to an analysis and area take and
APPRAISER:	SUPERVISORY or GO-APPRAISER (if applicable):
Signature Holal	Claushous
Signature: Name: James Robert Ward	Signature: Name:
State Certification #: 1321560	State Certification #:
or State License #:	or State License #:
State: TX Expiration Date of Certification or License: 11/30/2019 Date of Signature and Report: 09/09/2018	State: Expiration Date of Certification or License: Date of Signature:
Effective Date of Appraisal: 09/06/2018 Inspection of Subject: None Interior and Exterior Exterior-Only	Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 09/06/2018	Date of Inspection (if applicable):

Appraiser Certification

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is ilicensed by the Texas Appraiser Licensing and Cartification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Tx 78711-2188 www.taicb.texas.gov (512) 936-3001 Fax:(512) 936-3899

JAMES ROBERT WARD 1707 ROMERIA AUSTIN, TX 78757

> Certal Sporaises Electrising and Certification Boarb P.O. Box 12188 Austin, Tense 78711-2188 Certified Residential Real Estate Appraiser

Number#: TX 1321560 R

lesued: 11/17/2017

Expires:

11/30/2019

Appraiser: JAMES ROBERT WARD

Having provided autohotory evidence of the qualifications required the Taxas Appropria Lourning and Confidentian Act, Taxas Congretore Code, Chapter 1923, is suffered on the this file. Disuplan E. Didwinon Commissioner

Texas Appraiser Licensing and Certification Board
P.O. Box 12188 Austin, Texas 78711-2188
Certified Residential Real Estate Appraiser

Number:

TX 1321560 R

Issued:

11/17/2017

Expires:

11/30/2019

Appraiser:

JAMES ROBERT WARD

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 Residential Real Estate Appraiser.

Douglas E. Oldmixon Commissioner

File No. 196r18

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

Ca

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

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

C:

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

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

C6

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

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

Quality Ratings and Definitions

01

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

02

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

FHA/VA Gase No...

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

03

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

04

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

ሰፍ

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

06

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example

3.2 indicates three full baths and two half baths.

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

Abbreviations Used in Data Standardization Text

	Full Name Adverse	Fields Where This Abbreviation May Appear Location & View
	Acres	Area, Site
lc AdjPrk	Adjacent to Park	Location
	Adjacent to Power Lines	Location
djPwr		Sale or Financing Concessions
ımLth	Arms Length Sale	Design (Style)
T	Attached Structure	Location & View
	Beneficial	Basement & Finished Rooms Below Grade
a	Bathroom(s)	Basement & Finished Rooms Below Grade
<u> </u>	Bedroom	
syRd	Busy Road	Location
	Contracted Date	Date of Sale/Time
ash	Cash	Sale or Financing Concessions
omm	Commercial Influence	Location
onv	Conventional	Sale or Financing Concessions
P	Carport	Garage/Carport
rtOrd	Court Ordered Sale	Sale or Financing Concessions
tySky	City View Skyline View	View
tyStr	City Street View	View
	Covered	Garage/Carport
V		Data Sources
OM	Days On Market	
T	Detached Structure	Design (Style)
w	Driveway	Garage/Carport
	Expiration Date	Date of Sale/Time
state	Estate Sale	Sale or Financing Concessions
HA	Federal Housing Authority	Sale or Financing Concessions
	Garage	Garage/Carport
	Attached Garage	Garage/Carport
a	Built-in Garage	Garage/Carport
bi		Garage/Carport
<u>d</u>	Detached Garage	Location
SIfCse	Golf Course	
ilfvw	Golf Course View	View
SR	Garden	Design (Style)
IR	High Rise	Design (Style)
n	Interior Only Stairs	Basement & Finished Rooms Below Grade
nd	Industrial	Location & View
isting	Listing	Sale or Financing Concessions
ndfl	Landfill	Location
	Limited Sight	View
tdSght		Design (Style)
<u>VIR</u>	Mid-rise	
√ltn	Mountain View	View
V	Neutral	Location & View
VonArm	Non-Arms Length Sale	Sale or Financing Concessions
}	Other	Basement & Finished Rooms Below Grade
)	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
ostri	Pastoral View	View
		View
<u></u>	Power Lines	
PubTrn	Public Transportation	Location Consequence
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
т	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
<u>'</u> RT	Row or Townhouse	Design (Style)
	Settlement Date	Date of Sale/Time
5		Design (Style)
SD	Semi-detached Structure	
Short	Short Sale	Sale or Financing Concessions
<u> </u>	Square Feet	Area, Site, Basement
sam	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
		View
Woods	Woods View	View
Wtr	Water View	
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
		I

Uniform Residential Appraisal Report

7	The number of this summany approisal res-	ort is to provide the lender/client with an ac-	ico hetronous vialentabe has ateus	nion of the market value	of the cubinet property
_		DIT IS TO PROVIDE THE TELEGRAPHICHT WITH ALL ACT			The second secon
	Property Address 2203 Satina St	2 1211-2	City Austin	State TX	Zip Code 78722
	Borrower N/A		Blackland Community Devek		S
		5, 10,73'ofE25,46', Lot 2, Block 13, Ol			
-	Assessor's Parcel # 0211090208		Tax Year 2018	R.E. Taxes \$ (
ю.	Neighborhood Name East Austin		Map Reference 3	Census Tract (the state of the s
		cant Special Assessments \$	O PUI	O HOAS O	per year per month
삙	Property Rights Appraised X Fee Simple	Leasehold Other (describe)			
D)	Assignment Type 🔲 Purchase Transaction	n 🔃 Relinance Transaction 💢 Other (d	fescribe) Estimate market value		
	Lender/Client Blackland Community	Development Corp Address 1902 E	22nd St, Austin, TX 78702		
ı		de or has it been offered for sale in the twelve m		opraisal?	Yes X No
	Report data source(s) used, offering price(s),				
П					
	I did did not analyze the contract for	or sale for the subject purchase transaction. Exp	plain the results of the analysis of the co	ntract for sale or why the a	nalysis was not
п	performed.	one to the declare parallely buttereducing exp	pain are resonal or are arrays or are see	made for Salo or they are a	ina your was not
F.	periorities				
Ş	Contract Price S Date of Co	ntenet le the neppeth celler (the owner of public record? Yes	No Data Source(s)	
TR.	The state of the s	L-to-f		The second secon	Yes No
<u>_</u>	10.0123	s, sale concessions, gift or downpayment assist	tance, etc.) to be paid by any party on b	enan or the dollower?	Yes No
Ö,	If Yes, report the total doltar amount and desc	noe the items to be paid.			
ı,					
		he neighborhood are not appraisal factors.			umu ama - ama
	Neighborhood Characteristics	One-Unit	Housing Trends	One-Unit Housing	Present Land Use %
П	Location X Urban Suburban	Rural Property Values X Increasing	Stable Declining	PRICE AGE	One-Unit 75 %
Ţ	Built-Up X Over 75% 25-75%	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit 5 %
8	Growth Rapid Stable	Slow Marketing Time X Under 3 m		250 Low 0	Multi-Family 5%
皇		A 3-4			
Ē		the south, IH-35 to the west, Airport		650 High 100	The second secon
ğ.	The second secon	d. Major streets include Manor and Cl		400 Pred. 50	Other 5 %
₫.		is located in an established residenti			
떚.		he neighborhood has experienced co	ntinued demand and rising prop	erty values. Access	to employment,
	shopping, schools, and the road sys	stem is good for the Austin market.			
	Market Conditions (including support for the a	ibove conclusions) Demand for rental housing	in Austin, is currently stable with vacancy rate	a below 10% and stable rents.	Property values are stable to
	increasing with good demand, investor confidence, po	ositive cash flows, and good potential for appreciation.	Construction of new multiferrity units is mostly	estricted to spartment complex	res in the upper end of the
Ц,	rental spectrum. The average marketing period is ap-	proximately 0-200 days. Financing is available via Con-	ventional. FHA. and VA at 5 to 11 percent.		
	Dimensions See survey	Area 8805 sf	Shape Rectangula	r View N	:Res;
П	Specific Zoning Classification SF-3-NP	Zoning Description 5	Single family residential with a r	eighborhood plan	
		onconforming (Grandfathered Use) 🔲 No Zoni			
П		y as improved (or as proposed per plans and sp		Yes No If No. de	scribe
П		,			
н	Utilities Public Other (describe)	Public Other (d	lescribe) Off-site Impr	overnents - Type	Public Private
Ψ	Electricity	Water 🔀	Street Aspt		× □
	2.00	Sanitary Sewer	Alley Aspi		8
Ĭ,		No FEMA Flood Zone X	FEMA Map # 48453C0465J		
н	Are the utilities and off-site improvements typ			LEIAN MIT	Date 01/06/2016
П			No If No, describe	FTV. SEN.	M Van daaaiha
н	Are there any adverse site conditions of exten	nal factors (easements, encroachments, enviror	intental condidons, failu dses, etc.)?	Yes 🔀 No	If Yes, describe
П					
П					
				A Not Late	
Ĭ.	General Description	Foundation		condition Interior	materials/condition
	Units 🔀 One 🗌 One with Accessory Unit		Foundation Walls Pier&beam		Wood,lam/good
	# of Stories 1.0	Full Basement Partial Basement	Exterior Walls Siding/average	age Walls	Drywall/good
	Type 🔀 Det. 🗀 Att. 🔲 S-Det./End Unit	t Basement Area O sq.ft.	Roof Surface CompShing	/average Trim/Finish	Paint wood/good
	Existing Proposed Under Const	t. Basement Finish 0 %	Gutters & Downsports Aluminum/a	verge Bath Floor	Tile/good
	Design (Style) Bungalow	Outside Entry/Exit Sump Pump	Window Type Aluminum/a	verage Rath Wainsc	ot Tile/good
		E Onteine custation on the Little			or increpood
		Evidence of Infestation			
	Year Built 1938	Evidence of Infestation	Storm SastyInsulated None	Car Storage	None
	Year Built 1938 Effective Age (Yrs) 25	Evidence of Infestation Dampness Settlement	Storm Sast/Insulated None Screens Screens/av	Car Storage Priveway	# of Cars 1
	Year Built 1938 Effective Age (Yrs) 25 Attic None	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant	Storm Sash/Insulated None Screens Screens/avi Amenities Woodsto	Car Storage erage Driveway ve(s) # O Driveway Sur	None # of Cars 1 fface Concrete
	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas	Storm Sast/Insulated None	Car Storage erage Driveway ve(s) # 0 Driveway Sulone Garage	None # of Cars 1 rface Concrete # of Cars 0
	Year Built 1938 Effective Age (Yrs) 25 Attic None □ Drop Stair Stairs □ Floor Scuttle	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning	Storm Sash/Insulated None Screens Screens/avit Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C	car Storage Parage Driveway Sulone Garage Covered Carport	None
13	Year Built 1938 Effective Age (Yrs) 25 Attic None □ Drop Stair Stairs □ Floor Scuttle □ Finished Heated	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other	Storm Sash/Insulated None	Car Storage Priveway Ve(s) # O Driveway Sulone Covered Carport Ione Att.	None # of Cars 1 rface Concrete # of Cars 0
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor X Scuttle Finished Heated Appliances Refrigerator X Range/Over	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other Dishwasher Disposal Micro	Storm Sash/Insulated None Screens Screens/avit Amenities Woodsto Fireplace(s) # 0 Fence None Other None Other None Other Covers (Service)	Car Storage Priveway Sultone Covered Car Storage Driveway Sultone Carage Covered Carport Ione Att.	None # of Cars 1 riace Concrete # of Cars 0 # of Cars 0 Det. Built-in
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Over	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms	Storm Sast/Insulated None	Car Storage Prace Driveway Sulone Garage Covered Carport Ione Att. describe) Car Storage Covered Carport Car	None # of Cars 1 riace Concrete # of Cars 0 # of Cars 0 Det. Built-in
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Over	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other Dishwasher Disposal Micro	Storm Sast/Insulated None	Car Storage Prace Driveway Sulone Garage Covered Carport Ione Att. describe) Car Storage Covered Carport Car	None # of Cars 1 riace Concrete # of Cars 0 # of Cars 0 Det. Built-in
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Over	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other n Dishwasher Disposal Micro 7 Rooms 2 Bedrooms ems, etc.). Covered front porch, cove	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Other N Invave Washer/Dryer Other (1,0 Bath(s) 1,100 Pred rear porch, granite counters	Car Storage Priveway Surveys We(s) # 0 Driveway Surveys One Covered Carport Ione Att. describe) Square Feet of Gross Less Car Storage C	None # of Cars 1 rface Concrete # of Cars 0 # of Cars 0 Det. Built-in
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Scuttle Finished Heated Appliances Refrigerator Range/Over Finished area above grade contains: Additional features (special energy efficient its	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms ems, etc.). Covered front porch, cove ling needed repairs, deterioration, renovations, re	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters emodeling, etc.). C3,Klicher	Car Storage Priveway Sulone Covered Covered Carport Carport Covered Carport Covered Carport Covered Carport Carport Covered Covered Carport Covered Covered Carport Covered Co	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Stairs Floor Refused Appliances Refused Appliances Refused Contains: Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms ems, etc.) Covered front porch, cove ling needed repairs, deterioration, renovations, no e years ago, The subject, maintained in	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters remodeling, etc.). C3,Kitcher n good condition, is functional, r	Car Storage Property Oniveway Surve(s) # 0 Driveway Surve(s) # 0 Driveway Surve(s) # 0 Carport lone	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade
RENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Stairs Floor Refused Appliances Refused Appliances Refused Contains: Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms ems, etc.). Covered front porch, cove ling needed repairs, deterioration, renovations, re	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters remodeling, etc.). C3,Kitcher n good condition, is functional, r	Car Storage Property Oniveway Surve(s) # 0 Driveway Surve(s) # 0 Driveway Surve(s) # 0 Carport lone	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Stairs Floor Refused Appliances Refused Appliances Refused Contains: Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms ems, etc.) Covered front porch, cove ling needed repairs, deterioration, renovations, no e years ago, The subject, maintained in	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters remodeling, etc.). C3,Kitcher n good condition, is functional, r	Car Storage Property Oniveway Surve(s) # 0 Driveway Surve(s) # 0 Driveway Surve(s) # 0 Carport lone	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Stairs Floor Refused Appliances Refused Appliances Refused Contains: Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms ems, etc.) Covered front porch, cove ling needed repairs, deterioration, renovations, no e years ago, The subject, maintained in	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters remodeling, etc.). C3,Kitcher n good condition, is functional, r	Car Storage Property Oniveway Surve(s) # 0 Driveway Surve(s) # 0 Driveway Surve(s) # 0 Carport lone	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic Drop Stair Floor Finished Appliances Refrigerator Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five surroundings. Quality of constructions)	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms ems, etc.) Covered front porch, cove ling needed repairs, deterioration, renovations, no e years ago, The subject, maintained in	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd. Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters emodeling, etc.). C3,Kitcher n good condition, is functional, rea, Property has been upgrade	Car Storage erage Driveway Sulone Covered Carport lone Att. describe) Square Feet of Gross L Schemarketable, and in codd	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic Drop Stair Floor Finished Appliances Refrigerator Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five surroundings. Quality of constructions)	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiam Other Fuel Gas Cooling Central Air Conditioning Individual Other T Rooms 2 Bedrooms ems, etc.). Covered front porch, cove ling needed repairs, deterioration, renovations, no expears ago, The subject, maintained in on is considered to average for the an	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd. Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters emodeling, etc.). C3,Kitcher n good condition, is functional, rea, Property has been upgrade	Car Storage erage Driveway Sulone Covered Carport lone Att. describe) Square Feet of Gross L Schemarketable, and in codd	None # of Cars 1 riace Concrete # of Cars 0 # of Cars 0 Det. Built-in iving Area Above Grade
RENTS	Year Built 1938 Effective Age (Yrs) 25 Attic Drop Stair Floor Finished Appliances Refrigerator Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five surroundings. Quality of constructions)	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiam Other Fuel Gas Cooling Central Air Conditioning Individual Other T Rooms 2 Bedrooms ems, etc.). Covered front porch, cove ling needed repairs, deterioration, renovations, no expears ago, The subject, maintained in on is considered to average for the an	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd. Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters emodeling, etc.). C3,Kitcher n good condition, is functional, rea, Property has been upgrade	Car Storage erage Driveway Sulone Covered Carport lone Att. describe) Square Feet of Gross L Schemarketable, and in codd	None # of Cars 1 riace Concrete # of Cars 0 # of Cars 0 Det. Built-in iving Area Above Grade
MENTS	Year Built 1938 Effective Age (Yrs) 25 Attic Drop Stair Floor Finished Appliances Refrigerator Additional features (special energy efficient its Describe the condition of the property (includ ago; Bathrooms-updated-one to five surroundings. Quality of constructions)	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiam Other Fuel Gas Cooling Central Air Conditioning Individual Other T Rooms 2 Bedrooms ems, etc.). Covered front porch, cove ling needed repairs, deterioration, renovations, no expears ago, The subject, maintained in on is considered to average for the an	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd. Porch C Pool None Other N wave Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters emodeling, etc.). C3,Kitcher n good condition, is functional, rea, Property has been upgrade	Car Storage erage Driveway Sulone Covered Carport lone Att. describe) Square Feet of Gross L Schemarketable, and in codd	None # of Cars 1 riace Concrete # of Cars 0 # of Cars 0 Det. Built-in iving Area Above Grade
RENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Souttle Finished Heated Appliances Refrigerator Range/Over Finished area above grade contains. Additional features (special energy efficient lite Describe the condition of the property (includ ago; Bathrooms-updated-one to five surroundings. Quality of constructions Are there any physical deficiencies or adverse	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiam Other Fuel Gas Cooling Central Air Conditioning Individual Other T Rooms 2 Bedrooms ems, etc.). Covered front porch, cove ling needed repairs, deterioration, renovations, no expears ago, The subject, maintained in on is considered to average for the an	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters (emodeling, etc.). C3,Kitcher (n good condition, is functional, rea, Property has been upgrade (or structural integrity of the property?	Car Storage erage Driveway Sulone Covered Carport lone Att. describe) Square Feet of Gross L Schemarketable, and in codd	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in iving Area Above Grade years onformity with its
RENTS	Year Built 1938 Effective Age (Yrs) 25 Attic None Drop Stair Stairs Floor Souttle Finished Heated Appliances Refrigerator Range/Over Finished area above grade contains. Additional features (special energy efficient lite Describe the condition of the property (includ ago; Bathrooms-updated-one to five surroundings. Quality of constructions Are there any physical deficiencies or adverse	Evidence of Infestation Dampness Settlement Heating FWA HWBB Radiant Other Fuel Gas Cooling Central Air Conditioning Individual Other 7 Rooms 2 Bedrooms ems, etc.). Covered front porch, cove ling needed repairs, deterioration, renovations, in e years ago, The subject, maintained in on is considered to average for the ar	Storm Sast/Insulated None Screens Screens/avi t Amenities Woodsto Fireplace(s) # 0 Fence N Patio/Deck Covd, Porch C Pool None Washer/Dryer Other (1,0 Bath(s) 1,10 ered rear porch, granite counters (emodeling, etc.). C3,Kitcher (n good condition, is functional, rea, Property has been upgrade (or structural integrity of the property?	Car Storage Priveway Sulone Garage Covered Covered Carport Car	None # of Cars 1 fface Concrete # of Cars 0 # of Cars 0 Det. Built-in iving Area Above Grade years onformity with its

