

APPRAISAL REPORT

of

226 Beethoven St

San Antonio, TX 78210-5650

As Of:

10/17/2024

Prepared For:

Jeremi Bryk

4906 Wurzbach Pkwy Apt 1417

San Antonio, TX 78233

Prepared By:

Randy D. Posey

POSEY PROPERTIES - Appraisal Services

4115 Oak Street

San Marcos, TX 78666

LAND APPRAISAL REPORT

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address226 Beethoven StCitySan AntonioStateTXZip Code78210-5650

BorrowerJeremi BrykOwner of Public RecordCELERRCountyBexar

Legal DescriptionNCB 7533 BLK 19 LOT S 180 FT OF 8 THRU 11 & S 180 FT OF 12

Assessor's Parcel Number395186Tax Year2024R.E. Taxes

Neighborhood NameSan AntonioMap ReferenceBexar CountyCensus Tract1406.00

Special AssessmentsNonePUDYesNoHOA \$ 0Per YearPer Month

Property Rights AppraisedFee SimpleLeaseholdOther (Describe)

Assignment TypePurchase TransactionRefinance TransactionOther (describe)Valuation Purposes

Lender/ClientJeremi BrykAddress4906 Wurzbach Pkwy Apt 1417, San Antonio, TX 78233

CONTRACT ANALYSIS

I did did not analyze the contract sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price: \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s):

Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?
Yes No If Yes, report the total dollar amount and describe items paid. \$

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Trends				One-Unit Housing			Present Land Use %		
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Price	Age	One Unit	40	%	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mnths	<input checked="" type="checkbox"/> 3-6 mnths	<input type="checkbox"/> Over 6 mnths	209	Low	1	Multi-family	2	%
Neighborhood BoundariesW Bitters Rd to the south, Hwy 281 to the east, Huebner Rd to the west, and Wilderness Oaks Rd to the north.								3,100	High	72	Commercial	2	%
								450	Pred.	1	Vacant	54	%

	Good	Average	Fair	Poor		Good	Average	Fair	Poor
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General appearance of properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall appeal to market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: The subject is located in the central portion of Bexar county, in San Antonio city limits. The area centers around the major roadways of Loop 1604, IH 10, and IH 35. Access to all locations in San Antonio are accessed via these major roadways. The neighborhood has large commercial developments near roadways with single family and multifamily residential mixed in accessed by small roadways. There were no factors noted that negatively affect the marketability of the subject property.

Market Conditions (including support for the above conclusions): General market conditions for the area are stable. Mortgages are readily available in the market in the 5% to 9% range with sellers paying up to 2 loan discount point at closing. No unusual buydowns or concessions were noted. Marketing times typically range from four to six months. Typical methods of financing in the area include conventional, cash, and owner financing. Rental properties in the area have maintained stable values and they have been increasing over the past several years.

SITE DESCRIPTION

Dimensions: See Plat MapArea: 3.23 acAcresSq. Ft.ShapeIrregularViewResidential

Specific Zoning ClassificationRM-6Zoning DescriptionResidential

Zoning Compliance☒ LegalLegal Nonconforming (Grandfathered Use)No ZoningIllegal (Describe)

Uses permitted under current zoning regulationsMixed residential including single family and two family.

Highest and Best Use: Residential

Describe any improvementsNo Permanent Improvements

Do present improvements conform to zoning?YesNo☒ No Improvements (If "No", Explain)

Present Use of Subject SiteVacant LandCurrent or Proposed Ground RentYesNo☒ No If yes, \$

Topography: LevelSize: 3.23 acShapeIrregularDrainageAppears to be Adequate

Corner Lot☒ YesNoUnderground Utilities:☒ YesNoFenced?☐ Yes☒ No If yes, type

Special Flood Hazard AreaYes☒ NoFEMA Flood ZoneXFEMA Map #48029C0415GFEMA Map Date09/29/2010

Utilities	Public	Other	Provider or description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Surface	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Type/Influence			
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalks	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>		Street/Lights (Type)	Tall Lamp Post	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market?☒ YesNoIf No, describe:

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?☐ Yes☒ NoIf Yes, describe

Site Comments: Good lot with street access across front of the site.

