

Charles G. Rencher
HORIZON SOUTHWEST PROPERTIES
P O BOX 16464
SUGAR LAND, TX 77496
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February 7, 2019

Ms. Nidia Castillo,
Webb County Purchasing Department
1110 Washington Street, Ste. 101
Laredo, TX 78040

RE: Magic Corner Head Start

Dear Ms. Castillo,

Per your instructions, we have appraised the above referenced property in order to determine the estimated market value of the fee simple estate. The summary appraisal is located immediately after the letter of transmittal and is invalid unless accompanied by this letter.

This appraisal was conducted after a physical inspection of the subject property, a research of all available market data, conversations with various market participants and an evaluation of various factors which may be crucial in the valuation of the subject.

Definition of Market Value. Market Value is defined by the Financial Institutions Reform, Recovery and Enforcement Act of 1989, (FIRREA) as being:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and sell are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto
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.

Environmental Considerations

We are not qualified to render an opinion regarding any environment contamination on or within the subject property. During the course of our inspection of the property, we may observe various signs of possible contaminants within the site or any improvements. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover any possible contaminants.

Americans with Disabilities Act

This law became effective in 1992 and is intended to require equal access usage to various facilities such as restaurants, lodging, office buildings, and other publicly accessed areas for the disabled. We may offer our opinion or report our observations of the appraised property, but we are not qualified to render a compliance study on the subject property. We have not considered any non-compliance with the Disabilities Act in our valuation of the subject property.

Based on our analysis of the data and trends in the local market, it is our opinion that the estimated annual market value of the fee simple estate of the subject property, as of January 18, 2019 is as follows:

SIXTEEN THOUSAND FOUR HUNDRED DOLLARS
(\$ 16,400.00)

Should you have any questions regarding this report, please do not hesitate to contact us.



Charles Rencher
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(713) 449-0507

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

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|----------------------------------|-----------------------------------------------------------------|
| Intended Client: | Webb County Head Start |
| Identification: | Magic Corner Head Start |
| Location: | 2802 Ireland, Laredo, TX |
| Purpose of the Appraisal: | Estimate the "as is" fair market value of the subject property. |
| Property Right Appraised: | Fair Market Value |
| Improvements: | Building 3920 SF |
| Current Occupancy: | Head start offices |
| Highest and Best Use: | As improved |
| Easements: | Typical |
| Parking: | Adequate |
| Date of Value: | JANUARY 18, 2019 |
| Date of Report: | FEBRUARY 7, 2019 |
| FAIR MARKET VALUE) | \$ 16,400 |