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

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the Improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by taw.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I Identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File# 195r18

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (If applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER //	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Amula Hillar	Signature
Name James Robert Ward	Name
Company Name / Ward Appraisals	Company Name
Company Address 1707 Romeria Dr	Company Address
Austin, TX 78757-3323	
Telephone Number 512.452.7305	Telephone Number
Email Address bobward@wardtopia.com	Email Address
Date of Signature and Report 09/09/2018	Date of Signature
Effective Date of Appraisal 09/06/2018	State Certification #
State Certification # 1321560	or State License #
or State Ucense #	State
or Other (describe) State #	Expiration Date of Certification or License
State TX	
Expiration Date of Certification or License 11/30/2019	SUBJECT PROPERTY
	Did not inspect subject property
ADDRESS OF PROPERTY APPRAISED	Did inspect exterior of subject property from street
2203 Salina St	Date of Inspection
Austin, TX 78722	Did inspect interior and exterior of subject property
APPRAISED VALUE OF SUBJECT PROPERTY \$ 425,000	Date of Inspection
LENDER/CLIENT	
Name No AMC	COMPARABLE SALES
Company Name Blackland Community Development Corp.	
Company Address 1902 E. 22nd St. Austin, TX 78702	 Did not Inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Uniform Residential Appraisal Report File# 195r18 COMPARABLE SALE # 5 COMPARABLE SALE # 6 SUBJECT COMPARABLE SALE # 4 **FEATURE** 1806 Ulit Ave 2706 E 22nd St 1304 Walnut Ave Address 2203 Salina St Austin, TX 78702 Austin, TX 78722 Austin, TX 78702 Austin, TX 78722 Proximity to Subject 0.63 miles E 0.56 miles E 0.76 miles SE 435,000 425,000 Sale Price 463,000 Sale Price/Gross Liv. Area 411.19 sq.ft. 478,55 sq.ft. 314.35 sq.ft. Data Source(s) MLS/Tax/Agent,DOM 6 MLS/Tax/Agent;DOM 61 MLS/Tax/Agent DOM 5 MLS-ABOR #3394559 Verification Source(s) MLS-ABOR #8184629 MLS-ABOR #2968851 **VALUE ADJUSTMENTS** DESCRIPTION DESCRIPTION +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment -4.300Sales or Financing ArmLth ArmLth Listing Concessions Conv:2200 VA:450 Date of Sale/Time Active s06/18;c05/18 c07/18 Location N,Res N,Res, N;Res; N.Res; Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple Site 6805 sf 5706 sf +31,000 10020 sf -12,200 6046 sf +27,600 View N;Res; N.Res: N;Res N;Res; Design (Style) DT1.0;Bungalov DT1.0;Bungalow DT1.0;Bungalow DT1.0;Bungalow Quality of Construction 04 Q4 Q4 Q4 Actual Age 80 73 OBB 0 42 C3 Condition C3 C3 C3 Total Bdrms Baths Total Bdrms, Baths Above Grade Total Bdrms. Baths Total Borms. Baths 6 2 1.0 0 6 2 1.0 Room Count 7 2 1.0 8 4 2.0 -5,000 1,126 sq.ft. -2,500 +19,200 1,352 sq.ft. -25,100 Gross Living Area 1,101 sq.ft. 909 sq.ft. Basement & Finished Osf Osf Osf 0sf Rooms Below Grade Functional Utility Average Average Average Average Heating/Cooking Central Central Central Central Energy Efficient Items None None None None Garage/Carport 1dw 1dw 1dw 1dw Porch/Patio/Deck Porches **Porches Porches** Porches X . 28,500 🗙 + -6,800 7,000 Net Adjustment (Total) Adjusted Sale Price Net Adj. 6.2 % Net Adj. 1.6 % Net Adj. 1.6 % of Comparables Gross Adj. 7.2% \$ 491,500 Gross Adj. 7.2 % \$ 442,000 Gross Ad. 14.6 % S 418,200 Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3) COMPARABLE SALE # 4 COMPARABLE SALE #5 COMPARABLE SALE # 6 ПЕМ SUBJECT Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) MLS/Tax MLS/Tax MLS/Tax MLS/Tax Effective Date of Data Source(s) 09/06/2018 09/06/2018 09/06/2018 09/06/2018 Analysis of prior sale or transfer history of the subject property and comparable sales See attached sheet. Analysis/Comments

Market Conditions Addendum to the Appraisal Report File No. 195r18

The purpose of this addendum is to provide the lender	er/client with a clear and ac	curate understanding of	the market trends and cond	ilions preva	stear are n	10 020,001		
neighborhood. This is a required addendum for all ap	praisal reports with an effe	ctive date on or after Apr	il 1, 2009.					
Property Address 2203 Salina St		City Austin		State T	X	ZIP Code 78	722	
Borrower N/A								
Instructions: The appraiser must use the information	required on this form as the	he basis for his/her concl	lusions, and must provide s	upport for !	those co	nclusions, rej	jarding	,
housing trends and overall market conditions as repo	irted in the Neighborhood s	section of the appraisal re	port form. The appraiser m	ust fill in al	I the info	rmation to the	exten	it
it is available and reliable and must provide analysis	as indicated below, If any r	required data is unavailab	le or is considered unreliabl	le, the appr	aiser mu	ist provide an		
explanation. It is recognized that not all data sources	will be able to provide data	a for the shaded areas be	low; if it is available, howev	er, the app	raiser m	ust include th	e data	
in the analysis. If data sources provide the required in	nformation as an average in	nstead of the median, the	appraiser should report the	available f	igure an	d identity it as	an	ŀ
average. Sales and listings must be properties that co	ompete with the subject pr	operty, determined by ap	plying the criteria that would	d be used t	by a pros	pective buye	of the	•
subject property. The appraiser must explain any and				etc.		0 07		-
Inventory Analysis	Prior 7–12 Months	Prior 4-6 Months	Current – 3 Months	1-1-	11	Overall Trend	_	D F 1
Total # of Comparable Sales (Settled)	69	46	61			Stable		Declining
Absorption Rate (Total Sales/Months)	11.50	15.33	20.33			Stable		Declining
Total # of Comparable Active Listings	29	30	33	-		Stable Stable		Increasing Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.5 Prior 7–12 Months	2.0 Prior 4–6 Months	1.6 Current – 3 Months	[] tren	mury 1	Overall Trend	- Hand	mereasing
Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price	400,000	394,500	414,000	Incre	pasing [X Stable	<u> </u>	Declining
Median Comparable Sales Days on Market	24	8	12	1.00		Stable	╁	Increasing
2 Median Comparable List Price	425,000	450,000	415,000	700000		Stable		Declining
Median Comparable Listings Days on Market	89	96	38			Stable		Increasing
Median Sale Price as % of List Price	94.1	87.7	100.0			Stable		Deckning
Seller-(developer, builder, etc.) paid financial assistar						X Stable	TI-I	Increasing
Explain in detail the seller concessions trends for the			d from 3% to 5%, increasing				s, con	
tees, options, etc.) Selter concessions ap								
This does not appear to be increasing or								
This does not appear to be increasing or								
	- A	- 200	7 - SS(1)				0	111111111111
Are foreclosure sales (REO sales) a factor in the ma			•					
Are foreclosure sales (REO sales) a factor in the ma	rket? 🔲 Yes 💢 No	o If yes, explain (incli	iding the trends in listings a	nd sales of	f foreclo:	sed properties)	
								-
Cite data sources for above information. MLS	Federal Housing Fir	nance Agency, New	s Reports					
Cite data sources for above Information. MLS	, Federal Housing Fir	nance Agency, New	s Reports					
		U/#=	işi		ddiinaal	lefo metion		
Summarize the above information as support for you	ur conclusions in the Neigh	borhood section of the a	opraisal report form. If you t				such a	S
Summarize the above information as support for you an analysis of pending sales and/or expired and with	ur conclusions in the Neigh ndrawn listings, to formulat	borhood section of the a	ppraisal report form. If you o	support fo	r your co	inclusions.		
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the support of the support of the above data indicates the support of th	ur conclusions in the Neigh ndrawn listings, to formulat that the area market i	borhood section of the a te your conclusions, prov is in a period of stat	opraisal report form. If you to ide both an explanation and oility. This is confirmed	support fo	r your co	inclusions. he Federa	l Hou	ısing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a second support of the sales and support of the sales are supported by the sale	or conclusions in the Neigh ndrawn listings, to formulat that the area market i dightly positive marke	borhood section of the a te your conclusions, prov is in a period of state at catagory overalt.	ppraisal report form. If you old both an explanation and old type the confirmed the number of foreclo	support fo d by data sures se	r your co from t rve as	nclusions. he Federa a break o	l Hou	ısing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approximation.	or conclusions in the Neigh ndrawn listings, to formulat that the area market i dightly positive marke reclation rate over the	borhood section of the a te your conclusions, provision a period of state at catagory overalt.	ppraisal report form. If you on the both an explanation and oility. This is confirmed the number of foreclooth median sales price	support for by data sures se and list	r your co from t rve as price a	nclusions. he Federa a break or are increas	l Hou hou	ising ising
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data	or conclusions in the Neigh ndrawn listings, to formulat that the area market i dightly positive market eclation rate over the a used in the analysis	borhood section of the a te your conclusions, provision a period of state et catagory overalt. e past few years. Bo s represents the ma	opraisal report form. If you wide both an explanation and oility. This is confirmed the number of foreclooth median sales price rket in the area. **!	support for d by data sures se and list should b	r your co from t erve as price a e reco	nclusions. he Federa a break or are increas gnized tha	Hou hou ing,	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady appropriate of the market is stable. The data of listings on page 2 of the report will not	or conclusions in the Neigh ndrawn listings, to formulat that the area market i slightly positive market reclation rate over the rused in the analysis be the same as that	borhood section of the a le your conclusions, provis in a period of state et catagory overalt. e past few years. Bo s represents the ma on the 1004mc for	opraisal report form. If you nide both an explanation and oility. This is confirmed the number of forecloth median sales price rice in the area. ** It n. The 1004mc form r	support for d by data sures se and list should b measure	r your co from t erve as price a pe reco s listing	nclusions. he Federa a break of are increas gnized that as for the p	Hou hou ing, the ast 3	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data	or conclusions in the Neigh ndrawn listings, to formulat that the area market i slightly positive market reclation rate over the rused in the analysis be the same as that	borhood section of the a le your conclusions, provis in a period of state et catagory overalt. e past few years. Bo s represents the ma on the 1004mc for	opraisal report form. If you nide both an explanation and oility. This is confirmed the number of forecloth median sales price rice in the area. ** It n. The 1004mc form r	support for d by data sures se and list should b measure	r your co from t erve as price a pe reco s listing	nclusions. he Federa a break of are increas gnized that as for the p	Hou hou ing, the ast 3	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady appropriate of the market is stable. The data of listings on page 2 of the report will not	or conclusions in the Neigh ndrawn listings, to formulat that the area market i slightly positive market reclation rate over the rused in the analysis be the same as that	borhood section of the a le your conclusions, provis in a period of state et catagory overalt. e past few years. Bo s represents the ma on the 1004mc for	opraisal report form. If you nide both an explanation and oility. This is confirmed the number of forecloth median sales price rice in the area. ** It n. The 1004mc form r	support for d by data sures se and list should b measure	r your co from t erve as price a pe reco s listing	nclusions. he Federa a break of are increas gnized that as for the p	Hou hou ing, the ast 3	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady appropriate of the market is stable. The data of listings on page 2 of the report will not	or conclusions in the Neigh ndrawn listings, to formulat that the area market i slightly positive market reclation rate over the rused in the analysis be the same as that	borhood section of the a le your conclusions, provis in a period of state et catagory overalt. e past few years. Bo s represents the ma on the 1004mc for	opraisal report form. If you nide both an explanation and oility. This is confirmed the number of forecloth median sales price rice in the area. ** It n. The 1004mc form r	support for d by data sures se and list should b measure	r your co from t erve as price a pe reco s listing	nclusions. he Federa a break of are increas gnized that as for the p	Hou hou ing, the ast 3	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a supprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listings.	or conclusions in the Neigh drawn listings, to formulat that the area market is dightly positive market eclation rate over the cused in the analysis be the same as that ngs. Some of the listi	borhood section of the a e your conclusions, prov is in a period of stated et catagory overalt. e past few years. Bo is represents the ma on the 1004mc formings on the 1004mc	opraisal report form. If you nide both an explanation and oility. This is confirmed the number of forecloth median sales price rice in the area. ** It n. The 1004mc form r	support for d by data sures se and list should b measure or expire	r your co from t erve as price a pe reco s listing	nclusions. he Federa a break of are increas gnized that as for the p	Hou hou ing, the ast 3	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a supprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing.	ur conclusions in the Neigh drawn listings, to formulat that the area market is dightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listi	borhood section of the a e your conclusions, prov is in a period of stated et catagory overalt. e past few years. Bo is represents the ma on the 1004mc formings on the 1004mc	opraisal report form. If you to tide both an explanation and oility. This is confirmed The number of forecto th median sales price riket in the area. ** It n. The 1004mc form riform will have closed	support for d by data sures se and list should b measure or expire	r your co from t erve as price a pe reco s listing	nclusions. he Federa a break of are increas gnized that as for the p	I Hou ing, I the past 3 rawn.	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places. Texas in a suppose which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated.	or conclusions in the Neigh drawn listings, to formulat that the area market is dightly positive market eclation rate over the cused in the analysis be the same as that ngs. Some of the listi	borhood section of the a e your conclusions, prov is in a period of stat et catagory overalt. e past few years. Bo is represents the ma on the 1004mc formings on the 1004mc	opraisal report form. If you to ide both an explanation and olitity. This is confirmed the number of foreclo the median sales price rket in the area. ** It n. The 1004mc form in form will have closed Project it	support for data sures see and list should be measure or expire. Name:	r your co from t erve as price a pe reco s listing	nclusions. he Federa a break or are increas gnized tha gs for the peen withde	I Houng housing, I the past 3 awn.	ising ising number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places. Texas in a suppose which have been at a steady approacherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing. If the subject is a unit in a condominium or cooperated the subject Project Data. Total # of Comparable Sales (Settled)	ur conclusions in the Neigh drawn listings, to formulat that the area market is dightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listi	borhood section of the a e your conclusions, prov is in a period of stat et catagory overalt. e past few years. Bo is represents the ma on the 1004mc formings on the 1004mc	opraisal report form. If you to ide both an explanation and olitity. This is confirmed the number of foreclo the median sales price rket in the area. ** It n. The 1004mc form in form will have closed Project it	support for d by data sures see and list should be measured or expire. Name:	r your co	nclusions. he Federa a break or are increas gnized tha gs for the peen withd	I Houng housing, I the past 3 awn.	using using number
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places. Texas in a suppose which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated.	ur conclusions in the Neigh drawn listings, to formulat that the area market is dightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listi	borhood section of the a e your conclusions, prov is in a period of stat et catagory overalt. e past few years. Bo is represents the ma on the 1004mc formings on the 1004mc	opraisal report form. If you to ide both an explanation and olitity. This is confirmed the number of foreclo the median sales price rket in the area. ** It n. The 1004mc form in form will have closed Project it	support for d by data sures see and list should be measured or expire. Name:	r your con from the rve as price as pereconstitution in the reconstitution in the recons	onclusions. the Federa a break of the increas gnized tha gs for the peen withde	I Houng housing, I the past 3 awn.	ising ising number 3
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places. Texas in a suppose which have been at a steady approacherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing. If the subject is a unit in a condominium or cooperated with the subject Project Data. Total # of Comparable Sales (Settled). Absorption Rate (Total Sales/Months)	ur conclusions in the Neigh drawn listings, to formulat that the area market is dightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listi	borhood section of the a e your conclusions, prov is in a period of stat et catagory overalt. e past few years. Bo is represents the ma on the 1004mc formings on the 1004mc	opraisal report form. If you to ide both an explanation and olitity. This is confirmed the number of foreclo the median sales price rket in the area. ** It n. The 1004mc form in form will have closed Project it	support for dispersion of the support for dispersion of the support for expire the support	r your confrom to from the recent as price as the reconstitution in the recent as the	he Federa a break o are increas gnized tha as for the p een withdi	I Houng housing, I the past 3 awn.	ising ising number B Declining Declining
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neigh indrawn listings, to formulat that the area market i lightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listings. Ive project, complete the	aborhood section of the a se your conclusions, provide in a period of state se past few years. Both se past few years. Both se past few years the mail on the 1004mc for ings on the 1004mc following: Prior 4–6 Months	opraisal report form. If you to ide both an explanation and olitity. This is confirmed the number of foreclo the median sales price rket in the area. ** It n. The 1004mc form in form will have closed Project it	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neigh indrawn listings, to formulat that the area market i lightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listings. Ive project, complete the	aborhood section of the a se your conclusions, provide in a period of state se past few years. Both se past few years. Both se past few years the mail on the 1004mc for ings on the 1004mc following: Prior 4–6 Months	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neigh indrawn listings, to formulat that the area market i lightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listings. Ive project, complete the	aborhood section of the a se your conclusions, provide in a period of state se past few years. Both se past few years. Both se past few years the mail on the 1004mc for ings on the 1004mc following: Prior 4–6 Months	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neigh indrawn listings, to formulat that the area market i lightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listings. Ive project, complete the	aborhood section of the a se your conclusions, provide in a period of state se past few years. Both se past few years. Both se past few years the mail on the 1004mc for ings on the 1004mc following: Prior 4–6 Months	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neigh indrawn listings, to formulat that the area market i lightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listings. Ive project, complete the	aborhood section of the a se your conclusions, provide in a period of state se past few years. Both se past few years. Both se past few years the mail on the 1004mc for ings on the 1004mc following: Prior 4–6 Months	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neigh indrawn listings, to formulat that the area market i lightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listings. Ive project, complete the	aborhood section of the a se your conclusions, provide in a period of state se past few years. Both se past few years. Both se past few years the mail on the 1004mc for ings on the 1004mc following: Prior 4–6 Months	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neigh indrawn listings, to formulat that the area market i lightly positive market eclation rate over the used in the analysis be the same as that ings. Some of the listings. Ive project, complete the	aborhood section of the a se your conclusions, provide in a period of state se past few years. Both se past few years. Both se past few years the mail on the 1004mc for ings on the 1004mc following: Prior 4–6 Months	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neight and rawn listings, to formulat that the area market is lightly positive market eclation rate over the used in the analysis be the same as that the same as that the project, complete the Prior 7–12 Months	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neight and rawn listings, to formulat that the area market is lightly positive market eclation rate over the used in the analysis be the same as that the same as that the project, complete the Prior 7–12 Months	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated by the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the proforeclosed properties.	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed the number of forecto the median sales price rice the the area. "It no. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed from the number of forecto the median sales price rivet in the area. ** It n. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houn housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed from the number of forecto the median sales price rivet in the area. ** It n. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a supprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed from the number of forecto the median sales price rivet in the area. ** It n. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	nclusions. he Federa a break o are increas gnized tha gs for the p een withd Overall Tren Stable Stable Stable	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a supprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed from the number of forecto the median sales price rivet in the area. ** It n. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a supprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated the subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Activit Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed from the number of forecto the median sales price rivet in the area. ** It n. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated by the subject Project Data and a comparable Sales (Settled). Absorption Rate (Total Sales/Months) and a force of unit Supply (Total Listings Months of Unit Supply (Total Listings/Ab.Rate). Are foreclosure sales (REO sales) a factor in the proforeclosed properties.	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	aborhood section of the a se your conclusions, proves se in a period of state et catagory overalt. e past few years. Bo se represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	opraisal report form. If you of the both an explanation and oility. This is confirmed from the number of forecto the median sales price rivet in the area. ** It n. The 1004mc form of form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated by the subj	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	borhood section of the a e your conclusions, prov is in a period of state to catagory overalt. to past few years. Bo s represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the	ppraisal report form. If you ide both an explanation and oility. This is confirmed the number of foreclooth median sales price rivet in the area. "It in. The 1004mc form form will have closed Project Current – 3 Months	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated by the subj	or conclusions in the Neight and a market is the area market is lightly positive market eclation rate over the a used in the analysis be the same as that the same as that the prior 7–12 Months. It is project, complete the Prior 7–12 Months.	borhood section of the a e your conclusions, prov is in a period of state to catagory overalt. to past few years. Bo s represents the ma on the 1004mc for ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the Signature Supervisory	ppraisal report form. If you ide both an explanation and oility. This is confirmed frhe number of foreclooth median sales price rivet in the area. "It in. The 1004mc form of form will have closed Current – 3 Months Project I Current – 3 Months I number of REO listings and	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated by the subj	or conclusions in the Neigh indrawn listings, to formulat that the area market is lightly positive marke eclation rate over the used in the analysis be the same as that ings. Some of the listings. Some of the listings. Yes North Yes Nor	borhood section of the a e your conclusions, provision a period of state to catagory overalt. e past few years. Bos represents the ma on the 1004mc forr ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the Signature Supervisory Company N	ppraisal report form. If you of ide both an explanation and oility. This is confirmed if he number of foreclooth median sales price rivet in the area. "It not the area." It not the area in the area in the area in the area. "It not the area in the area. It not the area in the area. It is a the area in the	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperal subject Project Data. Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the proformative the above trends and address the impact of the sales	or conclusions in the Neigh indrawn listings, to formulat that the area market is lightly positive market ectation rate over the used in the analysis to the same as that the same as that the prior 7–12 Months It is project, complete the Prior 7–12 Months It is project? Yes Net in the subject unit and part of the subject unit and pa	borhood section of the a e your conclusions, provision a period of state to catagory overalt. e past few years. Bo s represents the ma on the 1004mc forr ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the Signature Supervison Company Months Company Mont	ppraisal report form. If you ide both an explanation and oility. This is confirmed from number of forecto the median sales price rket In the area. "It n. The 1004mc form of form will have closed Current – 3 Months Project I Current – 3 Months Appraiser Name lame ddress	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of a break o	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing
Summarize the above information as support for you an analysis of pending sales and/or expired and with An analysis of the above data indicates the Finance Agency that places Texas in a sprices which have been at a steady approtherwise, the market is stable. The data of listings on page 2 of the report will not months while page 2 reflects current listing the subject is a unit in a condominium or cooperated by the subj	or conclusions in the Neigh indrawn listings, to formulat that the area market is lightly positive marke eclation rate over the used in the analysis be the same as that ings. Some of the listings. Some of the listings. Yes North Yes Nor	borhood section of the a e your conclusions, provision a period of state to catagory overalt. e past few years. Bo s represents the ma on the 1004mc forr ings on the 1004mc following: Prior 4–6 Months of the yes, indicate the Signature Supervison Company Months Company Mont	ppraisal report form. If you of ide both an explanation and oility. This is confirmed if he number of foreclooth median sales price rivet in the area. "It not the area in the area in the idea in the area in the idea in the	support for d by data sures see and list should b measure or expire to the sures of	r your confirmation from the reconstruction in the reconstruction	onclusions. the Federa a break of	Houng housing, the past 3 rawn.	ising number Beclining Declining Increasing Increasing

Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC March 2009

	Uniform Residential	Appraisal Report	File# 195r18		
Ī	See attached sheet.				
ŀ					
Ì					
ı					_
ŀ					
ŀ					
ľ					
ľ					
ŀ					
ŀ					
ľ					
I					
1			1/0/ 1/		
I					
١					
ADDITIONAL DOMINIENTS					
3					
ŀ					
ľ					
ŀ					
ŀ					
ı					
					
ı					
-	COCT ADODOACH TO VALUE	(not required by Fannie Mae)			
	Provide adequate information for the lender/client to replicate the below cost figures and calcu				
	Support for the opinion of site value (summary of comparable land sales or other methods for	r estimating site value) There were 16	o lot sales in cic		
	subject over the past year that were similar in size. They sold for between		lose proximity t	o the subj	ect sold
	for between \$279,000 and \$425,000. The estimated value of the subject's	S IUL 18 3040,UUU.			
KOACH	ESTIMATED REPRODUCTION OR K REPLACEMENT COST NEW	OPINION OF SITE VALUE		= \$	325,000
	Source of cost data Marshall and Swift Cost Service-2018 online	DWELLING 1,101 Sq.Ft.@ \$	140,00	=\$	154,140
L	Duality rating from cost service Average Effective date of cost data 09/06/2018	0 Sq.Ft. @ \$		=\$	
τ -	Comments on Cost Approach (gross living area calculations, depreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift	Garage/Carport Sq.Ft. @ \$		=\$ =\$	
2000	Residential Cost Handbook, Physical depreciation was calculated via	Total Estimate of Cost-New		s	154,140
	the Age-Life Method estimating an effective age of 15 years and a	Less Physical Functional	External		
	remaining economic life of 85 years. The resulting depreciation factor is	Depreciation 38,535	<u> </u>	=\$(38,535
	15%	Depreciated Cost of Improvements "As-is" Value of Site Improvements		=\$ =\$	115,605
		mana read on one improvements			2,500
	Estimated Remaining Economic Life (HUD and VA only) 75 Years	INDICATED VALUE BY COST APPROACH	8,227,725	= \$	443,105
j	The state of the s	E (not required by Fannie Mae)			colorist carbinley
	Estimated Monthly Market Rent S X Gross Rent Multiplier	= \$	Indicated \	Value by Inco	me Approach
	Summary of Income Approach (including support for market rent and GRM)				
f	PROJECT INFORMATION	FOR PUDs (if applicable)			
	Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	No Unit type(s) Detached Atlan			
	Provide the following information for PUDs ONLY if the developer/builder is in control of the H	IOA and the subject property is an attached dwe	lling unit.		
	Legal Name of Project Total number of phases Total number of units	Total number of units sold			
	Total number of phases Total number of units Total number of units for sale Total number of units for sale	Data source(s)			
	Was the project created by the conversion of existing building(s) into a PUD?	No If Yes, date of conversion.			
5	Does the project contain any multi-dwelling units? Yes No Data Source				
į	Are the units, common elements, and recreation facilities complete? Yes No	If No, describe the status of completion.			
Ē					
	Are the common elements leased to or by the Homeowners' Association?	No. If Yes, describe the rental terms and option	S.		
	Describe common elements and recreational facilities,				

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property tess valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Cile No. 4 p.m. 4 p.

General Text Addendum

	<u> </u>	TOAL MUUGIIHHIII	FIIE ND. 195r18
Borrower	N/A	· · · · · · · · · · · · · · · · · · ·	
Property Address	2203 Salina St		
City	Austin	County Travis	State TX Zip Code 78722
Lender/Client	Blackland Community Development Com		

COMMENTS ON THE SALES COMPARISON APPROACH:

The subject, a one story single family house contains approximately 1,013 square feet of living space. The improvements have been maintained in fair to poor condition and are functional, marketable, and in conformity with its surroundings.

Due to the condition of the improvements, the comparable sales were selected due to their similarity in land size and condition. Land values in the area are quite high due to strong demand and good location (see below). The improvements are toward the end of their economic lives and require extensive renovation. All but 2 of the comparables used in the report were similar in terms of property condition and these were included due to their proximity and other similarities. All of the comparable were drawn from the subject's immediate and general neighborhood, were adjusted accordingly for dissimilar features and felt to most accurately reflect the current market in the area. Gross net adjustments may exceed typical guidelines. The sales used were the best available, they indicate the range of options available and are felt to reflect the current market in the area.

It is recognized that the subject's land to improvement value ratio is higher than normal guideline limits, however, it is typical for the area marketplace. The subject is situated in the established and very desirable neighborhood in East Austin (the Blackland neighborhood). This area is just east of the Central Business District, the Texas Capitol complex and the University of Texas main campus. It is within easy commuting distance to major employers and the freeway system. The area is well known for its community atmosphere with local shops, restaurants and strong neighborhood associations. Due to these factors, land value within the area is typically higher because of strong demand in the market for favorable sites and the limited supply of vacant tracts. The majority of houses in the area are medium sized, older homes and the newer houses are generally built after the older improvements have either been destroyed or have reached the end of their economic cycles. Land to improvement ratios are therefore typically weighted toward higher land values versus in the subject's area.

ADJUSTMENTS:

FINANCING: Pending sales #10-12 were adjusted downward since sales tend to sell for tess than the full asking price as per the 1004mc form.

LOT SIZE: Due to the land values in the neighborhood, comparables #1, #3, #4, #5, #6, #8, #9 #11 and #12 were all adjusted for lot size differences.

CONDITION: Sale #5 was adjusted for being in superior condition according to the agent and photos in MLS. Pending sale #11 was adjusted at a lesser rate since it was somewhat superior to the subject.

SIZE OF IMPROVEMENTS: All comparables, except #7 and #8, were adjusted accordingly for size differences.

HVAC: Sales #3, #5 and #7 were adjusted for having central systems.

PARKING: All comparables except #3, #4 and #8 were adjusted downward for parking facilities.

APARTMENT: Sale #1 was adjusted for having an apartment.

The comparable sales used in the report were all closed, except for pending sales #10-12. After adjusting the comparable sales for all of the factors stated above, they form a value range of \$159,200 to \$316,100 which translates into a per square foot range of \$157.16 to \$312.04. The estimated value of the subject property is \$240,000, or \$236.92 per square foot which is considered appropriate due to the subject's size and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

USPAP ADDENDUM

APPRAISAL PURPOSE / INTENDED USER:

This appraisal report is intended for use in a mortgage finance transaction by Blackland Community Development Corporation , its successors and assigns. This report is not intended for any other use or user.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

<u>seneral</u>	lext	Addendum	File No. 19	5r18
			·	

Borrower	N/A						
Property Address	2203 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.		V.13010 A				

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed,

PERSONALTY (non-realty) TRANSFERS:

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

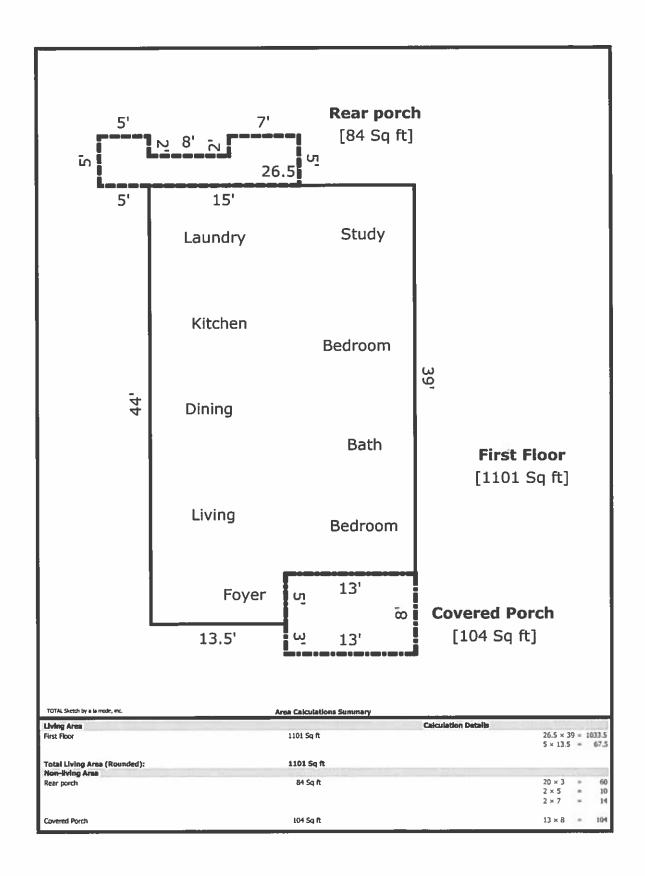
The appraiser's engagement and/or compensation in this assignment was not contingent upon developing or reporting predetermined results, nor from directions by the client regarding the attainment of a stipulated conclusion, nor the occurrence of a subsequent event directly related to the intended use of this report.

The appraisal should not be considered a report on the physical items that are a part of the property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide of property valuation, and is not to be used as a complete or detailed physical inspection report. The appraiser is not qualified to render an opinion in these areas. If any interested party is concerned about the existence, condition, or adequacy of any particular item, I/we strongly recommend that a home inspector, licensed by the Texas Real Estate Commission, be retained for a detailed

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's work file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

Building Sketch

Borrower	N/A				200 500		
Property Address	2203 Salina St						
City	Austin	County Travis	Sta	te TX	Zip Code	78722	
ender/Client	Blackland Community Development Corp.						



Subject Photos

Borrower	N/A			00000000		100	
Property Address	2203 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.						Salta Francis



Subject Front

2203 Salina St Sales Price Gross Building Area Age 8



Subject Rear



Subject Street

Subject Photo Page

Borrower	N/A						
Property Address	2203 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.						



Left side

2203 Salina St Sales Price Gross Building Area Age



Right side

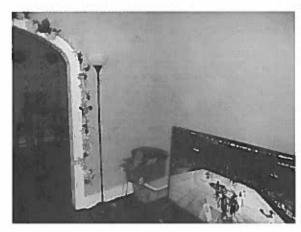
Interior Photos

Borrower	N/A						
Property Address	2203 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.						





Kitchen Dining





Living Bedroom





Bath Bedroom

Subject Photo Page

Borrower	N/A			1.12			
Property Address	2203 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Com	- 22			77		- V. C. C.



Study

2203 Salina St Sales Price Gross Living Area 1,101 Total Rooms Total Bedrooms 2 Total Bathrooms 1.0 N;Res; N;Res; 8805 sf Location View Site Quality Q4 Age 80



Laundry

Comparable Photos

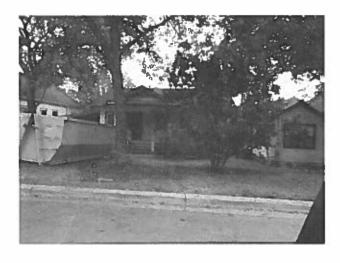
Borrower	N/A		AULE GOOD TO				
Property Address	2203 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
ender/Client	Blackland Community Development Corp.						



Comparable 1

2300 E 16th St

Prox. to Subject 0.53 miles SE Sales Price 423,750 Gross Living Area 1,121 **Total Rooms** Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; N;Res; View Site 5009 sf Quality Q4 77 Age



Comparable 2

2717 E 22nd St

0.61 miles E Prox. to Subject Sales Price 452,500 Gross Living Area 1,092 Total Rooms 6 Total Bedrooms 2 Total Bathrooms 1.0 Location N Res View N Res Site 12220 sf Quality Q4 Age 72



Comparable 3

3002 Cherrywood Rd

Prox. to Subject 0.33 miles NE Sales Price 435,000 Gross Living Area 1,152 Total Rooms 7 Total Bedrooms 3 **Total Bathrooms** 1.0 Location N;Res; View N;Res; 9017 sf Site Quality Q4 Age 67

Comparable Photo Page

Borrower	N/A	EWEL						
Property Address	2203 Salina St							
City	Austin	County	Travis	State	TX	Zip Code	78722	
Lender/Client	Blackland Community Development Corp.			- 1				



Comparable 4

1806 Ulit Ave

Prox. to Subject 0.63 miles E Sales Price 463,000 Gross Living Area 1,126 Total Rooms 6 Total Bedrooms 2 Total Bathrooms 1.0 Location N,Res; N.Res. View Site 5706 sf Quality Q4 73 Age



Comparable 5

2706 E 22nd St

Prox. to Subject 0.56 miles E Sales Price 435,000 Gross Living Area 909 **Total Rooms** Total Bedrooms 2 **Total Bathrooms** 1.0 Location N;Res, View N;Res; Site 10020 sf Quality **Q**4 Age 88



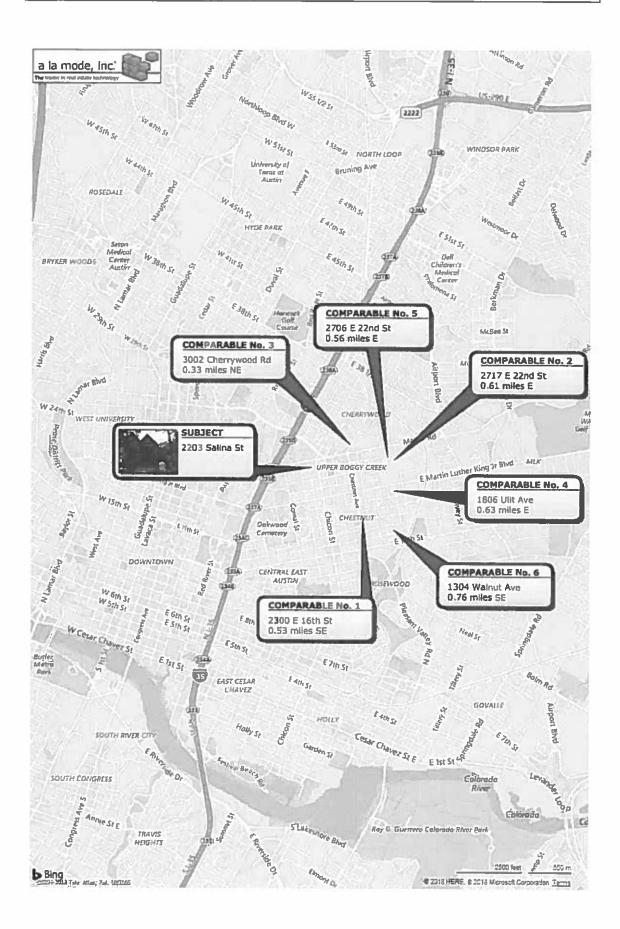
Comparable 6

1304 Walnut Ave

Prox. to Subject 0.76 miles SE Sales Price 425,000 Gross Living Area 1,352 Total Rooms 8 Total Bedrooms Total Bathrooms 2.0 Location N;Res; View N;Res; Site 6046 sf Quality Q4 Age 42