LAND APPRAISAL REPORT

There are _____ comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____
There are _____ comparable sites sold in the past 12 months in the subject neighborhood ranging in price from \$ _____ to \$ _____

COMPARABLE SALES							
FEATURE	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
Address	226 Beethoven St	786 Gillette Blvd		3220 Monterey St		4222 Roland St	
City and Zip Code	San Antonio, TX 78210-5650	San Antonio, TX 78224		San Antonio, TX 78207		San Antonio, TX 78222	
Proximity to Subject		6.71 miles SW		6.19 miles W		1.68 miles E	
Data Sources		SABOR #1747674		SABOR#1676509		SABOR #1783753	
Verification Sources							
Sale Price	\$ 0.00		\$ 159,091		\$ 169,071		\$ 42,763
Price/	\$ 0	\$ 140,000		\$ 150,000		\$ 325,000	
Date of Sale (MO/DA/YR)		Clsd 5-3-2024		Clsd 12/22/2023		Clsd 10/1/2024	
Days on Market	N/A	440		200		1136	
Financing Type		Seller		Seller		Conventional	
Concessions	None	None		None		None	
Location	Urban	Urban		Urban		Urban	
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site Size	3.23 ac	0.88 ac		0.89 ac		7.6 ac	
View	Residential	Residential		Residential		Residential	
Topography	Level	Level		Level		Level	
Available Utilities	All Available	All Available		All Available		All Available	
Street Frontage	Good Frontage	Good Frontage		Good Frontage		Good Frontage	
Street Type	Asphalt	Asphalt		Asphalt		Asphalt	
Water Influence	None	None		None		None	
Fencing	None	None		None		None	
Improvements	None	None		None		None	
Developability	Good	Similar		Similar		Inferior	
		0		0		50,000	
Net Adjustments (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 50,000
Adjusted sales price of the comparable sales (in \$)		Net=0%	\$	Net=0%	\$	Net=117%	\$
		Gross=0%	\$ 159,091	Gross=0%	\$ 169,071	Gross=117%	\$ 92,763

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.
The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.
The appraiser's research ☐ Did ☒ Did Not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal
Data Sources: BCAD/SABOR
The appraiser's research ☐ Did ☒ Did Not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data Sources: BCAD/SABOR
The appraiser's research ☒ Did ☐ Did Not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.
Data Sources: BCAD/SABOR

Listing/Transfer History (if more than two, use comments section or an addendum)	Transfer/Sale (ONLY) of Subject in past 36 months:		Listing and Transfer history of Comp 1 in past 12 months		Listing and Transfer history of Comp 2 in past 12 months		Listing and Transfer history of Comp 3 in past 12 months	
	\$ 0		\$		\$		\$	
	\$		\$		\$		\$	
Subject Property is Currently Listed for Sale?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Data Source: SABOR				
Current Listing History	List Date		List Price		Days on Market		Data Source	
	N/A		\$					
Subject Property has been listed within the last 12 Months?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Data Source: SABOR				
12 Month Listing History	List Date		List Price		Days on Market		Data Source	
	N/A		\$					
			\$					

Comments on Prior Sales/Transfers and Current and Prior Listings: The subject has not sold within the past three years but is currently listed for sale at \$749,000.

Summary of the Sales Comparison Approach: The six comparables utilized were considered the most recent and reliable sales available as of the date of the appraisal and required the least amount of net and overall adjustments. These adjustments were extracted from the market. The first line in the sales price of the summary grid is the price per acre and the second line is the total sales price.

Comparables #3, #5 and #6 were adjusted due to them being superior or inferior in developability as compared to the subject. Comparable #5 was considered to be superior due to it being zoned for industrial use.

The comparables are located up to 6.71 miles away from the subject property. Due to the subject land allowing two family units per lot, this distance for comparables was considered to be typical, as there are a limited number of similar sales in any given year. All of the comparables were considered to be in relatively similar locations as compared to the subject.

Comparables #4 - #6 exceeded the 12 month sales guidelines. These sales were included due to their most similar use and most similar locations.

Reconciliation Comments: The comparables indicate a range in value of \$92,763/acre to \$176,850/acre. A final indication of value at the mid range at \$160,000/Acre was felt to be most appropriate due to the subject's potential for future development. The total value of the subject property based on the comparables is \$517,000 rounded. (\$160,000/acre X 3.231 acres = \$516,960).

This appraisal is made ☒ "as-is" ☐ Subject to the following conditions or inspections:

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:

Opinion of Market Value: \$517,000 as of: 10/17/2024, which is the date of inspection and the effective date of this appraisal.

LAND APPRAISAL REPORT

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of Homeowner's Association (HOA)?

☐ Yes☐ No

Unit type(s)

☐ Detached☐ Attached

Provide the following information for PUDs ONLY if the developer/builder of the HOA and the subject property is an attached dwelling unit.

Legal name of project:

Total number of phases:Total number of units:Total number of units sold:

Total number of units rented:Total number of units for sale:Data source(s):

Was the project created by the conversion of an existing building(s) into a PUD?

☐ Yes☐ No

If yes, date of conversion:

Does the project contain any multi-dwelling units?

☐ Yes☐ No

Data Sources:

Are the units, common elements and recreation facilities complete?

☐ Yes☐ No

If no, describe the status of completion.

Describe common elements and recreational facilities:

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form many be used for single family, multi-family sites and may be included within a PUD development. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definitions 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 altercations to this appraisal report, such as those required by law or those related to the appraiser's continuing educations or membership in an appraisal organizations 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 subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research verify and analyze date 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 report is the lender/client identified within the appraisal report.

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 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 passing of title from the 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 they consider their own best interest; (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 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. (Source OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

*Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition of 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 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 the subject 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 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.
3.

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.
4.

The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject 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 the engineering or testing that might be required to discover whether such conditions do exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

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 subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3.

I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional 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 indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible results and/or reliable indicators of value for this appraisal assignment.
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 to the date of the sales of the comparable sale, unless otherwise indicated in this report.
7.

I selected and used comparable sales that are locally, physically, and functionally the most similar to the subject property.
8.

I have not used comparable sales that were the result of combining multiple transactions into one reported sale.
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 have 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 and comparable sales.
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.

LAND APPRAISAL REPORT

CERTIFICATION AND LIMITING CONDITIONS (CONTINUED)

13.

I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable source that I believe to be true and correct.
14.

I have taken into consideration the factors that have an impact on value with the 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 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 or 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 attainment of a specific result or occurrence of a specific subsequent event (such as approval of a 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 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 tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20.

I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21.

The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any or 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 of 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 Uniforms Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23.

The borrowers, 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 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 sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is accepted to perform this appraisal under the applicable state law.
4.

This appraisal report complies with the Uniform Standards or 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 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.

Signature

Name

Randy D. Posey

Company Name

POSEY PROPERTIES - Appraisal Services

Company Address

4115 Oak Street

San Marcos, TX 78666

Telephone Number

512-396-2490

Email Address

rposey@austin.rr.com

Date of Signature and Report

10/20/2024

Effective Date of Appraisal

10/17/2024

State Certification #

1320652-G

or State License #

or Other (describe)

State #

State

TX

Expiration Date of Certification or License

04/30/2025

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED

226 Beethoven St

San Antonio, TX 78210-5650

APPRAISED VALUE OF SUBJECT PROPERTY \$

517,000

LENDER/CLIENT

Name

Company Name

Jeremi Bryk

Company Address

4906 Wurzbach Pkwy Apt 1417

San Antonio, TX 78233

Email Address

SUBJECT PROPERTY

☐

Did not inspect subject property

☐

Did inspect exterior of subject property from street

Date of Inspection

☐

Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐

Did not inspect exterior of comparable sales from street

☐

Did inspect exterior of comparable sales from street

Date of Inspection

APPRAISAL COMPLIANCE

Owner	CELERR		
Address	226 Beethoven St		Unit No.
City	San Antonio	County	Bexar
		State	TX
Client	Jeremi Bryk	Zip Code	78210-5650

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

☒ Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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 assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- ☒ I have **NOT** performed services, as an appraiser or in another capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☐ **I HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I ☒ **HAVE** made a personal inspection of the property that is the subject of this report.
- I ☐ have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:


MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 40-90 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 40-90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 