Location Map

Borrower	N/A							
Property Address	2203 Salina St		- 100-					
City	Austin	County	Travis	State	TX	Zip Code	78722	
Lender/Client	Blackland Community Development Corp.	20070						



manner Addmes and		File	No. 195r18
operty Address 220 ty Aus	Salina St		
	County Trailand Community Development Corp.	vis State TX	Zip Code 78722
	AND REPORT IDENTIFICATION		
- IIAIOAL	THE REPORT IDENTIFICATION		
This Report is or	of the following types:		
Appraisal Rep	t (A written report prepared under Standards Rule 2-	2(a) , pursuant to the Scope of Work, as disclos-	ed elsewhere in this report)
- 2-4-1-4-4			, ,
Restricted Appraisal Rep	(A written report prepared under Standards Rule 2- restricted to the stated intended use by the specified cli	2(b) , pursuant to the Scope of Work, as disclosed to the property of the prop	sed elsewhere in this report,
			<u> </u>
Commente	n Standards Rule 2-3		
	f my knowledge and belief:		
	contained in this report are true and correct.		
 The reported analyses 	opinions, and conclusions are limited only by the reported assump	otions and limiting conditions and are my personal, imp	partial, and unbiased professiona
analyses, opinions, and - Unless otherwise indi-		Abo authios of this mand and an artist of the said	
 Unless otherwise indi 	ted, I have no present or prospective interest in the property that is ted, I have performed no services, as an appraiser or in any other	s the subject of this report and no personal interest wi capacity, regarding the property that is the subject of t	In respect to the parties involved this report within the three-vear
period immediately pred	ling acceptance of this assignment.		and report moint are ance-year
 I have no bias with re My engagement in thi 	ect to the property that is the subject of this report or the parties i assignment was not contingent upon developing or reporting pred	involved with this assignment,	
 My compensation for 	angleting this assignment is not contingent upon the development	etermined results. Or reporting of a predetermined value or direction in v	able that favors the cause of the
client, the amount of the	alue opinion, the attainment of a stipulated result, or the occurrenc	e of a subsequent event directly related to the intended	use of this annialsal
 My analyses, opinions 	and conclusions were developed, and this report has been prepare	ed, in conformity with the Uniform Standards of Profes	sional Appraisal Practice that we
in effect at the time this - Unless otherwise indic	port was prepared. ted, I have made a personal inspection of the property that is the s	subject of this report	
 Unless otherwise indic 	ted, no one provided significant real property appraisal assistance	to the person(s) signing this certification (if there are a	exceptions, the name of each
ndividual providing sign	cant real property appraisal assistance is stated elsewhere in this r	report).	
Reasonable	Exposure Time (USPAP defines Exposure Ti	ime as the estimated length of time that the prop	sorty Internet balan
appraised would hav	been offered on the market prior to the hypothetical consu	immation of a sale at market value on the effect	ive date of the appraisal.)
My Opinion of Rea	onable Exposure Time for the subject property at the	market value stated in this report is:	0-60 days
			0 00 0010
Comments o	Appraisal and Report Identifica	Alexander (Control of Control of	- 83
Mate and HEAD	elated issues requiring disclosure and any state	Tion	
	siated issues requiring disclosure and any state	mandated requirements:	
The bighest and be		idential due to deed restrictions/zoning and	
The highest and be	use for the property is considered single family resi	End and the control of the control o	area land use
The highest and be	use for the property is considered single family res	and the desired of the second	area land use
The highest and be	Luse for the property is considered single family res	and the state of t	area land use
The highest and be	I use for the property is considered single family res	and the state of t	area land use
The highest and be	I use for the property is considered single family res		area land use
he highest and be	I use for the property is considered single family res		area land use
he highest and be	l use for the property is considered single family res		area land use
he highest and be	I use for the property is considered single family res		area land use
The highest and be	use for the property is considered single family res		area land use
The highest and be	use for the property is considered single family res		area land use
The highest and be	use for the property is considered single family res		area land use
The highest and be	use for the property is considered single family res		area land use
The highest and be	use for the property is considered single family res		area land use
The highest and be	use for the property is considered single family res		area land use
The highest and be	use for the property is considered single family res	SUPERVISORY or CO-APPRAISER (II	
The highest and be	use for the property is considered single family res		
The highest and be	Use for the property is considered single family res		
IPPRAISER:	Smelntelal		
IPPRAISER:	Smelntelal	SUPERVISORY OF CO-APPRAISER (II	
APPRAISER: ignature: ame: James Robe	Smy flether	SUPERVISORY or CO-APPRAISER (In Signature: Name.	
APPRAISER: ignature: lame: _James Robe tate Certification #1	Smy flether	SUPERVISORY or CO-APPRAISER (In Signature. Name:	
IPPRAISER: ignature: ame: James Robe tate Certification # 1:	Smylwhl Ward	SUPERVISORY or CO-APPRAISER (In Signature. Name. State Certification #: or State License #:	f applicable):
PPRAISER: ignature:	Ward Pate of Certification or License: 11/30/2019	SUPERVISORY or CO-APPRAISER (In Signature: Name: State Certification #: or State License #: State: Expiration Date of Certification or License #:	f applicable):
IPPRAISER: ignature:	Ward Pate of Certification or License: 11/30/2019 wit: 09/09/2018	SUPERVISORY or CO-APPRAISER (In Signature. Name. State Certification #: or State License #:	f applicable):
APPRAISER: Signature: James Robe State Certification # 1: or State License #:	Ward 21560 Date of Certification or License: 11/30/2019 vt. 09/09/2018 09/06/2018 None Interior and Exterior Exterior-Only	SUPERVISORY or CO-APPRAISER (In Signature: Name: State Certification #: or State License #: State: Expiration Date of Certification or License #:	f applicable):

Appraiser Certification

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

inquiry as to the status of this license may be made to:

Texas Appraiser Licenting and Certification Board P.O. Box 12188 Austin, Tx 78711-2188 www.taicb.texas.gov (512) 936-3001 Fax:(512) 936-3899

JAMES ROBERT WARD 1707 ROMERIA AUSTIN, TX 78757

> Gexas Superaiser Licensing and Certification Wearb P.O. Box 12188 Austin, Texas 78711-2188 Certified Residential Real Estate Appraiser

Numberit: TX 1321560 R

Issued: 11/17/2017

Expires:

11/30/2019

Appraiser: JAMES ROBERT WARD

Hinking provided evillationary evidentics of the quantifications required the Tende Approxime Licensing and Cartification Act, Tende Competens Code, Chapter 1103, is suffering to use this title.

Douglas E. Chimbo

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Texas 78711-2188 Certified Residential Real Estate Appraiser

Number:

TX 1321560 R

Issued:

11/17/2017

Expires:

11/30/2019

Appraiser:

JAMES ROBERT WARD

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 Residential Real Estate Appraiser.

Douglas E. Oldmixon Commissioner

Form SCHLCL _ TOTAL* approical calibrate by a la mode, inc. - 1 ORD ALABADEC

File No. 195r18

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

02

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

03

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

04

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

05

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes,

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 Indicates three full baths and two half baths.

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Α	Adverse	Location & View Area, Site
ac	Acres	
AdjPrk	Adjacent to Park	Location
\djPwr	Adjacent to Power Lines	Location
<u>ArmLth</u>	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
3	Beneficial	Location & View
)a	Bathroom(s)	Basement & Finished Rooms Below Grade
or	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
;	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
	Carport	Garage/Carport
CD	Court Ordered Sale	Sale or Financing Concessions
CrtOrd		View
CtySky	City View Skyline View	View
CtyStr	City Street View	Garage/Carport
OV	Covered	
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
9	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
	Garage	Garage/Carport
9	Attached Garage	Garage/Carport
ga	Built-in Garage	Garage/Carport
gbi		Garage/Carport
gd	Detached Garage	
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
		View
LtdSght	Limited Sight	Design (Style)
MR	Mid-rise	View
Mtn	Mountain View	Location & View
N	Neutral	
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
OD .	Ореп	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
		Location
PubTrn	Public Transportation	Sale or Financing Concessions
Relo	Relocation Sale	Sale or Financing Concessions Sale or Financing Concessions
RED	REO Sale	
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
п	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
5	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
	Short Sale	Sale or Financing Concessions
Short	Square Feet	Area, Site, Basement
sf		Area, Site
sqm	Square Meters	Date of Sale/Time
Unk	Unknown	
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
	Walk Up Basement	Basement & Finished Rooms Below Grade
WП	Train Up Basement	Bunging a time and traine agent and

Uniform Residential Appraisal Report

	Uniform Residential			
The purpose of this summary appraisal repo	rt is to provide the lender/client with an ac	curate, and adequately supported, op	inion of the market value	of the subject property.
Property Address 1910 Salina St		City Austin	State TX	Zip Code 78722
Borrower N/A	Owner of Public Record	Blackland Community Devel	opment County Travi	5
Legal Description N. 99.33' Lot 5-6, Blo	ock 3, OLT 45, Div. B, Hofheinz Resu	b		
Assessor's Parcel # 0211091603		Tax Year 2018	R.E. Taxes \$ ()
Neighborhood Name East Austin		Map Reference 3	Census Tract (0004.02
Occupant Owner X Tenant Vaca	ant Special Assessments \$	0 PU	D HOAS O	per year per month
Property Rights Appraised X Fee Simple	Leasehold Other (describe)			
Assignment Type Purchase Transaction	Refinance Transaction X Other (d	escribe) Estimate market value	23.	
	Development Corp Address 1902 E		- 100 August	
Is the subject property currently offered for sake			appraisal?	Yes 🔀 No
Report data source(s) used, offering price(s), a				
I did did not analyze the contract for	r sale for the subject purchase transaction. Exp	lain the results of the analysis of the co	intract for sale or why the a	analysis was not
performed.				
Contract Price S Date of Cor	ntract Is the property seller t	he owner of public record? Yes	No Data Source(s)	
Is there any financial assistance (loan charges,			ehalf of the borrower?	Yes No
If Yes, report the total dollar amount and descri		->-		
		45,51		
Note: Race and the racial composition of th	e neighborhood are not appraisal factors.	OCCUPATION OF THE PARTY OF THE	-	Cina na resulta de la competita della competita della competita della competita della competita della competita della competit
Neighborhood Characteristics		Housing Trends	One-Unit Housing	Present Land Usa %
			PRICE AGE	One-Unit 75 %
Location Virban Suburban Suburban	Rural Property Values Increasing	2.0	No. of the Contract of the Con	
Built-Up X Over 75% 25-75%	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit 5 %
Growth Rapid Stable	Slow Marketing Time V Under 3 m		250 Low 0	Multi-Family 5 %
- manual - m	the south, IH-35 to the west, Airport		650 High 100	Commercial 10 %
Austin ISD serves the neighborhood			400 Pred. 50	Other 5 %
	is located in an established residenti			
duplexes, and commercial units. Th	e neighborhood has experienced co	ntinued demand and rising pro	perty values. Access	to employment,
shopping, schools, and the road sys	tem is good for the Austin market.			
Market Conditions (including support for the al	bove conclusions) Demand for rental housing	in Austin Is currently stable with vacancy rat	es below 10% and stable rents.	Property values are stable to
increasing with good demand, investor confidence, por	sitive cash flows, and good potential for appreciation.	Construction of new multifamily units is mostly	restricted to apartment complex	xes in the upper end of the
rental spectrum. The average marketing period is app				
Dimensions See survey	Area 13092 sf	Shape Rectangula	ar View N	:Res:
Specific Zoning Classification MF-3-NP		Multi family residential with a n		
Zoning Compliance X Legal Legal Nor		ng	o grand trace	
Is the highest and best use of subject property			Yes X No If No, de	scribe Highest and
to the tuilinest and ocot and or anotest buoberts	to militato for to higheren her higher and of			
	til auch time on the improvements or			
best is for interim investment use un		in be replaced with larger, mor	e appropriate improve	ements.
best is for interim investment use un Utilities Public Other (describe)	Public Other (d	n be replaced with larger, mor escribe) Off-site Imp	e appropriate improvi rovements - Type	ements. Public Private
best is for interim investment use un Utilities Public Other (describe)	Public Other d	n be replaced with larger, more escribe) Off-site Imp Street Asp	e appropriate improvi rovements - Type halt	ements. Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer	n be replaced with larger, mor escribe) Off-site Imp Street Asp Alley Asp	e appropriate improvi rovements - Type shalt halt	Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer No FEMA Flood Zone X	n be replaced with larger, mor escribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J	e appropriate improvi rovements - Type shalt halt	ements. Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer No FEMA Flood Zone X Cal for the market area? Yes 1	n be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No. If No. describe	e appropriate improvi rovements - Type halt halt FEMA Maj	Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer No FEMA Flood Zone X Cal for the market area? Yes 1	n be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No. If No. describe	e appropriate improvi rovements - Type halt halt FEMA Maj	Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer No FEMA Flood Zone X Cal for the market area? Yes 1	n be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No. If No. describe	e appropriate improvi rovements - Type halt halt FEMA Maj	Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer No FEMA Flood Zone X Cal for the market area? Yes 1	n be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No. If No. describe	e appropriate improvi rovements - Type halt halt FEMA Maj	Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer Sew	n be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No. If No. describe umental conditions, land uses, etc.)?	e appropriate improvi rovements - Type shalt shalt FEMA Mar	Public Private Date 01/06/2016 If Yes, describe
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer Sewer Sanitary Sewer	n be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No. If No. describe Immental conditions, land uses, etc. 1?	e appropriate improvi rovements - Type halt halt FEMA Maj	Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer Sewer Sanitary Sewer Sewer Sewer Sanitary Sewer Sewer Sewer Sanitary Sewer	n be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No. If No. describe amental conditions, land uses, etc.)? Exterior Description material Foundation Walls Pier&bearn	e appropriate improvements - Type shalt shalt FEMA May Yes No s/condition interior s/average Floors	Public Private Date 01/06/2016 If Yes, describe
best is for interim investment use un Utilities Public Other (describe) Electricity	Water Sanitary Sewer Sewer Sanitary Sewer	n be replaced with larger, more scribe) Off-site Imp Street Asp Altry Asp FEMA Map # 48453C0465J No. If No. describe mental conditions, land uses, etc.)? Exterior Description material Exterior Walls Pier&beam Exterior Walls Siding/aver	e appropriate improvements - Type shalt shalt FEMA May Yes No s/condition interior //average Floors	Public Private Date 01/06/2016 If Yes, describe
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sewer Sewer Sewer Sewer Sewer Sewer Sanitary Sewer	n be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No. If No. describe amental conditions, land uses, etc.)? Exterior Description material Foundation Walls Pier&bearm	e appropriate improvi	Public Private Date 01/06/2016 If Yes, describe muterials/condition Lam,tile/average
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sewer Sewer Sewer Sewer Sewer Sewer Sanitary Sewer	n be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No. If No. describe mental conditions, land uses, etc.)? Exterior Description material Exterior Walls Siding/aver, Roof Surface CompShim.	e appropriate improvi	Public Private Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sewer Sewer Sewer Sewer Sewer Sewer Sanitary Sewer	In be replaced with larger, morescribe) Off-site Imp Street Asp Altey Asp FEMA Map # 48453C0465J No If No, describe Immental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Foof Surface Gutters & Downspouts Fone/Adec Window Type Aluminum/	e appropriate improvi	Public Private Public Private
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Se	In be replaced with larger, morescribe) Off-site Imp Street Asp Altey Asp FEMA Map # 48453C0465J No If No, describe Immental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Foof Surface Gutters & Downspouts Fone/Adec Window Type Aluminum/	e appropriate improvi	muterials/condition Lam,tile/average Paint wood/average Tile/average
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sewer Sewer Sanitary Sewer Sanitary Sewer Sanitary Sewer Sewer Sanitary Sewer Sanitary Sewer Sanitary Sewer Sanitary Sewer Sewer Sanitary Sewer Sanitary Sewer Sewer Sewer Sanitary Sewer Se	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No, describe mental conditions, land uses, etc.)? Exterior Description material foundation Walls Pier&bearm Exterior Walls Siding/aver Roof Surface CompShini Gutters & Downspouts None/Adec Window Type Aluminum/Storm Sash/Insulated None	e appropriate improvi	public Private Date 01/06/2016 If Yes, describe If Yes, describe If Yes, describe Drywall/average Drywall/average Paint wood/average Tile/average Of Tile/average None
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sew	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No. describe Immental conditions, land uses, etc.)? Exterior Description Immediate Foundation Walls Pier&beam Exterior Walls Siding/avei Exterior Walls Siding/avei Gutters & Downspouts None/Adec Window Type Aluminum/ Storm Sash/Insulated None Screens Screens/av	e appropriate improvi	materials/condition Lam, tile/average Paint wood/average Tile/average Itile/average None More of Cars 1
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sew	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No If No. describe Imental conditions, land uses, etc.)? Exterior Description Imaterial Foundation Walls Pier&bearn Exterior Walls Siding/avei Roof Surface CompShini Gutters & Downspouts None/Adec Window Type AlumInum/ Storm Sashvinsulated None Screens Screens/av Amenities Woodst	e appropriate improvi	materials/condition Lam, tile/average Drivall/average Drivall/average Drivall/average Drivall/average Ot Tile/average None y # of Cars 1
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Imaterial Foundation Walls Pier&beam Exterior Walls Siding/aver Roof Surface CompShini Gutters & Downsports None/Adec Window Type AlumInum/ Storm Sastvinsulated None Screens Screens/av Amenities Woodst Fireplace(s) # 0 Fence	e appropriate improving the proving the proving the proving terms of the proving the proving the proving terms of	muterials/condition Lam, tile/average Paint wood/average Paint wood/average It ile/average Ol Tile/average I None # of Cars 1 ridace Concrete # of Cars 0
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Imaterial Foundation Walls Pier&beam Exterior Walls Siding/aver Roof Surface CompShini Gutters & Downspouts None/Adec Window Type AlumInum/ Storm Sastvinsulated None Screens Screens/av Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Porch	appropriate improving the impr	materials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average OI Tile/average None y # of Cars 1 rface Concrete # of Cars 0 # of Cars 0
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone X cal for the market area? Yes all factors (easements, encroachments, environ) Foundation Concrete Slab Crawl Space Full Basement Partial Basement Basement Area Basement Finish O % Outside Entry/Exit Individual VV Other	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Siding/aver Exterior Walls Siding/aver Exterior Walls Siding/aver Exterior Walls Siding/aver Exterior Walls None/Adec Window Type Aluminum/ Storm Sash/Insulated None Screens Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Pool None Other	appropriate improving the impr	materials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average OI Tile/average None # of Cars # of Cars # of Cars O # of Cars O
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Se	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Siding/aver E	pappropriate improving the imp	meterials/condition Lam tile/average Drywall/average Paint wood/average Tile/average None None # of Cars 1 # of Cars 0 # of Cars 0 # of Cars 0 # of Cars 0 Det. Built-in
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Siding/aver E	appropriate improving the impr	meterials/condition Lam tile/average Drywall/average Paint wood/average Tile/average None None # of Cars 1 # of Cars 0 # of Cars 0 # of Cars 0 # of Cars 0 Det. Built-in
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Siding/aver E	pappropriate improving the imp	meterials/condition Lam tile/average Drywall/average Paint wood/average Tile/average None None # of Cars 1 # of Cars 0 # of Cars 0 # of Cars 0 # of Cars 0 Det. Built-in
best is for interim investment use un Wilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Siding/aver E	pappropriate improving the imp	meterials/condition Lam tile/average Drywall/average Paint wood/average Tile/average None None # of Cars 1 # of Cars 0 # of Cars 0 # of Cars 0 # of Cars 0 Det. Built-in
best is for interim investment use un Wilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Se	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Exterior Walls Exterior Walls Siding/aver Exterior Walls Flore Sownspouts Foundation Walls Exterior Description Foundation Walls Fireplace(s) # 0 Fence PatiorDeck None Proceed Pool None Other 1,0 Bath(s) 1,07	pappropriate improving the imp	materials/condition Lam, tile/average Drywall/average Paint wood/average Itle/average None y # of Cars 1 rriace Concrete # of Cars 0 # of Cars 0 Det. Built-in
Dest is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Se	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Description E	pappropriate improvements - Type shalt shalt FEMA Map Yes No Yes No Yes No Yes No Interior Playerage Floors Walls Glaverage Trim/Finish Overhang Bath Floor average Drivewa Oversis # O Drivewa	muterials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average None # of Cars 1 ridace Concrete # of Cars 0 Det. Built-in Living Area Above Grade
Dest is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Description E	pappropriate improvements - Type shalt shalt FEMA Map Yes No Yes No Yes No Yes No Interior Playerage Floors Walls Glaverage Trim/Finish Overhang Bath Floor average Drivewa Oversis # O Drivewa	muterials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average None # of Cars 1 ridace Concrete # of Cars 0 Det. Built-in Living Area Above Grade
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Description E	pappropriate improvements - Type shalt shalt FEMA Map Yes No Yes No Yes No Yes No Interior Playerage Floors Walls Glaverage Trim/Finish Overhang Bath Floor average Drivewa Oversis # O Drivewa	muterials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average None # of Cars 1 ridace Concrete # of Cars 0 Det. Built-in Living Area Above Grade
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alley Asp FEMA Map # 48453C0465J No If No describe Imental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Description E	pappropriate improvements - Type shalt shalt FEMA Map Yes No Yes No Yes No Yes No Interior Playerage Floors Walls Glaverage Trim/Finish Overhang Bath Floor average Drivewa Oversis # O Drivewa	muterials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average None # of Cars 1 ridace Concrete # of Cars 0 Det. Built-in Living Area Above Grade
best is for interim investment use un Utilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No. If No. describe imental conditions, land uses, etc.)? Exterior Description material Foundation Walls Pier&bearm Exterior Walls Siding/aver Roof Surface CompShin Gutters & Downspouts None/Adec Window Type Aluminum/ Storm Sasty/Insulated None Screens Screens/au Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Other wave Washer/Dryer Other 1.0 Bath(s) 1,07 emodeling, etc.). C4,No up mity with its surroundings, Quantity with its surroundings.	appropriate improvements - Type shalt shalt FEMA May Yes No Yes No Yes No Yes No Yes No Interior Floors Floo	materials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average Ot Tile/average None # of Cars 1 rface Concrete # of Cars 0 # of Cars 0 Det Built-in Living Area Above Grade years; The subject, considered to
best is for interim investment use un titilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No. If No. describe imental conditions, land uses, etc.)? Exterior Description material Foundation Walls Pier&bearm Exterior Walls Siding/aver Roof Surface CompShin Gutters & Downspouts None/Adec Window Type Aluminum/ Storm Sasty/Insulated None Screens Screens/au Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Other wave Washer/Dryer Other 1.0 Bath(s) 1,07 emodeling, etc.). C4,No up mity with its surroundings, Quantity with its surroundings.	appropriate improvements - Type shalt shalt FEMA May Yes No Yes No Yes No Yes No Yes No Interior Floors Floo	muterials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average None # of Cars 1 ridace Concrete # of Cars 0 Det. Built-in Living Area Above Grade
best is for interim investment use un titilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No. If No. describe imental conditions, land uses, etc.)? Exterior Description material Foundation Walls Pier&bearm Exterior Walls Siding/aver Roof Surface CompShin Gutters & Downspouts None/Adec Window Type Aluminum/ Storm Sasty/Insulated None Screens Screens/au Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Other wave Washer/Dryer Other 1.0 Bath(s) 1,07 emodeling, etc.). C4,No up mity with its surroundings, Quantity with its surroundings.	appropriate improvements - Type shalt shalt FEMA May Yes No Yes No Yes No Yes No Yes No Interior Floors Floo	materials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average Ot Tile/average None # of Cars 1 rface Concrete # of Cars 0 # of Cars 0 Det Built-in Living Area Above Grade years; The subject, considered to
best is for interim investment use un titilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, more scribe) Off-site Imp Street Asp Alter Asp FEMA Map # 48453C0465J No. If No. describe imental conditions, land uses, etc.)? Exterior Description material Foundation Walls Pier&bearm Exterior Walls Siding/aver Roof Surface CompShin Gutters & Downspouts None/Adec Window Type Aluminum/ Storm Sasty/Insulated None Screens Screens/au Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Other wave Washer/Dryer Other 1.0 Bath(s) 1,07 emodeling, etc.). C4,No up mity with its surroundings, Quantity with its surroundings.	appropriate improvements - Type shalt shalt FEMA May Yes No Yes No Yes No Yes No Yes No Interior Floors Floo	materials/condition Lam, tile/average Drywall/average Paint wood/average Tile/average Ot Tile/average None # of Cars 1 rface Concrete # of Cars 0 # of Cars 0 Det Built-in Living Area Above Grade years; The subject, considered to
best is for interim investment use un titilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, morescribe) Street Asp Alter Asp FEMA Map # 48453C0465J No If No. describe Invental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Siding/avei Roof Surface CompShim Gutters & Downspouts None/Adec Window Type AlumInum/ Storm Sash/Insulated None Screens Screens/av Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Pool None Other 1.0 Bath(s) 1,07 emodeling, etc.). C4, No up mity with its surroundings, Quantity or structural integrity of the property?	appropriate improving the proving the prov	materials/condition Lam, tile/average Drywall/average Drywall/average Paint wood/average Itle/average None # of Cars 1 ritace Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade No If Yes, describe
best is for interim investment use un titilities Public Other (describe) Electricity	Public Other (d Water Sanitary Sewer Sanitary Sewer Water Sanitary Sewer Water	In be replaced with larger, morescribe) Street Asp Alter Asp FEMA Map # 48453C0465J No If No. describe Invental conditions, land uses, etc.)? Exterior Description Foundation Walls Exterior Walls Exterior Walls Siding/avei Roof Surface CompShim Gutters & Downspouts None/Adec Window Type AlumInum/ Storm Sash/Insulated None Screens Screens/av Amenities Woodst Fireplace(s) # 0 Fence Patio/Deck None Pool None Other 1.0 Bath(s) 1,07 emodeling, etc.). C4, No up mity with its surroundings, Quantity or structural integrity of the property?	appropriate improvements - Type shalt shalt FEMA May Yes No Yes No Yes No Yes No Yes No Interior Floors Floo	materials/condition Lam, tile/average Drywall/average Drywall/average Paint wood/average None # of Cars 1 ritace Concrete # of Cars 0 # of Cars 0 Det. Built-in Living Area Above Grade No If Yes, describe