Name Randy D. Posey

Date of Signature 10/20/2024

State Certification # 1320652-G

or State License # _____

State TX

Expiration Date of Certification or License 04/30/2025

Effective Date of Appraisal 10/17/2024

Signature _____

Name _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior Only from street ☐ Interior and Exterior

Borrower Jeremi Bryk						
Property Address 226 Beethoven St						
City San Antonio	County	Bexar	State	TX	Zip Code	78210-5650
Lender/Client Jeremi Bryk		Address 4906 Wurzbach Pkwy Apt 1417, San Antonio, TX 78233				

Appraiser Certification Continued:

The appraiser makes it known that an analysis of the historical sales over the past 12 months proved a range of exposure time, at a market price (one that is not inflated and comparative with other properties similar in features and aspects of the subject) to be 1-5 months. This exposure time is similar to the marketing time of comparable listings noted in the neighborhood section of the form report.

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

The intended user of this report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage refinance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

SOURCE FOR DEFINITION OF MARKET VALUE: The source of the definition of market value is obtained in 12 CFR 34-42(g).

*Highest and Best Use is a Land Use Analysis that concludes maximum productivity of a site "as improved". Tests applied to the site as vacant and as improved are conclusions of Physical Possible Uses, that are Legally Permissible and Economically Feasible resulting in the maximum productivity conclusion. In the Site section the physical and legal characteristics are summarized as are the improvements in the Improvement section of the URAR. The economic conclusion of marketability is made in comparison with the conclusions of central tendencies and Market Conditions reported in the neighborhood section of the URAR. From these separate analyses, Market, Site and Improvement the appraiser concluded that as improved in its current use the subject is in its Highest and Best Use as reported.

The SCOPE of this appraisal encompassed the successful completion, according to the Standards of Professional Practice of a Sales Comparison Approach. The extent of the process of collecting, confirming and reporting the data used in our analysis was sufficient in quantity and reliability to successfully complete our work accurately. Each analysis area contained within discusses in depth the work specifically completed for that section of the appraisal. There were no HYPOTHETICAL CONDITIONS to the scope of our work.

Any questions that you may have must be directed to the lender as I am NOT allowed to talk to an unintended user.

On March 13, 2020, The United States Government delared a "National Emergency Concerning the Novel Coronavirus Disease (COVID-19) Outbreak", which was in effect on the Effective Date of this Appraisal Report. This appraisal report was performed pursuant to the Uniform Standards of Professional Appraisal Practice (USPAP) and was based on information and comparable sales available at that date. At this time, the effect of COVID-19 on the future value of the Subject Property or the value of the real estate market in the area of the Subject Property is unknown and not possible to predict.

Borrower	Jeremi Bryk						
Property Address	226 Beethoven St						
City	San Antonio	County	Bexar	State	TX	Zip Code	78210-5650
Lender/Client	Jeremi Bryk			Address	4906 Wurzbach Pkwy Apt 1417, San Antonio, TX 78233		



**FRONT OF
SUBJECT PROPERTY**
226 Beethoven St
San Antonio, TX 78210-5650



**REAR OF
SUBJECT PROPERTY**

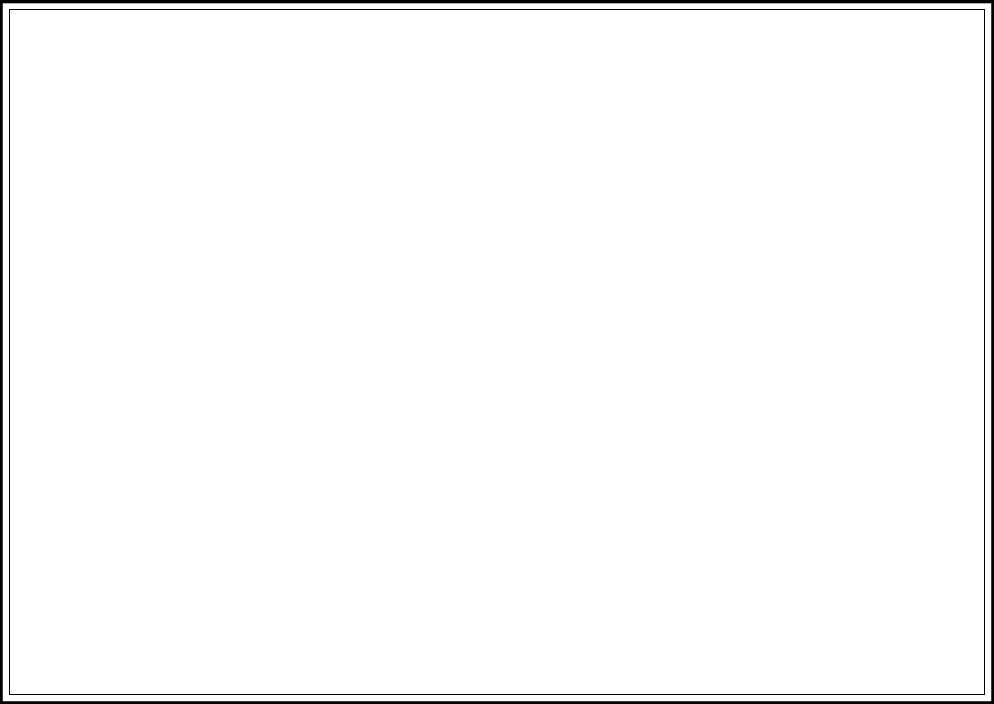
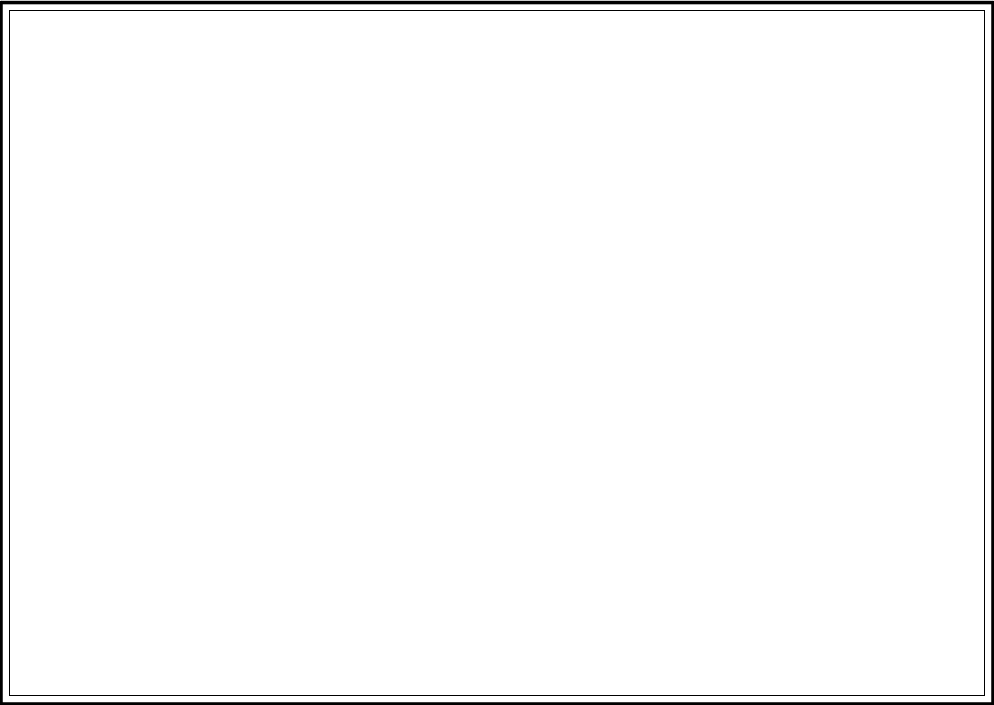