Uniform Residential Appraisal Report

File#	197r18
1 119 17	12110

	33compara	die properties currenti	y offered for sale in	the subject neighbort	nood ranging in price	from \$ 250,000	to\$ 65	0.000 .
There are	176 compara	ble sales in the subjec	t neighborhood withi	n the past twelve mor	nths ranging in sale p	rice from \$ 250.00		650,000
	FEATURE	SUBJECT	COMPARAG	BLE SALE # 1	COMPARAE	SLE SALE # 2		LE SALE # 3
Address	1910 Salina St		2610 Oaklawn A	Ave	2005 Chestnut /	Ave	1605 Sanchez S	
	Austin, TX 7872	22	Austin, TX 7872	2	Austin, TX 7872	2	Austin, TX 7870	•
	to Subject		0.56 miles NE		0.33 miles E		0.98 miles E	
Sale Price		S		\$ 330,000		\$ 370,000		\$ 405,000
	/Gross Liv. Area	S sq.ft.	\$ 275.00 sq.ft		\$ _ 338,83 sq.ft.		\$293,48 sq.ft.	
Data Source	ce(s)		MLS/Tax/Agent;	DOM 3	MLS/Tax/Agent;		MLS/Tax/Agent;	
Verification	n Source(s)		MLS-ABOR #82	86010	MLS-ABOR #24		MLS-ABOR #18	
VALUE AD	DJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) S Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Fi	inancing		ArmLth		ArmLth		ArmLth	1 () 4 10 000 110 11
Concessio			Cash;0		Cash:0	1	Cash:0	!
Date of Sa	ale/Time		s07/18;c06/18		s06/18;c05/18		s03/18;c11/17	
Location		N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/	/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site		13092 sf	8056 sf	+50.400	10237 sf	+28 600	10019 sf	+30,700
View		N,Res,	N,Res;	331,00	N.Res.	. 20,000	N;Res;	+30,70 ,
Design (St	tyle)	DT1.0;Bungalow	DT1.0;Bungalov		DT1.0;Bungalow		DT1.0;Bungalow	
Quality of (Construction	Q4	Q4		Q4		Q4	
Actual Age	3	23	70	0			78	
Condition		C4	C4		C4		C4	
Above Grad	ide	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	·	Total Bdrms. Baths	
Room Cou	ınt	6 3 1.0	6 3 1.0		6 3 1.0			
Gross Livin		1,078 sq.ft.	1,200 sq.ft.	-6,100			6 3 2.0	-5,000
Basement 8		Osf	Osf	-0,100	0sf	0	1,000 1,000	-15,100
Rooms Bel			001		USI		Osf	
Functional		Average	Average		Average			
Heating/Co		Wall/window	Wall/window			5.000	Average	
<u>~</u>	icient Items	None	None		Central	-5,000	Central	-5,000
		1dw	1dw		None		None	
Porch/Patio		Porches	Porches		1gd1dw	-3,500		
5	Or DUCK	Forciles	Porches		Porches		Porches	
<u>.</u>	· · · · · · · · · · · · · · · · · · ·							
3								
Garage/Car Porch/Patio	ment (Total)	Company of the last of the las	X + 🗆 -	\$ 44,300	X + .	\$ 20.100	- IOI - IOI - I	
Adjusted Sa			Net Adj. 13,4 %		Net Adj. 5,4 %	\$ 20,100		\$ 5,600
of Compara		PERSONAL PROPERTY OF THE PROPE	Gross Adj. 17,1 %.			\$ 200.400	Net Adj. 1.4 %	
∤ X did		the sale or transfer his	tory of the cubicct per	noch, and companies	solos Mant ambia	3 390,100	Gross Adj. 13.8 %	\$410,600
My research	h did 🕅 did	not reveal any prior sale	es or transfers of the	subject property for the	three warm prior to the	he effective data of this		
My research Data Source My research Data Source Report the	e(s) MLS and 1 h did X did e(s) MLS and 1	not reveal any prior sal Fax Records not reveal any prior sal Fax Records	es or transfers of the o	comparable sales for th	ne year prior to the dat	e of sale of the compa	rable sale.	
Data Source My research Data Source	e(s) MLS and 1 h did did did e(s) MLS and 1 results of the research	Fax Records not reveal any prior sale Fax Records n and analysis of the pri	es or transfers of the o	comparable sales for the	ne year prior to the dat	e of sale of the compa	rable sale. Il prior sales on page 3	
Data Source My research Data Source Report the r	e(s) MLS and 1 h did X did e(s) MLS and 1 results of the research	Fax Records not reveal any prior sale Fax Records n and analysis of the pri	es or transfers of the o	comparable sales for th	ne year prior to the dat	e of sale of the compa	rable sale. Il prior sales on page 3). ABLE SALE #3
Data Source My research Data Source Report the r	e(s) MLS and 1 h did did did e(s) MLS and 1 results of the research ITEM ox Sale/Transfer	Fax Records not reveal any prior sale Fax Records n and analysis of the pri	es or transfers of the o	comparable sales for the	ne year prior to the dat	e of sale of the compa	rable sale. Il prior sales on page 3	
Data Source My research Data Source Report the r Date of Prio Price of Prio	e(s) MLS and 1 h did did did e(s) MLS and 1 results of the research ITEM or Sale/Transfer or Sale/Transfer	Fax Records not reveal any prior sale Fax Records n and analysis of the pri SUI	es or transfers of the of transfer his BJECT	comparable sales for the subject project proje	perty and comparable	e of sale of the compa sales (report additiona DMPARABLE SALE #2	rable sale. Il prior sales on page 3	
Data Source My research Data Source Report the r Oate of Prio Price of Prio Data Source	e(s) MLS and 1 h did did did e(s) MLS and 1 results of the research ITEM or Sale/Transfer or Sale/Transfer e(s)	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI	es or transfers of the of transfer his BJECT	comparable sales for the subject project proje	perty and comparable ALE #1 CO	e of sale of the compa sales (report additiona DMPARABLE SALE #2	arable sale. Il prior sales on page 3 COMPAR MLS/Tax	
Data Source My research Data Source Report the r Date of Price Price of Price Data Source Effective Data	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s)	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax D9/06/2018	es or transfers of the dior sale or transfer his	comparable sales for the subject project proje	perty and comparable ALE #1 CG MLS/T 09/06/	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price Price of Price Data Source Effective Data Analysis of	e(s) MLS and T h idid idid idid e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI	es or transfers of the dior sale or transfer his	comparable sales for the subject project proje	perty and comparable ALE #1 CG MLS/T 09/06/	e of sale of the compa sales (report additions DMPARABLE SALE #3	arable sale. Il prior sales on page 3 COMPAR MLS/Tax	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price Price of Price Data Source Effective Data Analysis of	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s)	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax D9/06/2018	es or transfers of the dior sale or transfer his	comparable sales for the subject project proje	perty and comparable ALE #1 CG MLS/T 09/06/	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price Price of Price Data Source Effective Data Analysis of	e(s) MLS and T h idid idid idid e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax D9/06/2018	es or transfers of the dior sale or transfer his	comparable sales for the subject project proje	perty and comparable ALE #1 CG MLS/T 09/06/	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price Price of Price Data Source Effective Data Analysis of	e(s) MLS and T h idid idid idid e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax D9/06/2018	es or transfers of the dior sale or transfer his	comparable sales for the subject project proje	perty and comparable ALE #1 CG MLS/T 09/06/	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price Price of Price Data Source Effective Data Analysis of	e(s) MLS and T h idid idid idid e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax D9/06/2018	es or transfers of the dior sale or transfer his	comparable sales for the subject project proje	perty and comparable ALE #1 CG MLS/T 09/06/	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h idid idid idid e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Price of Price Data Source Effective Data Analysis of the mand	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri	es or transfers of the officers of the officer	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Prio Data Source Effective Data Source Effective Data Source Summary of	e(s) MLS and The Gold MLS and The Gold MLS and The MLS and The Gold MLS and The MLS and Th	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax 09/06/2018 history of the subject p	ior sale or transfer his BJECT In the comparable of the comparabl	comparable sales for the subject project proje	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additions DMPARABLE SALE #3	orable sale. Il prior sales on page 3 COMPAR MLS/Tax 09/06/2018	ABLE SALE #3
Data Source My research Data Source Report the r Date of Prio Data Source Effective Data Source Effective Data Analysis of the mand	e(s) MLS and T h	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax D9/06/2018 history of the subject p	ior sale or transfer his BJECT In Comparab Ached sheets for D,000	comparable sales for the subject project proje	perty and comparable ALE #1 CU MLS/T 09/06/ re were no sales of	e of sale of the compa sales (report additiona DMPARABLE SALE #2 "ax "2018 or the subject pro	In prior sales on page 3 COMPAR MLS/Tax 09/06/2018 perty or the comp.	ABLE SALE #3 arable sales in
Data Source My research Data Source Report the r Date of Price Data Source Effective Data Source Effective Data Source Summary of Summary of	e(s) MLS and T h	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax 09/06/2018 history of the subject pri spproach See atta son Approach \$ 40 parison Approach \$	ior sale or transfer his BJECT In Corporaty and comparab ached sheets for D,000 400,000 Corporation of the corporation of	comparable sales for it tory of the subject proj COMPARABLE SA MLS/Tax 199/06/2018 tle sales There additional comme	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compassales (report additions) DMPARABLE SALE #2 Tax (2018) Or the subject pro	In prior sales on page 3 COMPAR MLS/Tax 09/06/2018 perty or the comp	ABLE SALE #3
Data Source My research Data Source Report the r Date of Prio Data Source Effective Da Analysis of the mand Summary of Indicated Va Indicated Va The Incom	e(s) MLS and T h did did did e(s) MLS and T mesults of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period. If Sales Companison A silve by Sales Companison A	Fax Records not reveal any prior sale fax Records n and analysis of the pri SUI MLS/Tax 09/06/2018 history of the subject pri Approach See atta son Approach \$ 40 parison Approach \$ ports the value of	or transfers of the of transfer his SJECT In the comparable of th	comparable sales for it tory of the subject pro COMPARABLE SA MLS/Tax 19/06/2018 Ide sales Ther additional comme	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compassales (report additions) DMPARABLE SALE #2 Tax (2018) Or the subject pro	In prior sales on page 3 COMPAR MLS/Tax 09/06/2018 perty or the comp	ABLE SALE #3
Data Source My research Data Source Report the r Date of Prio Data Source Effective Da Analysis of the mand Summary of Indicated Va Indicated Va The Incom	e(s) MLS and T h did did did e(s) MLS and T mesults of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period. If Sales Companison A silve by Sales Companison A	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax 09/06/2018 history of the subject pri spproach See atta son Approach \$ 40 parison Approach \$	or transfers of the of transfer his SJECT In the comparable of th	comparable sales for it tory of the subject pro COMPARABLE SA MLS/Tax 19/06/2018 Ide sales Ther additional comme	perty and comparable ALE #1 CO MLS/T 09/06/ re were no sales of	e of sale of the compassales (report additions) DMPARABLE SALE #2 Tax (2018) Or the subject pro	In prior sales on page 3 COMPAR MLS/Tax 09/06/2018 perty or the comp	ABLE SALE #3
Data Source My research Data Source Report the r Date of Prio Data Source Effective Da Analysis of the mand Summary of Indicated Val	e(s) MLS and T h did did did e(s) MLS and T results of the research ITEM or Sale/Transfer or Sale/Transfer e(s) ate of Data Source(s) prior sale or transfer dated period. If Sales Companison A silve by Sales Companison A results of Data Source(s) prior sale or transfer dated period.	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax 09/06/2018 history of the subject pri pproach See atta son Approach \$ ports the value of the and was not utili	ior sale or transfer his SUECT Toperty and comparable ached sheets for D,000 400,000 Comparable the Sales Compar	tory of the subject pro COMPARABLE SAMLS/Tax 19/06/2018 de sales Ther additional comme	e year prior to the date perty and comparable ALE #1 Comparable AL	e of sale of the compassales (report additional COMPARABLE SALE # 2018 or the subject pro	MLS/Tax 09/06/2018 perty or the comp.	arable sales in
Data Source My research Data Source Report the r Date of Prio Data Source Effective Da Analysis of the mand Summary of Indicated Va Indicated Va The Incom was not co	e(s) MLS and The Gold of Gold	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax 09/06/2018 history of the subject pri spproach See atta son Approach \$ 40 parison Approach \$ ports the value of the and was not utili st. Subject to compare the su	ior sale or transfer his BJECT Toperly and comparab ached sheets for D,000 400,000 Compared the sales Compared in the report.	comparable sales for it tory of the subject proj COMPARABLE SA MLS/Tax 19/06/2018 tle sales There additional comme	perty and comparable ALE #1 Ct MLS/TI 09/06/ re were no sales.	e of sale of the compassales (report additional DMPARABLE SALE #2018 or the subject pro	MLS/Tax 09/06/2018 perty or the comp.	ABLE SALE #3 arable sales in ost Approach
Data Source My research Data Source Report the r Date of Prio Data Source Effective Data Source Effective Data Source Indicated Value Indicated Value Indicated Value The Incom was not completed,	e(s) MLS and Tresults of the research Tresults of Data Source(s) prior sale or transfer dated period. If Sales Companison A Sales Companish the by: Sales Companish the	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax D9/06/2018 history of the subject pri son Approach See atta son Approach \$ Departs on Approa	or transfers of the of transfer his SJECT Toperty and comparab ached sheets for the Sales Comparations on the basis arations are the comparations are the comparation are the comparations are th	comparable sales for the subject project proje	me year prior to the date perty and comparable ALE #1 Cl MLS/T 09/06/ re were no sales of a hypot difficient that the marking the property of the basis of a hypot difficient that the marking the perty of the pert	e of sale of the compassales (report additions) Sales (report additions) DMPARABLE SALE #3 Fax (2018) or the subject pro Income Appriate of value for the sale of value for the sale of value for the sale of sale of sale of the sale of sale of the sale o	MLS/Tax 09/06/2018 perty or the comp.	ABLE SALE #3 arable sales in ost Approach
Data Source My research Data Source Report the r Date of Prio Data Source Effective Data Source Effective Data Source Indicated Value Indicated Value Indicated Value The Incom was not completed,	e(s) MLS and Tresults of the research Tresults of Data Source(s) prior sale or transfer dated period. If Sales Companison A Sales Companish the by: Sales Companish the	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax 09/06/2018 history of the subject pri spproach See atta son Approach \$ 40 parison Approach \$ ports the value of the and was not utili st. Subject to compare the su	or transfers of the of transfer his SJECT Toperty and comparab ached sheets for the Sales Comparations on the basis arations are the comparations are the comparation are the comparations are th	comparable sales for the subject project proje	me year prior to the date perty and comparable ALE #1 Cl MLS/T 09/06/ re were no sales of a hypot difficient that the marking the property of the basis of a hypot difficient that the marking the perty of the pert	e of sale of the compassales (report additions) Sales (report additions) DMPARABLE SALE #3 Fax (2018) or the subject pro Income Appriate of value for the sale of value for the sale of value for the sale of sale of sale of the sale of sale of the sale o	MLS/Tax 09/06/2018 perty or the comp.	ABLE SALE #3 arable sales in ost Approach
Data Source My research Data Source Report the r Date of Prio Data Source Effective Da Analysis of the mand Summary of Indicated Val Indicated Vi The Incom was not co	e(s) MLS and The Gold of Gold	Fax Records not reveal any prior sale fax Records a Records and analysis of the pri MLS/Tax D9/06/2018 history of the subject pri son Approach See atta son Approach See atta son Approach son Approa	or transfers of the or transfer his SJECT Toperty and comparab ached sheets for 400,000 Counter Sales Comparated in the report. Completion per plans arations on the basis y assumption that the	comparable sales for it tory of the subject proj COMPARABLE SA MLS/Tax 19/06/2018 It sales There additional comme ost Approach (If develation on of a hypothetical core condition or deficiency	me year prior to the date perty and comparable ALE #1 Comparable A	e of sale of the compassales (report additional DMPARABLE SALE #2018 or the subject profile of the subject profile of value for the	MLS/Tax O9/06/2018 perty or the comp coach (if developed) S ne subject. The Co	arable sales in arable sales in ost Approach ve been subject to the
Data Source My research Data Source Report the r Date of Prio Data Source Effective Da Analysis of the mand Summary of Indicated Val Indicated Vi The Incom was not co	e(s) MLS and The Gold of Gold	Fax Records not reveal any prior sale fax Records n and analysis of the pri MLS/Tax D9/06/2018 history of the subject pri son Approach See atta son Approach \$ Departs on Approa	or transfers of the or transfer his SJECT Toperty and comparab ached sheets for 400,000 Counter Sales Comparated in the report. Completion per plans arations on the basis y assumption that the	comparable sales for it tory of the subject proj COMPARABLE SA MLS/Tax 19/06/2018 It sales There additional comme ost Approach (If develation on of a hypothetical core condition or deficiency	me year prior to the date perty and comparable ALE #1 Comparable A	e of sale of the compassales (report additional DMPARABLE SALE #2018 or the subject profile of the subject profile of value for the	MLS/Tax O9/06/2018 perty or the comp coach (if developed) S ne subject. The Co	arable sales in arable sales in ost Approach ve been subject to the

	Uniform Residential	Appraisal Report	File# 197r18	
	See attached sheet			
ADDITIONAL COMMENTS				
W				
g				
ÄÄ				,
읃				
9				
ì				
			5 5 50	
				_
		(not required by Fannie Mae)		
	Provide adequate information for the lender/client to replicate the below cost figures and calci Support for the opinion of site value (summary of comparable land sales or other methods for		ot sales in close proximit	to the
	subject over the past year that were similar in size. They sold for between	\$250,000 to \$525,000. Two lots in clo		
	for between \$350,000 and \$425,000. The estimated value of the subject	s lot is \$375,000.		
丧	ESTIMATED REPRODUCTION OR KREPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	375,000
ROACH	Source of cost data Marshall and Swift Cost Service-2018 online	DWELLING 1,078 Sq.FL @ \$	100.00 =\$	107,800
		O Sq.Ft. @ S	=\$	
A L	Comments on Cost Approach (gross living area calculations, degreciation, etc.) Data for the Cost Approach was obtained from Marshall and Swift	Garage/Carport Sq.Ft. @ \$	=\$ =\$	
COST APP	Residential Cost Handbook, Physical depreciation was calculated via	Total Estimate of Cost-New	=5	
	the Age-Life Method estimating an effective age of 50 years and a	Less Physical Functional	External	107.800
	remaining economic life of 50 years. The resulting depreciation factor is	Depreciation 21,560	=\$(107,800
		Descripted Cost of towns or the		21,560)
	50%.	Depreciated Cost of Improvements *As-is* Value of Site Improvements	=S	21,560) 86,240
		Depreciated Cost of Improvements "As-is" Value of Site Improvements		21,560)
	Estimated Remaining Economic Life (HUD and VA only) 80 Years	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH	=S	21,560) 86,240
ME	Estimated Remaining Economic Life (HUD and VA only) 80 Years	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	= \$ = \$ = \$	21,560) 86,240 2,500 463,740
NCOME	Estimated Remaining Economic Life (HUD and VA only) 80 Years	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH	=\$ =\$	21,560) 86,240 2,500 463,740
INCOME	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALU Estimated Monthly Market Rent S X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = S	= \$ = \$ = \$	21,560) 86,240 2,500 463,740
INCOME	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent S X Gross Rent Multiplier Summary of Income Approach (Including support for market rent and GRM) PROJECT INFORMATION	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = S FOR PUDs (if applicable)	= \$ = \$ = \$ Indicated Value by Income	21,560) 86,240 2,500 463,740
INCOME	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent S X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = S FOR PUDs (if applicable) No Unit type(s) Detached Attach	= \$ = \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
INCOME	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Huggal Name of Project	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = S FOR PUDs (If applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelting	= \$ = \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
ION INCOME	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent S X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners' Association (HOA)?	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = S FOR PUDs (If applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelti Total number of units sold	= \$ = \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
MATION	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Huggal Name of Project	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = S FOR PUDs (If applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelting	= \$ = \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
FORMATION INCOME	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent S X Gross Rent Multiplier Summary of income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the H Legal Name of Project Total number of phases Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelli Total number of units sold Data source(s) No if Yes, date of conversion.	= \$ = \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
INFORMATION	Estimated Remaining Economic Life (HUD and VA only) RO Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent S X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners and the developer/builder is in control of the Homeowners and the developer/builder is in control of the Homeowners are to project on the project contain any multi-dwelling units? Yes No Data Source Are the units common elements, and recreation facilities complete? Yes No	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelfi Total number of units sold Data source(s)	= \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
RMATION	Estimated Remaining Economic Life (HUD and VA only) RO Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent S X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the Homeowners and the developer/builder is in control of the Homeowners and the developer/builder is in control of the Homeowners are to project on the project contain any multi-dwelling units? Yes No Data Source Are the units common elements, and recreation facilities complete? Yes No	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelli Total number of units sold Data source(s) No if Yes, date of conversion.	= \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
INFORMATION	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the H Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source Are the units common elements, and recreation facilities complete? Yes No	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelli Total number of units sold Data source(s) No if Yes, date of conversion.	= \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740
INFORMATION	Estimated Remaining Economic Life (HUD and VA only) 80 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the H Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source Are the units common elements, and recreation facilities complete? Yes No	"As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attach OA and the subject property is an attached dwelli Total number of units sold Data source(s) No if Yes, date of conversion. If No, describe the status of completion	= \$ = \$ = \$ Indicated Value by Incor	21,560) 86,240 2,500 463,740

Uniform Residential Appraisal Report

File# 197r18

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I Identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land,
- I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report. I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any Item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 197r18

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me,
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's
 analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

1	
APPRAISER // / / /	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Amely #1/6	Ot
Name James Robert Ward	Signature
Company Name Ward Appraisals	Name
	Company Name
	Company Address
Austin, TX 78757-3323 Telephone Number 512 452 7305	
	Telephone Number
200thard@irardtopia.com	Email Address
Date of Signature and Report 09/09/2018	Date of Signature
Effective Date of Appraisal 09/06/2018	State Certification #
State Certification # 1321560	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State TX	
Expiration Date of Certification or License 11/30/2019	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
1910 Salina St	Did inspect exterior of subject property from street
Austin, TX 78722	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 400,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name No AMC	
Company Name Blackland Community Development Corp.	COMPARABLE SALES
Company Address 1902 E. 22nd St. Austin, TX 78702	Did not improve outsign of account to the
,	Did not inspect exterior of comparable sales from street
Email Address	Did inspect exterior of comparable sales from street
	Date of Inspection

FFATABLE	U	Iniform Res					File # 197r18		
FEATURE Address 4040 G III	SUBJECT	COMPARABI	LE SALE # 4	COMPARABLE SALE #5			COMPARAB	LE SALE # 6	
Address 1910 Salina St		2717 E 22nd St		1707 Ced					
Austin, TX 787	22	Austin, TX 78722	2	Austin, TX		2			
Proximity to Subject		0.65 miles NE		0.54 miles	i E				
Sale Price	\$		\$ 452,500		115	\$ 359,000		\$	
Sale Price/Gross Llv. Area	S sq.ft.				15 sq.ft.		\$ sq.ft.		
Data Source(s)		MLS/Tax/Agent;		MLS/Tax/			2022		
Verification Source(s)		MLS-ABOR #918		MLS-ABO					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) S Adjustment	DESCRIP		+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustmen	
Sales or Financing		ArmLth		Listing		-3,600		37570307	
Concessions		Conv;0		-12					
Date of Sale/Time		s03/18_c03/18		Active					
Location	N;Res;	N;Res;		N.Res.					
Leasehold/Fee Simple Side View Design (Style) Ouality of Construction Actual Age Condition Above Grade	Fee Simple	Fee Simple		Fee Simp	la				
Site	13092 sf	12240 sf	+8,500	6055 sf		+70,400	1		
View	N;Res;	N;Res;		N;Res;	114				
Design (Slyle)		DT1.0;Bungalow		DT1.0 Bur	ngalow				
Quality of Construction	Q4	Q4		Q4	Egen			-	
Actual Age	23	72	0	68		0			
Condition	C4	C3	-25,000			P			
Above Grade	Total Bdrms, Baths		-20,000	Total Bdrms	Doths		Total Bdms, Baths		
Room Count	6 3 1.0	5 2 1.0	0		2.0	5 000	11111111		
Room Count Gross Living Area Basement & Finished	1,078 sq.ft.			The second second second		-5,000			
Basement & Finished	1,078 sq.rr.		0		8 sq.ft.	+3,500	sq.ft.		
Rooms Below Grade	Ost	Osf	f	0sf					
The second secon									
Functional Utility	Average	Average		Average					
Heating/Cooling	Wall/window	Central	-5,000	Wall/windo	wc			_ 0	
Energy Efficient Items	None	None		None					
Garage/Carport	1dw	2cp2dw	-2,500		-				
Porch/Patio/Deck	Porches	Porches		Porches					
				(100 m					
7									
Net Adjustment (Total)		□ + X			·	\$ 65,300	0+0.	s	
Adjusted Sale Price		Net Adj. 5.3 %			18.2 %		Net Adj. %	3	
of Comparables		Gross Adl. 9.1 %	\$ 428,500	Gross Adi.	23.0 %	424.300	Gross Arli %	s	
	and and a state of the state of	Misson	9	Ul vou	Euro .	3	עוטסט חטן.	9	
Hebort the results of the resear	ch and analysis of the p	vior sale or transfer his	tory of the subject pro-	nerty and con	anarable	coles freant addition:	I neine cales on name.	at.	
Report the results of the resear ITEM	ron and analysis of the p	inor sale or transfer his: JBJECT	tory of the subject pro COMPARABLE SA	perty and con	nparable CO	sales (report additiona	al prior sales on page		
Date of Prior Sale/Transfer	rch and analysis of the p	IBJECT	tory of the subject pro COMPARABLE SA	perty and con LE # 4	nparable CO	sales (report additional MPARABLE SALE # 5	al prior sales on page	3). IABLE SALE # 6	
TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	ren and analysis of the g	inor sale or transfer his IBJECT	tory of the subject pro COMPARABLE SA	perty and con LE # 4	nparable CO	sales (report additiona	al prior sales on page		
Date of Prior Sale/Transfer	SU	JBJECT	COMPARABLE SA	perty and con LE # 4	CO	sales (report additional MPARABLE SALE # 5	al prior sales on page		
Otto Of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA	perty and con LE # 4	CO MLS/I	sales (report additions MPARABLE SALE # 5	al prior sales on page		
Otto Of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	perty and con LE # 4 attached s	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
Otto Of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
Otto Of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
Otto Of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
Otto Of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
Otto Of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		
One of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfe	MLS/Tax s) 09/06/2018	JBJECT A	COMPARABLE SA MLS/Tax 09/06/2018	LE # 4	MLS/1	sales (report additions MPARABLE SALE # 5	al prior sales on page		