STREET SCENE

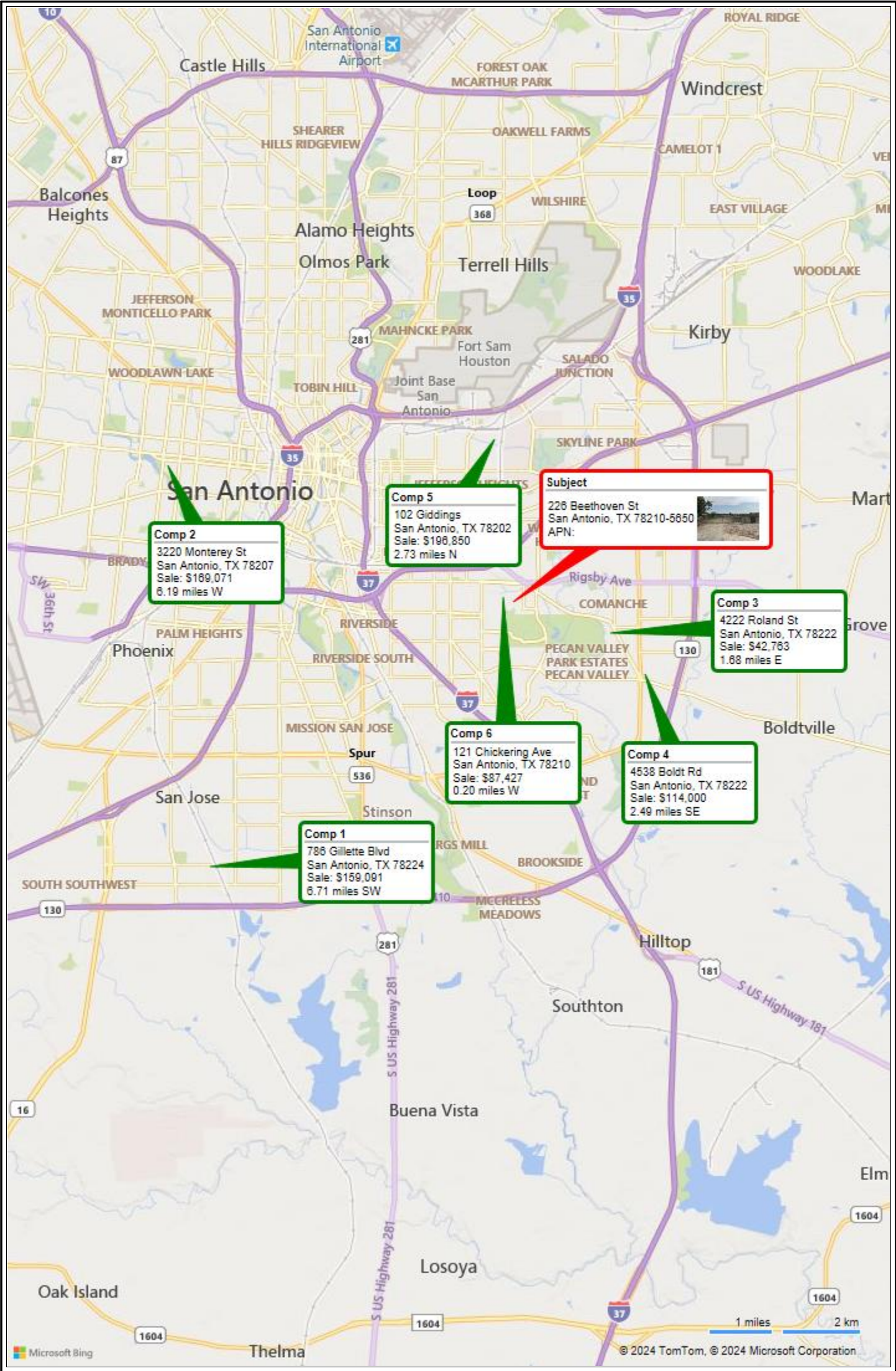
Borrower	Jeremi Bryk						
Property Address	226 Beethoven St						
City	San Antonio	County	Bexar	State	TX	Zip Code	78210-5650
Lender/Client	Jeremi Bryk			Address	4906 Wurzbach Pkwy Apt 1417, San Antonio, TX 78233		