Market Conditions Addendum to the Appraisal Report File No. 197(18

The purpose of this addendum is to provide the lende	er/client with a clear and a	occurate understanding of	THE MARKET DENIES AND CON	onnona p		tito adojedt		
neighborhood. This is a required addendum for all approperty Address 1910 Salina St	praisai reports with an en	City Austin	ni 1, 2009.	Ctoto		ZID Codo T	070	
Borrower N/A		Utly Austin		State	TX_	ZIP Code 7	872	<u> </u>
Instructions: The appraiser must use the information	required on this form as	the hasis for his/her conr	historic and must provide	cupport	for those o	onchicione re	va and	00
housing trends and overall market conditions as repo	rted in the Neighborhood	section of the appraisal o	enort form. The appraiser m	auppon met fill i	n all the int	Jornation to H	เหตุกา	ny ont
it is available and reliable and must provide analysis a	as indicated below if any	remired data is imavailal	uport torrii. The appraiser ii Ne or is considered unreliel	nle the s	n nasicar m nasicar m	n ol industriuo Se abien movida	IC GAI	GIIL
explanation. It is recognized that not all data sources	will be able to provide dat	ta for the charled areas h	plowr if it is available, bowe	uer the	annraicec i n iacinaldu	rust provide a muet include ti	ll ha da	la.
in the analysis, if data sources provide the required in	ancreve de se anitematr	or construction and the heateni	siow, ii it is avellebie, ligwe a sonesicar chould rannet th	rci, liic : a nuniinh	appiaisei i Na Saum s	nd identify it s	O DD	ld
average. Sales and listings must be properties that co	nmnete with the cubiect n	monety determined by a	s appraiser situatu report ur unkina tha eritoria that wou	G AVARAL Id ha uc	od by a en	no lucitury it a	ر الله (د) الله (د)	ha
subject property. The appraiser must explain any ano	malies in the data such a	reperty, octorranica by ap ie concornal markete, now	reprint the children trial with	nt up us	cu by a pie	nohective nak	яы	ING
Inventory Analysis	Prior 7–12 Months	Prior 4-6 Months	Current - 3 Months	elc.		Owent Teen	4	
Total # of Comparable Sales (Settled)	76					Overall Tren	U Tr	Destales
Absorption Rate (Total Sales/Months)		41	48			Stable Stable		Declining
Total # of Comparable Active Listings	12.67	13.67	16.00	1		Stable Stable	- -	Declining
Months of Housing Supply (Total Listings/Ab.Rate)	141	103	111			X Stable	_	Increasing
	11.1	7,5	6.9		eclining	Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			Overall Tren	d to	
Median Comparable Sale Price	253,100	226,000	276,750		ncreasing	Stable	4	Declining
Median Comparable Sales Days on Market	6	21	7			X Stable	Į.	Increasing
Median Comparable List Price	249,000	265,000	299,000		ncreasing	Stable		Declining
Median Comparable Listings Days on Market	23	36	13			X Stable		Increasing
Median Sale Price as % of List Price	102	85.3	92.6	lr	ncreasing	X Stable	10	Declining
Seller-(developer, builder, etc.)paid financial assistance	ce prevalent? 💢 Yes	No No		<u> </u>	eclining)	Stable Stable		Increasing
Explain in detail the seller concessions trends for the	past 12 months (e.g., self	ler contributions increase	d from 3% to 5%, increasin	g use of	buydowns	s, closing cost	s, co	ndo
I fees, options, etc.). Setter concessions and	pear to be consister	nt with market seller	s offering to pay appr	oximat	telv 3-49	6 of the buy	ver's	costs.
This does not concerte be incomed as a	decreasing at the pr	esent. No adjustme	nts are indicated.					
This does not appear to be increasing or t								
						102.00		
Are foreclosure sales (REO sales) a factor in the mark	ket? 🔲 Yes 🔀 No	o II ves, explain (incl.	iding the trends in listings a	nd sales	s of forecin	sed omnerties	1:	
		o you, expense (more	sowing the Bellas III hourings to	HIG JUGS	3 01 1012010	aco properoc	27	
Otto data as were for about late with								
								_
Cite data sources for above Information. MLS,	Federal Housing Fir	nance Agency, New	s Reports					
Cice data sources for above information. MLS,	Federal Housing Fir	nance Agency, New	s Reports				-	
Summarize the above information as support for your	conclusions in the Neigh	borhood section of the ap	opraisal report form. If you o	used any	y additional	l information,	such	as
Summarize the above information as support for your an analysis of pending sales and/or expired and withd	conclusions in the Neighi	borhood section of the ag	opraisal report form, If you o	support	for your c	onclusions.		
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the	conclusions in the Neighl frawn listings, to formulate at the area market is	borhood section of the ap e your conclusions, provi s in a period of stab	praisal report form. If you on the both an explanation and dility. This is confirmed	support I by da	for your co	onclusions. the Federa	l Ho	usina
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip	conclusions in the Neighl frawn listings, to formulate at the area market is ghtly positive marke	borhood section of the apergonal proving the provincial period of stab	opraisal report form. If you u de both an explanation and ility. This is confirmed The number of foreclo	support by da sures :	for your contact from the serve as	onclusions. the Federa a break or	l Ho	usina
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip	conclusions in the Neighl frawn listings, to formulate at the area market is ghtly positive marke	borhood section of the apergonal proving the provincial period of stab	opraisal report form. If you u de both an explanation and ility. This is confirmed The number of foreclo	support by da sures :	for your contact from the serve as	onclusions. the Federa a break or	l Ho	usina
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slipprices which have been at a steady appres	conclusions in the Neighl frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the	borhood section of the age your conclusions, provi s in a period of stab t catagory overall. To past few years. Bo	opraisal report form. If you used both an explanation and ility. This is confirmed the number of forecloth median sales price	support by da sures : and lis	for your contacts from the serve as st price as	onclusions. the Federa a break or are increas	l Ho	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slipprices which have been at a steady apprecite otherwise, the market is stable. The data	conclusions in the Neighi frawn listings, to formulate the area market is ghtly positive marke ciation rate over the used in the analysis	burhood section of the age your conclusions, provise your conclusions, provise your and of stab it catagory overall. To past few years. Bo represents the main	praisal report form, If you to de both an explanation and lility. This is confirmed the number of forecto the number sales price the tin the area. ** It is the area.	support by da sures : and lis	for your contact from serve as st price a	onclusions. the Federa a break or are increas	l Ho n ho ing,	using using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate of the report will not be fistings on page 2 of the report will not be	conclusions in the Neigh frawn listings, to formulate at the area market is gottly positive marke ciation rate over the used in the analysis be the same as that	burhood section of the age your conclusions, provious in a period of stab in catagory overall. To past few years. Bo is represents the major the 1004mc form the 1004mc form.	opraisal report form, if you on the both an explanation and dility. This is confirmed the number of forecto the median sales price rice in the area. ** It is not the 1004mc form in the	support 1 by da sures : and lis should neasur	for your contact from serve as st price as I be records	onclusions. the Federa a break or are increas gnized that as for the o	I Ho n ho ing, t the	using using number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slipprices which have been at a steady apprecite otherwise, the market is stable. The data	conclusions in the Neigh frawn listings, to formulate at the area market is gottly positive marke ciation rate over the used in the analysis be the same as that	burhood section of the age your conclusions, provious in a period of stab in catagory overall. To past few years. Bo is represents the major the 1004mc form the 1004mc form.	opraisal report form, if you on the both an explanation and dility. This is confirmed the number of forecto the median sales price rice in the area. ** It is not the 1004mc form in the	support 1 by da sures : and lis should neasur	for your contact from serve as st price as I be records	onclusions. the Federa a break or are increas gnized that as for the o	I Ho n ho ing, t the	using using number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate of the report will not be fistings on page 2 of the report will not be	conclusions in the Neigh frawn listings, to formulate at the area market is gottly positive marke ciation rate over the used in the analysis be the same as that	burhood section of the age your conclusions, provious in a period of stab in catagory overall. To past few years. Bo is represents the major the 1004mc form the 1004mc form.	opraisal report form, if you on the both an explanation and dility. This is confirmed the number of forecto the median sales price rice in the area. ** It is not the 1004mc form in the	support 1 by da sures : and lis should neasur	for your contact from serve as st price as I be records	onclusions. the Federa a break or are increas gnized that as for the o	I Ho n ho ing, t the	using using number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate of the report will not be fistings on page 2 of the report will not be	conclusions in the Neigh frawn listings, to formulate at the area market is gottly positive marke ciation rate over the used in the analysis be the same as that	burhood section of the age your conclusions, provious in a period of stab in catagory overall. To past few years. Bo is represents the major the 1004mc form the 1004mc form.	opraisal report form, if you on the both an explanation and dility. This is confirmed the number of forecto the median sales price rice in the area. ** It is not the 1004mc form in the	support 1 by da sures : and lis should neasur	for your contact from serve as st price as I be records	onclusions. the Federa a break or are increas gnized that as for the o	I Ho n ho ing, t the	using using number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreotherwise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing	conclusions in the Neighl drawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing	borhood section of the age your conclusions, provision a period of stabit catagory overall. To past few years. Bo a represents the maion the 1004mc formings on the 1004mc	opraisal report form. If you to de both an explanation and dility. This is confirmed the number of foreclo the median sales price riket in the area. ** It is not the the thin the area. ** It is not the thin the closed	support I by da sures : and lis should neasur or exp	for your contact from serve as st price as I be records	onclusions. the Federa a break or are increas gnized that as for the o	I Ho n ho ing, t the	using using number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreotherwise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing. If the subject is a unit in a condominium or cooperative.	conclusions in the Neighland frawn listings, to formulate that the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings project, complete the formulations are project.	borhood section of the ape your conclusions, provision a period of stability and the state of th	opraisal report form. If you to de both an explanation and dility. This is confirmed the number of foreclo th median sales price riset in the area. ** It is not the the think of the think	support I by da sures : and lis should neasur or exp	for your contact from serve as st price as I be records	onclusions. the Federa a break or are increas agnized that gs for the p	l Ho ing, t the east	using using number
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreentherwise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data	conclusions in the Neighl drawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing	borhood section of the age your conclusions, provision a period of stabit catagory overall. To past few years. Bo a represents the maion the 1004mc formings on the 1004mc	opraisal report form. If you to de both an explanation and dility. This is confirmed the number of foreclo the median sales price riket in the area. ** It is not the the thin the area. ** It is not the thin the closed	support by da sures : and lis should neasur or exp	tor your contact from serve as st price : I be recorsed listinguised or be	onclusions. the Federa a break or are increas gnized that gs for the p been withdr	l Ho ing, t the east	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreotherwise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled)	conclusions in the Neighland frawn listings, to formulate that the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings project, complete the formulations are project.	borhood section of the ape your conclusions, provision a period of stability and the state of th	opraisal report form. If you to de both an explanation and dility. This is confirmed the number of foreclo th median sales price riset in the area. ** It is not the the think of the think	support by da sures : and lis should neasur or exp	tor your contact from serve, as st price; as st price; as st price; as listing price or building the serve of	onclusions. the Federa a break or are increas agnized that gs for the p	l Ho ing, t the east	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprecitewise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	conclusions in the Neighland frawn listings, to formulate that the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings project, complete the formulations are project.	borhood section of the ape your conclusions, provision a period of stability and the state of th	opraisal report form. If you to de both an explanation and dility. This is confirmed the number of foreclo th median sales price riset in the area. ** It is not the the think of the think	support by da sures : and lis should neasur or exp	tor your contact from serve as st price : I be recorsed listinguised or be	onclusions. the Federa a break or are increas gnized that gs for the p been withdr	l Ho ing, t the east	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slid prices which have been at a steady appreciate which have be	conclusions in the Neighland frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings project, complete the formulations are project.	borhood section of the ape your conclusions, provision a period of stability and the state of th	opraisal report form. If you to de both an explanation and dility. This is confirmed the number of foreclo th median sales price riset in the area. ** It is not the the think of the think	support by da sures : and li: should neasur or exp	tor your contact from serve, as st price; as st price; as st price; as listing price or building the serve of	onclusions. the Federa a break or are increas gnized that gs for the p been withdr Overall Trend	l Ho ing, t the east	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slid prices which have been at a steady appreciate which have be	conclusions in the Neight frawn listings, to formulate at the area market is gottly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you to de both an explanation and dility. This is confirmed the number of foreclo th median sales price riset in the area. ** It is not the the think of the think	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places. Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciate which may be an at a steady appreciate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data. Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listing reproject, complete the for Prior 7–12 Months	burhood section of the age your conclusions, provision a period of stability and to catagory overall. To past few years. Both the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the prior the main of the prior the pr	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slip prices which have been at a steady appreciate which have been at a steady appreciation of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the prior the main of the prior the pr	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the prior the main of the prior the pr	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the prior the main of the prior the pr	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the prior the main of the prior the pr	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the prior the main of the prior the pr	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the past few years.	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the past few years.	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slight prices which have been at a steady apprepriate of listings on page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provise to a period of stab it catagory overall. To past few years. Bo represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the past few years.	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slid prices which have been at a steady apprecitewise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties. Summarize the above trends and address the impact of the sales in the sales of the sales in the project foreclosed properties.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	burhood section of the age your conclusions, provising a period of stability catagory overalt. To past few years. Bo represents the maion the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months If yes, indicate the name of the prior the few years. Bo the few years are the prior the few years. Bo the prior the few years are the prior the few years are the prior the few years. But years are the prior the few years are the prior the few years are the prior the few years. But years are the prior the few years. But years are the prior the few years. But years are the prior the few years are the prior the few years are the prior the few years. But years are the prior the few years are the prior the few years. But years are the prior the few years are the prior the few years. But years are the prior the few years are the prior the few years. But years are the prior the few years are the prior the few years. But years are the prior the few years are the prior the few years are the prior the few years. But years are the prior the few years are the prior the few years are the prior the few years are the years are the prior the few years are the years	opraisal report form. If you is de both an explanation and ility. This is confirmed the number of forecto the median sales price rice tin the area. ** It is not the the tin the area. ** It is not the tin	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places Texas in a slid prices which have been at a steady appreciate of listings on page 2 of the report will not be months while page 2 reflects current listing. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties. Summarize the above trends and address the impact of signature.	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	borhood section of the age your conclusions, provise your conclusions, provised to a period of stab it catagory overall. To past few years. Bo or represents the main on the 1004mc formags on the 1004mc ollowing: Prior 4–6 Months Off yes, indicate the notice of the prior 4–6 Months Off yes, indicate the notice of the prior 4–6 Months Off yes, indicate the notice of the prior 4–6 Months Off yes, indicate the notice of the prior 4–6 Months Off yes, indicate the notice of the prior 4–6 Months	opraisal report form, If you is de both an explanation and de both an explanation and dility. This is confirmed the number of forecto the median sales price riset in the area. ** It is 1004mc form form will have closed Project is Current ~ 3 Months umber of REO listings and delivered the sales are sales and delivered the sales are s	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places. Texas in a slip prices which have been at a steady appreprive with the page 2 of the report will not be months while page 2 reflects current listing the subject is a unit in a condominium or cooperative subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties. Summarize the above trends and address the impact of the sales of the sa	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the from 7–12 Months	borhood section of the age your conclusions, provise your conclusions, provised to a period of stab it catagory overall. To past few years. Bo or represents the main on the 1004mc formings on the 1004mc ollowing: Prior 4–6 Months Off yes, indicate the main office of the prior office office office office office of the prior office offi	opraisal report form, If you to de both an explanation and dility. This is confirmed the number of forecto the median sales price rice tin the area. ** It in. The 1004mc form rice form will have closed Current - 3 Months	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places. Texas in a slip prices which have been at a steady appreprive of the wise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties. Summarize the above trends and address the impact of the sales of the	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the farmound on the subject unit and property on the subject unit and property of the subject unit and subject un	borhood section of the age your conclusions, provise your conclusions, provised to a period of stab it catagory overall. To past few years. Book represents the main on the 1004mc formage on the 1004mc ollowing: Prior 4–6 Months Office the main office t	opraisal report form, If you to de both an explanation and dility. This is confirmed the number of forecto the number of sales price rice tin the area. ** It in. The 1004mc form rice form will have closed Current - 3 Months	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places. Texas in a slip prices which have been at a steady appreciate otherwise, the market is stable. The data of listings on page 2 of the report will not be months white page 2 reflects current listing. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project oreclosed properties. Summarize the above trends and address the impact of the sales	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings. Prior 7–12 Months Col?	borhood section of the age your conclusions, provisin a period of stab it catagory overall. To past few years. Bother sections on the 1004mc formings on the 100	opraisal report form, If you a de both an explanation and dility. This is confirmed The number of foreclo the number of sales price ricet in the area. ** It is n. The 1004mc form in form will have closed Project in Current ~ 3 Months umber of REO listings and Appraiser Name me dress	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using using number 3
Summarize the above information as support for your an analysis of pending sales and/or expired and withd An analysis of the above data indicates the Finance Agency that places. Texas in a slip prices which have been at a steady appreprive of the wise, the market is stable. The data of listings on page 2 of the report will not be months while page 2 reflects current listing. If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project foreclosed properties. Summarize the above trends and address the impact of the sales of the	conclusions in the Neight frawn listings, to formulate at the area market is ghtly positive marke ciation rate over the used in the analysis be the same as that gs. Some of the listings. Some of the listings are project, complete the farmound on the subject unit and property on the subject unit and property of the subject unit and subject un	borhood section of the age your conclusions, provisin a period of stab it catagory overall. To past few years. Bother sections on the 1004mc formings on the 100	opraisal report form, If you to de both an explanation and dility. This is confirmed the number of forecto the number of sales price rice tin the area. ** It in. The 1004mc form rice form will have closed Current - 3 Months	support for day	tor your coata from serve as st price as st price as st price as st price as is time or be served or be compared or be compare	onclusions. the Federa a break or are increas agnized that ags for the p been withdr Overall Trend Stable Stable Stable	I Ho n ho ing, t the east awn	using

General Text Addendum

		TOAL MUUCHUUIII		FIIE NO. 197r18	
Borrower	N/A				\neg
Property Address	1910 Salina St	real and the second second			
City	Austin	County Travis	State T	TX Zip Code 78722	
Lender/Client	Blackland Community Development Corp.			10722	

COMMENTS ON THE SALES COMPARISON APPROACH:

The subject, a one story single family house contains approximately 1,013 square feet of living space. The improvements have been maintained in fair to poor condition and are functional, marketable, and in conformity with its surroundings.

Due to the condition of the improvements, the comparable sales were selected due to their similarity in land size and condition. Land values in the area are quite high due to strong demand and good location (see below). The improvements are toward the end of their economic lives and require extensive renovation. All but 2 of the comparables used in the report were similar in terms of property condition and these were included due to their proximity and other similarities. All of the comparable were drawn from the subject's immediate and general neighborhood, were adjusted accordingly for dissimilar features and felt to most accurately reflect the current market in the area. Gross net adjustments may exceed typical guidelines. The sales used were the best available, they indicate the range of options available and are felt to reflect the current market in the area.

It is recognized that the subject's land to improvement value ratio is higher than normal guideline limits, however, it is typical for the area marketplace. The subject is situated in the established and very desirable neighborhood in East Austin (the Blackland neighborhood). This area is just east of the Central Business District, the Texas Capitol complex and the University of Texas main campus. It is within easy commuting distance to major employers and the freeway system. The area is well known for its community atmosphere with local shops, restaurants and strong neighborhood associations. Due to these factors, land value within the area is typically higher because of strong demand in the market for favorable sites and the limited supply of vacant tracts. The majority of houses in the area are medium sized, older homes and the newer houses are generally built after the older improvements have either been destroyed or have reached the end of their economic cycles. Land to improvement ratios are therefore typically weighted toward higher land values versus in the subject's area.

ADJUSTMENTS:

FINANCING: Pending sales #10-12 were adjusted downward since sales tend to sell for less than the full asking price as per the 1004mc form.

LOT SIZE: Due to the land values in the neighborhood, comparables #1, #3, #4, #5, #6, #8, #9 #11 and #12 were all adjusted for lot size differences.

CONDITION: Safe #5 was adjusted for being in superior condition according to the agent and photos in MLS. Pending sale #11 was adjusted at a lesser rate since it was somewhat superior to the subject.

SIZE OF IMPROVEMENTS: All comparables, except #7 and #8, were adjusted accordingly for size differences.

HVAC: Sales #3, #5 and #7 were adjusted for having central systems.

PARKING: All comparables except #3, #4 and #8 were adjusted downward for parking facilities.

APARTMENT: Sale #1 was adjusted for having an apartment.

The comparable sales used in the report were all closed, except for pending sales #10-12. After adjusting the comparable sales for all of the factors stated above, they form a value range of \$159,200 to \$316,100 which translates into a per square foot range of \$157.16 to \$312.04. The estimated value of the subject property is \$240,000, or \$236.92 per square foot which is considered appropriate due to the subject's size and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

USPAP ADDENDUM

APPRAISAL PURPOSE / INTENDED USER:

This appraisal report is intended for use in a mortgage finance transaction by Blackland Community Development Corporation , its successors and assigns. This report is not intended for any other use or user.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

FHAVA Case No.

General Text Addendum

					11151	1V. 197116		
Borrower	N/A							
Property Address	1910 Salina St							
City	Austin	County	Travis	State	TX	Zip Code	78722	
Lender/Client	Blackland Community Development Corp.				7 7 6 7	100		

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed.

PERSONALTY (non-realty) TRANSFERS:

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

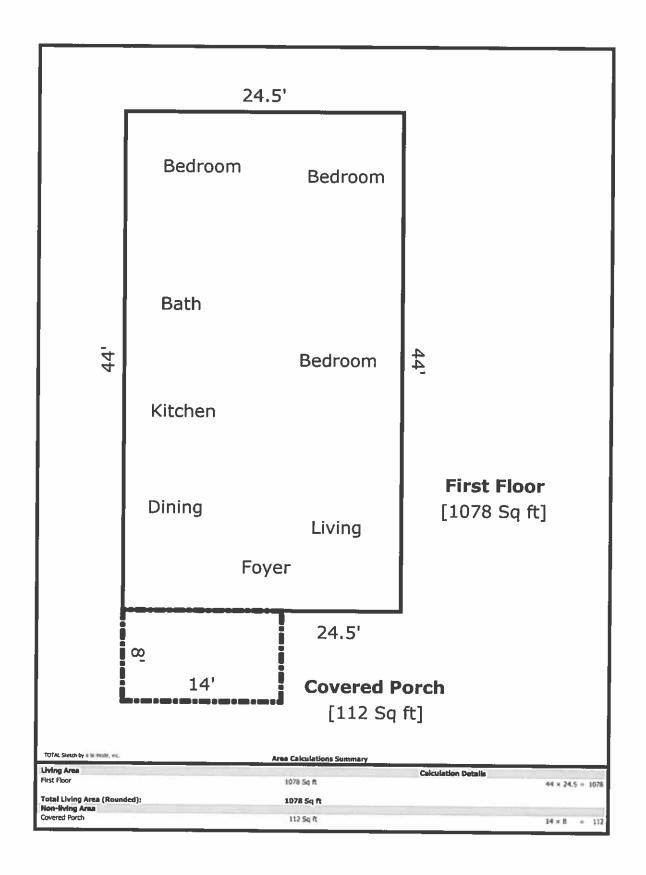
The appraiser's engagement and/or compensation in this assignment was not contingent upon developing or reporting predetermined results, nor from directions by the client regarding the attainment of a stipulated conclusion, nor the occurrence of a subsequent event directly related to the intended use of this report.

The appraisal should not be considered a report on the physical items that are a part of the property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide of property valuation, and is not to be used as a complete or detailed physical inspection report. The appraiser is not qualified to render an opinion in these areas. If any interested party is concerned about the existence, condition, or adequacy of any particular item, I/we strongly recommend that a home inspector, licensed by the Texas Real Estate Commission, be retained for a detailed inspection.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's work file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

Building Sketch

Borrower	N/A	10.9			
Property Address	1910 Salina St				
City	Austin	County Travis	State TX	C Zip Code	78722
Lender/Client	Blackland Community Development Corp				



Subject Photos

Вотожег	N/A			
Property Address	1910 Salina St			
City	Austin	County Travis	State TX	Zip Code 78722
Lender/Client	Blackland Community Development Con	0.		



Subject Front

1910 Salina St Sales Price Gross Building Area Age 23



Subject Rear



Subject Street

Subject Photo Page

Borrower	N/A					
Property Address	1910 Salina St	1000		 	2_10047=3	
City	Austin	County	Travis	State TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.			 		



Left side

1910 Salina St Sales Price Gross Building Area Age 23





Interior Photos

Borrower	N/A		·	
Property Address	1910 Salina St			
City	Austin	County Travis	State TX	Zip Code 78722
Lender/Client	Blackland Community Development Corp.			





Kitchen Living





Dining Bedroom





Bedroom Bath

Subject Photo Page

Borrower	N/A							
Property Address	1910 Salina St							
City	Austin	County	Travis	State	TX	Zip Code	78722	
Lender/Client	Blackland Community Development Corp.							



Bedroom

1910 Salina St

Sales Price

 Site
 130

 Quality
 Q4

 Age
 23

Comparable/Rental Photos

						$\overline{}$
Borrower	N/A					
Property Address	1910 Salina St					_
City	Austin	County Travis	S	lale TX	Zip Code 78722	_
Lender/Client	Blackland Community Development Corp.					- 1



Comparable 1

2610 Oaklawn Ave

Prox. to Subject 0.56 miles NE 330,000 Sales Price Gross Living Area 1,200 Total Rooms 6 Total Bedrooms Total Bathrooms 1.0 N;Res; Location N;Res; 8056 sf View Site Quality Q4 70 Age



Comparable 2

2005 Chestnut Ave

0.33 miles E Prox. to Subject Sales Price 370,000 Gross Living Area 1,092 Total Rooms 6 **Total Bedrooms** 3 **Total Bathrooms** 1.0 Location N;Res; View N;Res; 10237 sf Site Quality Q4 98 Age



Comparable 3

1605 Sanchez St

Prox. to Subject 0.98 miles E 405,000 Sales Price Gross Living Area 1,380 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 10019 sf Quality Q4 Age 78

Comparable Photo Page

Borrower	N/A						
Property Address	1910 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
t ender/Client	Blackland Community Development Com)	N711 (NC) 2 1 1 1 1 1 1 1				



Comparable 4

2717 E 22nd St

Prox. to Subject 0.65 miles NE 452,500 Sales Price Gross Living Area 1,092 Total Rooms 5 **Total Bedrooms** 2 Total Bathrooms 1,0 N;Res; Location N,Res, 12240 sf View Site Quality Q4 72 Age



Comparable 5

1707 Cedar Ave

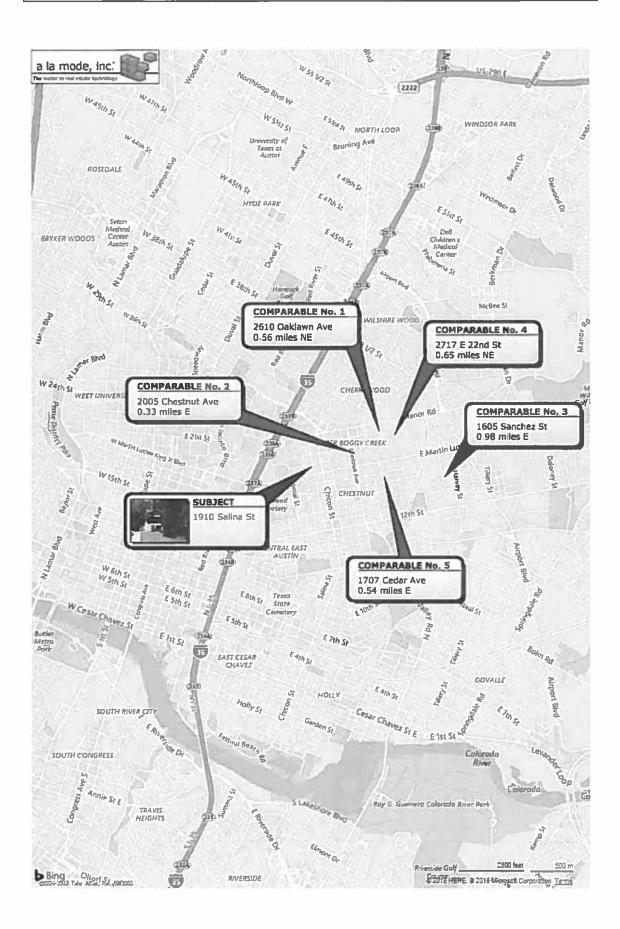
0.54 miles E Prox. to Subject Sales Price 359,000 Gross Living Area 1,008 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location N,Res; View N,Res; 6055 sf Site Quality Q4 68 Age

Comparable 6

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

Location Map

Borrower	N/A						
Property Address	1910 Salina St						
City	Austin	County	Travis	State	TX	Zip Code	78722
Lender/Client	Blackland Community Development Corp.						



	HDAVA CSSI
prower N/A Operty Address 1910 Salina St	File No. 197r18
	Travis State TX Zip Code 78722
nder/Client Blackland Community Development Corp.	
APPRAISAL AND REPORT IDENTIFICATION	
This Report is one of the following types:	
Appraisal Report (A written report prepared under Standards Rule	e 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricted (A written report prepared under Standards Ruli restricted to the stated intended use by the specific	
Comments on Standards Rule 2-3	
I certify that, to the best of my knowledge and belief:	
The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported analyses, opinions, and conclusions. Unless otherwise indicated, I have no present or prospective interest in the proper bulless otherwise indicated, I have performed no services, as an appraiser or in an period immediately preceding acceptance of this assignment. I have no bias with respect to the property that is the subject of this report or the My engagement in this assignment was not contingent upon developing or report. My compensation for completing this assignment is not contingent upon the develoint, the amount of the value opinion, the attainment of a stipulated result, or the or My analyses, opinions, and conclusions were developed, and this report has been in effect at the time this report was prepared. Unless otherwise indicated, I have made a personal inspection of the property that Unless otherwise indicated, no one provided significant real property appraisal assilundividual providing significant real property appraisal assistance is stated elsewhere. Reasonable Exposure Time (USPAP defines Exposure Time)	ting predetermined results. chopment or reporting of a predetermined value or direction in value that favors the cause of the occurrence of a subsequent event directly related to the intended use of this appraisal. In prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that we at its the subject of this report. It is the subject of this report. It is the subject of this report.
My Opinion of Reasonable Exposure Time for the subject property Comments on Appraisal and Report Ident Note any USPAP-related issues requiring disclosure and any The highest and best use for the property is considered single fan	dification
economics.	The state of the same restriction of the state of the same same
APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
Someta Hilal	Signature
Signature: Name: James Robert Ward	Signature: Name:
State Certification #: 1321560	State Certification #:
or State License #	or State License #:
State: TX Expiration Date of Certification or License: 11/30/2019 Date of Signature and Report: 09/09/2018	State: Expiration Date of Certification or License: Date of Signature:
Effective Date of Appraisal: 09/06/2018 Inspection of Subject: None Interior and Exterior Exterior-Only Date of Inspection (if applicable): 09/06/2018	Inspection of Subject: None Interior and Exterior Exterior-Only Date of Inspection (if applicable):

Appraiser Certification

You may wish to laminate the pocket identification card to preserve it.

The person named on the reverse is licensed by the Texas Appraiser Licensing and Certification Board.

Inquiry as to the status of this license may be made to:

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Tx 78711-2188 www.talcb.texas.gov (512) 936-3001 Fax:(512) 936-3899

JAMES ROBERT WARD 1707 ROMERIA AUSTIN, TX 78757

> Texas Supraise: Tirensing and Certification Bloarb P.O. Box 12168 Austin, Texas 78711-2188 Certified Residential Real Estate Appraiser

Number#: TX 1321560 R

Issued: 11/17/2017

Expires:

11/30/2019

Appraiser: JAMES ROBERT WARD

Having pendant subplicatory ovidence of the quantification required the Tenne Appropriate I tennels and Contification Act, Tumbs. Competents Code, Chapter 1103, is authorized to use this Wei. Contine I the Assistant of First Wei.

Douglas E. Olderbon

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Texas 78711-2188 Certified Residential Real Estate Appraiser

Expires:

Number:

TX 1321560 R

Issued:

11/17/2017

17/2017

11/30/2019

Appraiser:

JAMES ROBERT WARD

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 Residential Real Estate Appraiser.

Douglas E. Oldmixon Commissioner

File No. 197r18

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

ĊЗ

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

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

C4

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

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

C5

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

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

CB

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

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

Quality Ratings and Definitions

a.

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

02

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

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

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

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

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear		
4	Adverse	Location & View		
nc	Acres	Area, Site		
\djPrk	Adjacent to Park	Location		
djPwr	Adjacent to Power Lines	Location		
ArmLth	Arms Length Sale	Sale or Financing Concessions		
AT .	Attached Structure	Design (Style)		
3	Beneficial	Location & View		
oa	Bathroom(s)	Basement & Finished Rooms Below Grade		
br	Bedroom	Basement & Finished Rooms Below Grade		
BsyRd	Busy Road	Location		
C	Contracted Date	Date of Sale/Time		
Cash	Cash	Sale or Financing Concessions		
Comm	Commercial Influence	Location		
Conv	Conventional	Sale or Financing Concessions		
D	Carport	Garage/Carport		
CrtOrd	Court Ordered Sale	Sale or Financing Concessions		
CtySky	City View Skyline View	View		
CtyStr	City Street View	View		
CV	Covered	Garage/Carport		
DDM	Days On Market	Data Sources		
DT	Detached Structure	Design (Style)		
dw	Driveway Driveway	Garage/Carport		
	Expiration Date	Date of Sale/Time		
Estata	Estate Sale	Sale or Financing Concessions		
Estate	Federal Housing Authority	Sale or Financing Concessions		
FHA	Garage	Garage/Carport		
9		Garage/Carport		
ga	Attached Garage Built-in Garage	Garage/Carport		
<u>gbi</u>		Garage/Carport		
gd	Detached Garage	Location		
GlfCse	Golf Course	View		
Glfvw	Golf Course View	Design (Style)		
GR	Garden	Design (Style)		
HR	High Rise	Basement & Finished Rooms Below Grade		
<u>in</u>	Interior Only Stairs	Location & View		
lnd	Industrial			
Listing	Listing	Sale or Financing Concessions		
Lndfl	Landfill	Location		
LtdSght	Limited Sight	View		
MR	Mid-rise	Design (Style)		
Mtn	Mountain View	View		
N	Neutral	Location & View		
NonArm	Non-Arms Length Sale	Sale or Financing Concessions		
0	Other	Basement & Finished Rooms Below Grade		
0	Other	Design (Style)		
OD .	Open	Garage/Carport		
Prk	Park View	View		
Pstrl	Pastoral View	View		
PwrLn	Power Lines	View		
PubTrn	Public Transportation	Location		
	Relocation Sale	Sale or Financing Concessions		
Reto	REO Sale	Sale or Financing Concessions		
	Residential	Location & View		
Res	USDA - Rural Housing	Sale or Financing Concessions		
RH		Basement & Finished Rooms Below Grade		
n	Recreational (Rec) Room	Design (Style)		
RT	Row or Townhouse	Date of Sale/Time		
	Settlement Date	Date of Sale/ Fine Design (Style)		
5	Seml-detached Structure	Ocalyn (arylls)		
SD				
SD Short	Short Sale	Sale or Financing Concessions		
SD	Short Sale Square Feet	Area, Site, Basement		
SD Short	Short Sale Square Feet Square Meters	Area, Site, Basement Area, Site		
SD Short sf	Short Sale Square Feet Square Meters Unknown	Area, Site, Basement Area, Site Date of Sale/Time		
Short sf sqm	Short Sale Square Feet Square Meters Unknown Veterans Administration	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions		
SD Short sf sqm Unk	Short Sale Square Feet Square Meters Unknown	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time		
SD Short sf sqm Unk VA	Short Sale Square Feet Square Meters Unknown Veterans Administration	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade		
SD Short si sqm Unk VA W	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View		
SD Short si sqm Unk VA W WO	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View		
SD Short sf sqm Unk VA w wo Woods	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement Woods View Water View	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View Location		
SD Short sf sqm Unk VA w wo Woods Wtr	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement Woods View Water View Water Frontage	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View		
SD Short sf sqm Unk VA w wo Woods	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement Woods View Water View	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View Location		
SD Short sf sqm Unk VA w WO Woods Wtr	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement Woods View Water View Water Frontage	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View Location		
SD Short sf sqm Unk VA w WO Woods Wtr	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement Woods View Water View Water Frontage	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View Location		
SD Short sf sqm Unk VA w WO Woods Wir	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement Woods View Water View Water Frontage	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View Location		
SD Short sf sqm Unk VA w WO Woods Wir	Short Sale Square Feet Square Meters Unknown Veterans Administration Withdrawn Date Walk Out Basement Woods View Water View Water Frontage	Area, Site, Basement Area, Site Date of Sale/Time Sale or Financing Concessions Date of Sale/Time Basement & Finished Rooms Below Grade View View Location		

Angela Funke, MA, LMFTS

angela@talktherapyaustin.com | 512.466.2239

PROFESSIONAL SKILLS

- Public Speaking, Training, Individual & Couples Counseling, Group Leadership, Social Skills Training, Crisis Counseling, Solution Focused Counseling, Volunteer Management, and Customer Relations
- Technical Writing Skills, Client management, Confidential Issues Management

PROFESSIONAL EXPERIENCE

Individual & Family Therapist Angela Funke, MA, LMFTS

January 2010 - Present Private Practice/Contract-Based

Counseling of adults, adolescents, and children. Creation and facilitation of curriculum and individual therapy related to positive self-talk, career exploration, confidence and self-esteem, goal setting, healthy habits, social/emotional techniques, substance abuse, healthy relationships, financial literacy, military transition, resilience, parenting, relationships, bullying, media literacy, and team building. Crisis counseling and intervention by phone and in person. Facilitation of groups, seminars, and trainings.

Counseling Techniques: CBT, Social Skills, Solution Focused, Parenting Skills, Art Therapy, Psycho-education, Substance Abuse/Recovery, Community Referrals, and Career Counseling

Seminars/Trainings: Compassion Fatigue, Self-Care, Effective Communication, Professionalism, Professional Growth, Personal Development Plan, Mindfulness, Workplace Bullying, Strengthening the Team, Maintaining Respect, Conflict Resolution, Mental Health First Aid, TeleHealth Principals, Sexuality Education for Adolescents, Caring for Aging Relatives, Co-Parenting after Divorce, Adolescent Girls

Additional skills: Case Management, Reporting, Group Curriculum, Volunteer management and Recruitment, and Consultation with other agencies and schools.

Supervising Program Manager

Foundation Communities

January 2008-April 2011 512-447-2026

Management and scheduling of staff and volunteers for this non-profit agency. Client counseling on tax and financial issues and tax preparation for low income and elderly clients. Additional skills: File management of confidential information, Leave requests and coverage; Training of staff and volunteers.

Community Program Coordinator

Austin American-Statesman

Oct 2006 – Oct 2008

512-445-3709

Community program management for Homework Helpline. Additional skills: Voice mailbox set-up and Database management, Newsletter and advertising design and production, Public speaking at schools & events, and website creation and management.

Public Information Specialist II

Oct 2003 - Mar 2005

225-379-1289

Louisiana Department of Transportation

Creation of public relations programs materials, audio-visual presentations, and web management. Additional skills: Agency photographer, Public speaking, and Crisis management (hurricane procedures).

Webmaster & Special Projects Coordinator

Aug 2000 – Sept 2003

512-463-5474

Texas State Library

Technical management and graphical design for the agency website. Management of public information personnel responsible for agency-wide information campaign and web design. Additional skills: Trade shows, Coordination and training of staff, Agency photographer. National award winner for the *You Can Read Again* public awareness campaign from NAGC.

Angela Funke, MA, LMFTS

angela@talktherapyaustin.com | 512.466.2239

EDUCATION & CERTIFICATION

Licensed Marriage and Family Therapist & Clinical Supervisor (LMFTS) - Texas

License #201661

Masters of Art in Counseling

St. Edward's University

Austin, Texas

Bachelor of Art in Communication Specialization: Media Production

St. Edward's University

Austin, Texas

Summa Cum Laude, Academic Scholarship, Honors Program, Student Ambassador

VOLUNTEERISM, AWARDS & PUBLICATION

2017 – Cathartic Ink – Post Election Blues; Publication March 2017 available on Amazon.com and at local retailers. Book of journaling prompts to help manage stress in politically dissonant times.

2013-Present - Girl Scout Troop Leader, Girl Scouts of Central Texas Troop 1133

2014-2017 - Advisory Board member for the Texas Area Health Education Center East - Capital Region

2000-2015 - Film Lounges Crew Chief for South by Southwest (SXSW) Management and recruiting of volunteers for up to 15 lounges or events across the Central Austin area during the ten days of the South by Southwest festival. Leadership over four other crew leaders. Schedule development and management. Client and venue interfacing. Volunteer appreciation.

2008 - Health Services Directory for St. David's Foundation

2002 - Recipient of *Outstanding Campaign on a Small Budget* for the *You Can Read Again* public awareness campaign for the Talking Book Program from the National Association of Government Communicators

Blackland CDC Supportive Services Budget

(9/11/18)

Income:

Year	Source of Income	Amount	Comments
2018	Religious Coalition to Help the Homeless?	\$10,000	
	Texas State Affordable Housing Corporation	\$10,000	Matching funds
2019	Religious Coalition to Help the Homeless	\$10,000	
	Texas State Affordable Housing Corporation	\$10,000	Matching funds
2020	Religious Coalition to Help the Homeless	\$10,000	Projected funds
	Texas State Affordable Housing Corporation	\$10,000	Projected matching funds
2021	Religious Coalition to Help the Homeless	\$10,000	Projected funds
	Texas State Affordable Housing Corporation	\$10,000	Projected matching funds

Expenses:

Year	Expense Amount		Comment
2018	Salary for Angela Funke	\$17,550.00	
2019	Salary for Angela Funke	\$17,550.00	
2020	Salary for Angela Funke	\$17,550.00	
2021	Salary for Angela Funke		



Affordable Housing in the Heart of Austin

Joseph Martinez
Executive Director

BOARD OF DIRECTORS

Bo McCarver, Ph D President

Lewis Roland Vice President

David Baird Co-Treasurer

Austin Dennis Ca-Treasurer

Brooke Shannon Secretary

Amy Allen

Mercedes Lynn de Uriarte

AUCTIA HOUSING CRASSTERS





September 18, 2018

James B. May, AICP
Community Development Manager
City of Austin
Neighborhood Housing & community Development
1000 East 11th St. Austin, TX 78702

Re: RHDA Application/Bouldin Creek Alley Flats in Blackland

Dear Mr. May,

Attached is Blackland Community Development Corporation's (BCDC) application for funding for the Bouldin Creek Alley Flats in Blackland project.

We would ask you to consider being BCDC's partner in this most needed and impactful project in East Austin.

BCDC, a leader for the last 35 years in providing and managing affordable unit for individuals and families, stands ready with your support to add three (3) secondary units to our housing supply.

Please t me know if you have any questions.

Sincerely yours,

Joseph A. Martinez Executive Director

Attachments