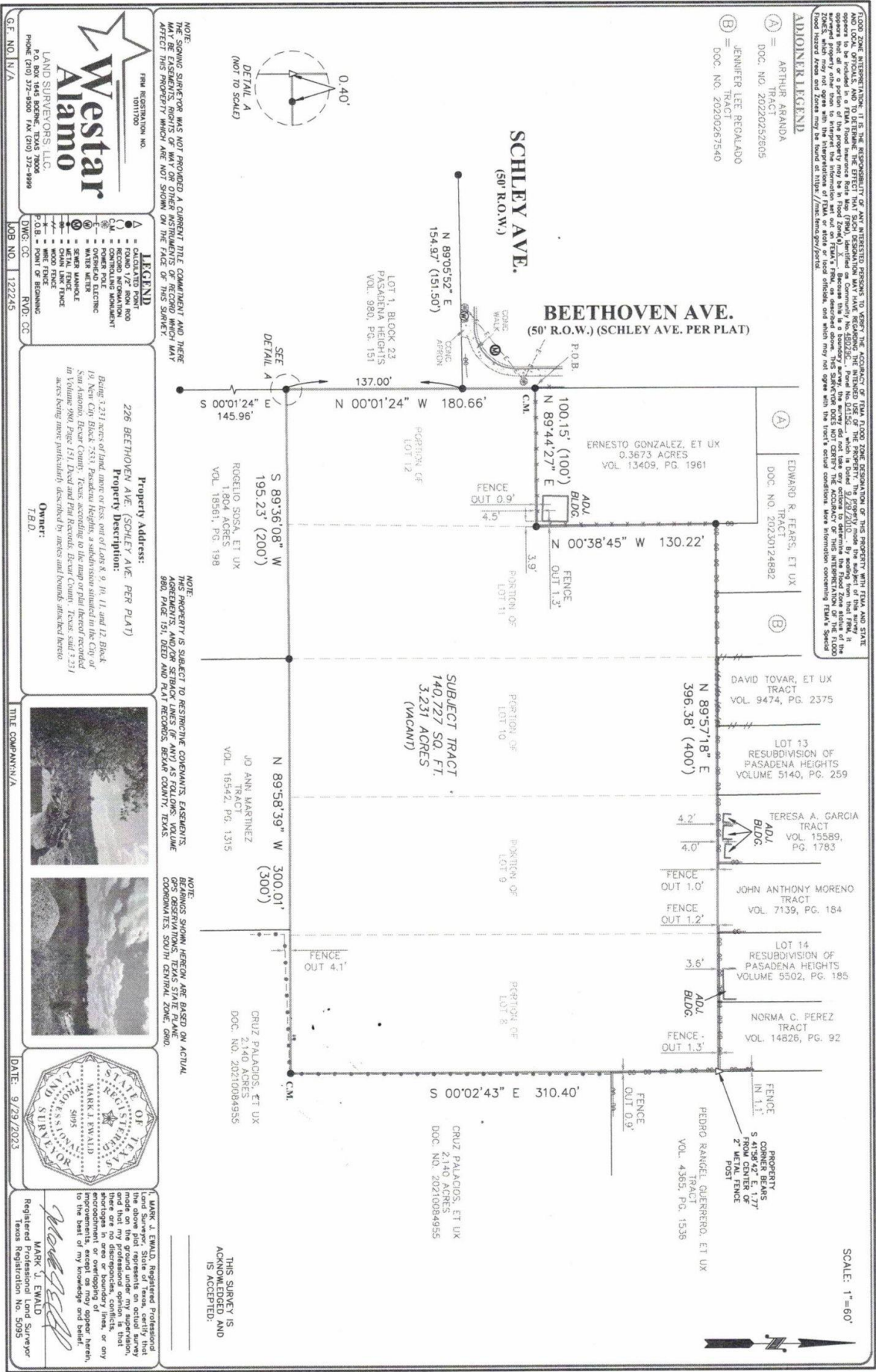
Land View



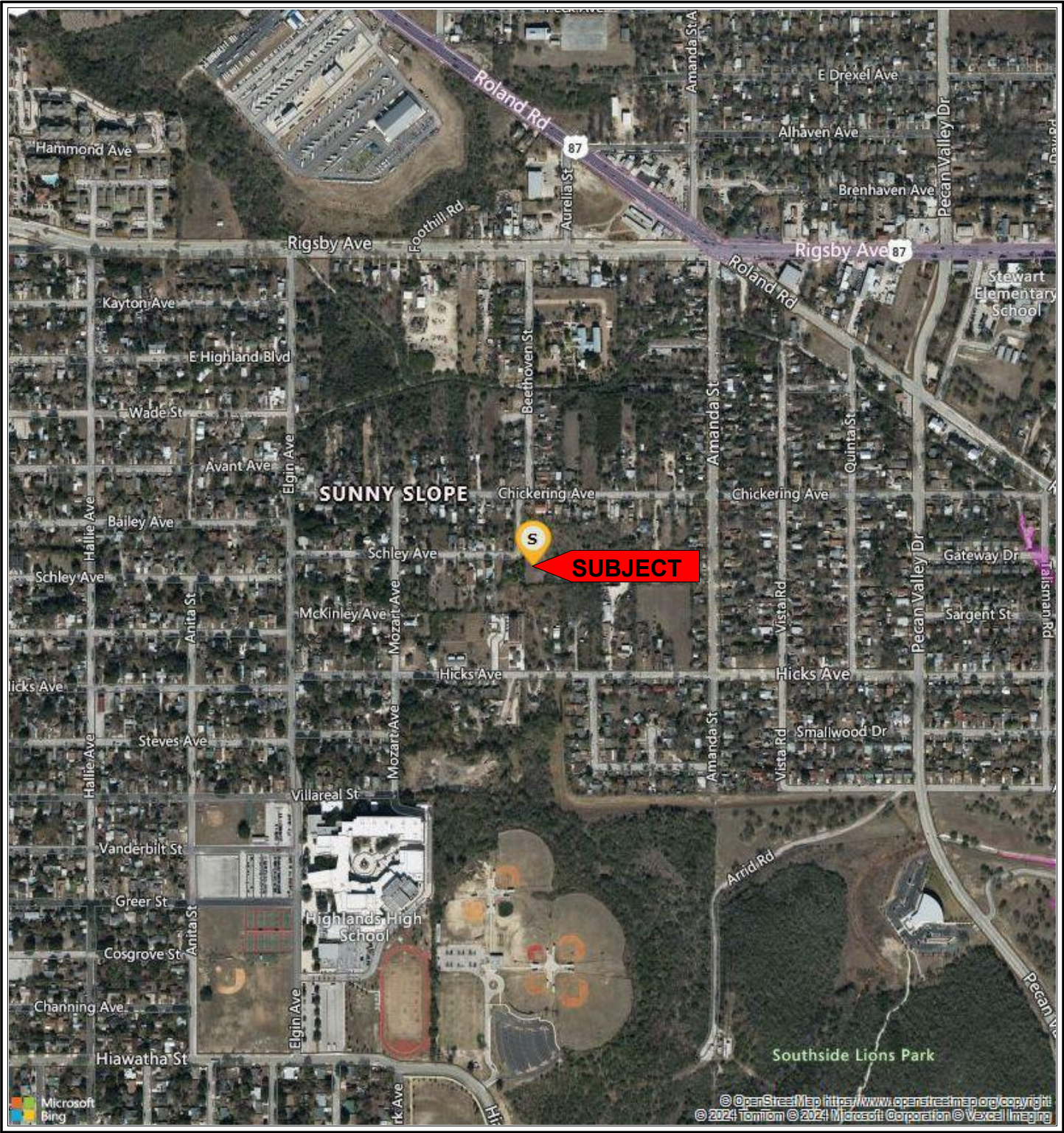
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Borrower Jeremi Bryk
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City San Antonio County Bexar State TX Zip Code 78210-5650
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	Address 4906 Wurzbach Pkwy Apt 1417, San Antonio, TX 78233			



Flood Map Legends

Flood Zones

Areas inundated by 100-year flooding

Areas inundated by 500-year flooding

Areas of undetermined but possible flood hazards

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone):

Out

Within 250 ft. of multiple flood zones?

Not within 250 feet

Community:

480045

Community Name:

SAN ANTONIO, CITY OF

Map Number:

48029C0415G

Zone: X Panel: 0415G Panel Date: 09/29/2010

FIPS Code: 48029 Census Tract: 1406.00

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**Certified General
Real Estate Appraiser**

Appraiser: **Randy Douglas Posey**

License #: **TX 1320652 G**

License Expires: **04/30/2025**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner