

Preparer

Modum Valuation
www.ModumTech.com

**1320 Village Creek Dr, Ste 100
Plano, TX 75093**



Client Information

Job # 2024101
Broker Steve Hipson, DDSmatch
Client Dr. Richard Ragnell, DDS

Ownership History

Recorded Ownership RDR Leasing LLC
Recorded Transaction Price \$465,000
Date of Recordation August 04, 2011

As Is Price Estimate
\$1,510,000

Property Location Map



Report Information

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Property Rights
Fee Simple Leased Fee
Considered Approaches
Sales Lease Excess Land
Legal Description

Village Creek II Professional Building Condominiums (Cpl), Bldg 1, Unit 1320 #1, 8.77 % Cmn Int

Purpose / Premise of Analysis
To estimate real property price and/or lease
Sales Comparison Approach \$1,510,000
Income Capitalization Approach Not Utilized
Lease Estimate based on Rental Comps \$24.50 PSF/Yr Triple Net
Date Prepared August 09, 2024

Property Details ¹

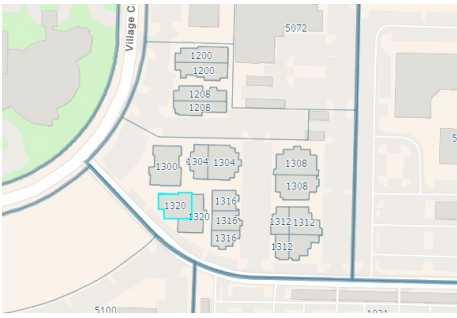
Gross Land Area	3,121 SF		Property Subtype	Medical Condominium
GBA	NRA	# Units	Occupancy Type	Single Tenant
4,081 SF	4,081 SF	1 Unit	Occupancy %	100.00%
Year Built	Year Renovated		Property Condition	Good
	2000	N/A		
Rent Loss Analysis (Non-Stabilized)				
	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

Aerial

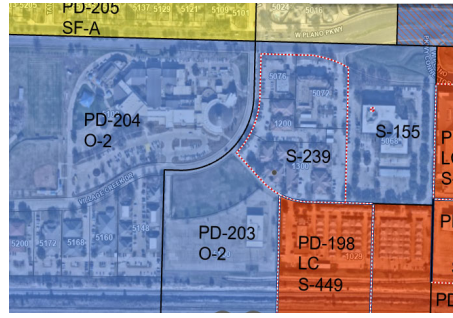


Site Description

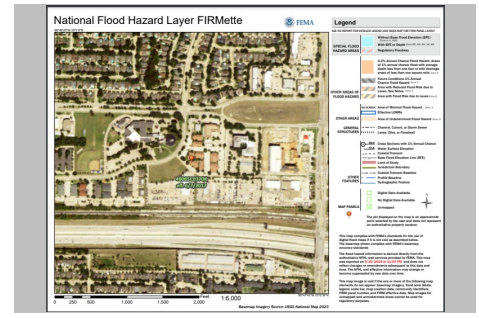
Jurisdictional Plat Map



Zoning Map



Flood Plain Map



Street Address

1320 Village Creek Dr, Ste 100, Plano, TX

Location

East Line of Village Creek Dr, approximately 486 FT from Village Creek Dr & W Plano Pkwy Intersection

County

Collin

Parcel Number

2122584

Gross Land (SF)

3,121

Gross Land (AC)

0.0717

Shape

Irregular

Frontage Street

Village Creek Dr

Frontage Feet

121 FT

Accessibility / Visibility

Average

Zoning / Municipality

O-2 (General Office) / Plano City Zoning

FEMA Flood Plain

C and X (unshaded)

Utilities

- Water
- Sewer
- Electricity
- Gas
- Telephone

Improvement Description

Current Use - Property Subtype

Medical Condominium

Projected Use

Present Use

Number of Buildings

1

Number of Stories

2

Number of Units

1

Year Built

2000

Year Renovated

N/A

Physical Condition

Good

Physical Condition Based Upon

See Photo Source (below)

Gross Building Area

4,081 SF

Net Rentable Area

4,081 SF

Land-to-Building Ratio (Gross)

0.76:1

Parking

Surface Parking

Foundation

Concrete

Frame

Masonry / Brick

Exterior Walls

Rock, Stone

Roof

Tile

Fire Safety

N/A

Interior Walls

Textured

Interior Flooring

Tile, Wood

Ceiling

Dry Wall

Lighting

Recessed

Plumbing / Electrical

Assumed to be to Code

Heating

Central

Cooling

Central

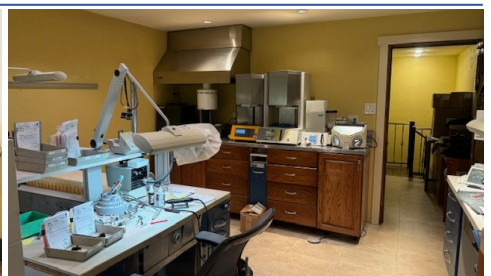
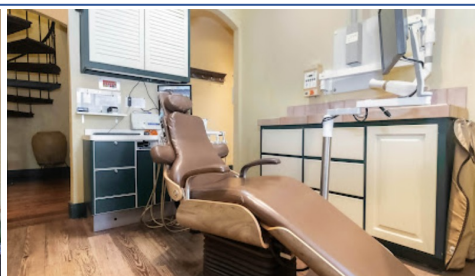
Number of Elevators

0

Number of Restrooms

N/A

Photo Source: Inspector Client Owner Public Source



Market Area Data

Moody's Sector

Office

Market / Submarket

Dallas / Plano/Allen

Region

Southwestern Region

Local Area

Urban Suburban Rural

Value Trend (b)

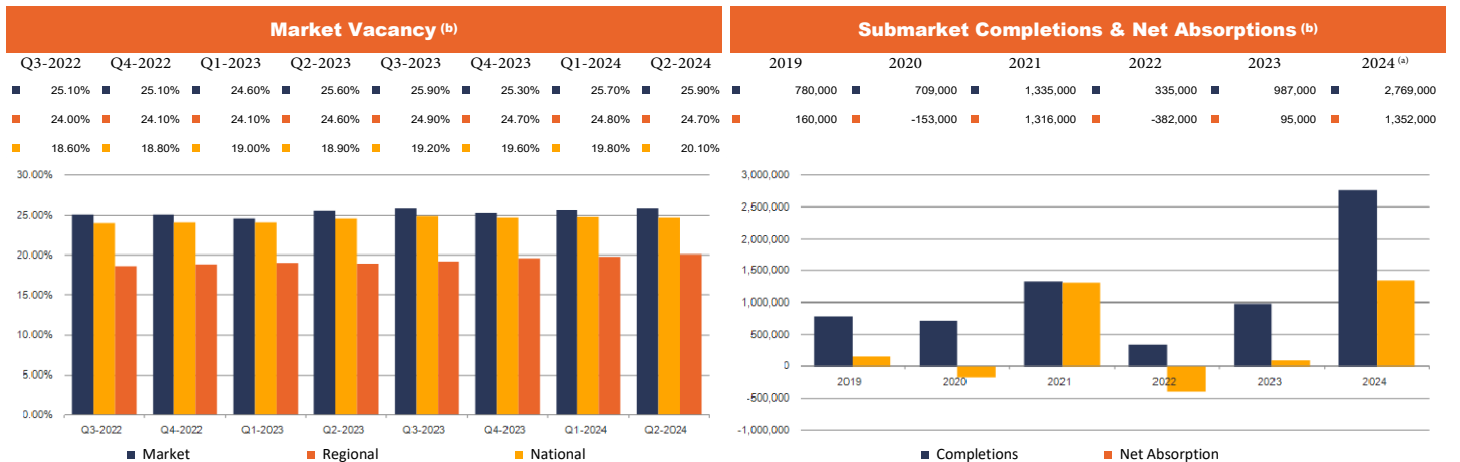
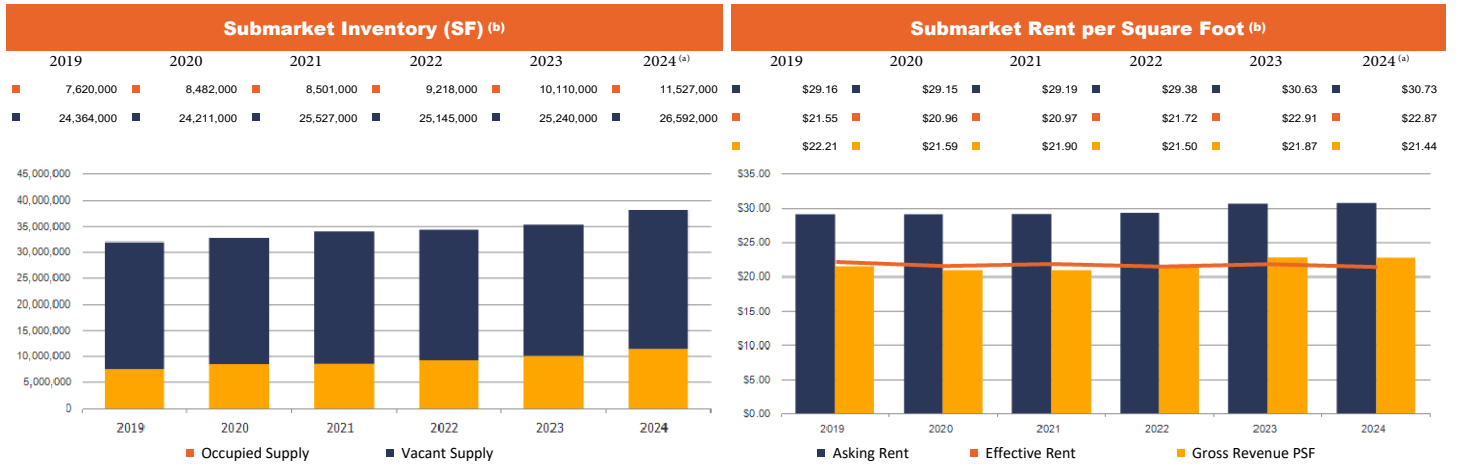
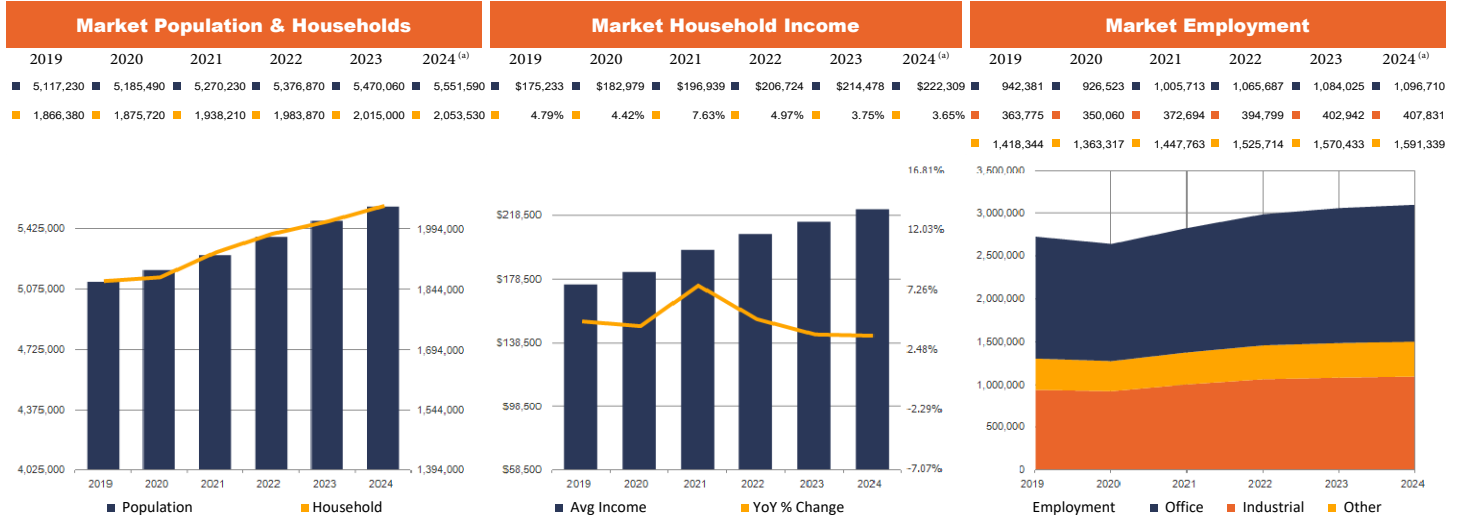
Up Stable Down

Sales Activity Trend (b)

Population Trend

Employment Trend

The following charts are generated from data obtained from Moody's Analytics' REIS.



(a) Year-to-date

(b) Based on Moody's sector value of Office

Summary of Improved Sales After Adjustments

#	Address	Sales Date	Sales Price	NRA (SF)	Year Built	Adjusted \$/SF *
S	1320 Village Creek Dr, Ste 100, Plano, TX 75093	-	-	4,081	2000	-
1	5228 Village Creek Dr, #101, Plano, TX 75093	05/17/2024	\$380,000	1,306	1996	\$320.06
2	1308 Village Creek Dr, #1, #2, Plano, TX 75093	11/14/2023	\$2,721,878	7,233	2002	\$451.57
3	5232 Village Creek Dr #200, Plano, TX 75093	10/27/2022	\$807,651	2,268	1996	\$391.72
4	1312 Village Creek Dr Unit 800, Plano, TX 75093	09/19/2022	\$368,000	1,058	2002	\$330.44
5	1200 Coit Rd, #109, Plano, TX 75075	Listing	\$999,500	3,058	1984	\$359.54
6	4108 W 15Th St, Plano, TX 75093	Listing	\$2,790,000	7,525	2001	\$370.76
Average			\$1,344,505	3,741	1997	\$370.68

Estimated Price	\$370.00
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* Per SF value calculated based on NRA

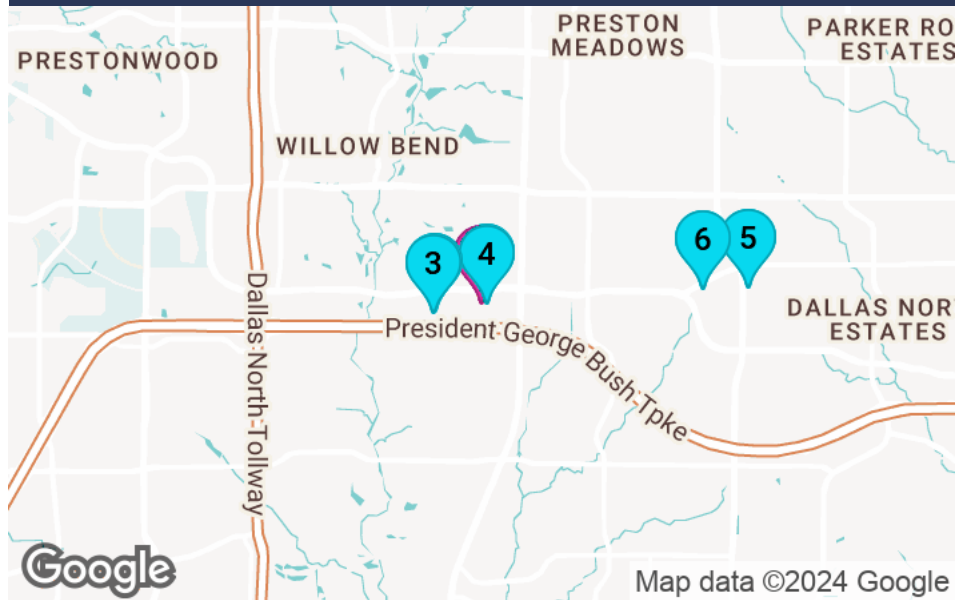
Sales Comparison Approach

Indicated Price	Rent Loss ^(a)	Concluded Price Estimate
\$1,509,970 (4,081 SF x \$370.00)	N/A	\$1,509,970

\$1,510,000
Rounded

(a) The Rent Loss Calculation, if any, is retained within the preparer's work file.

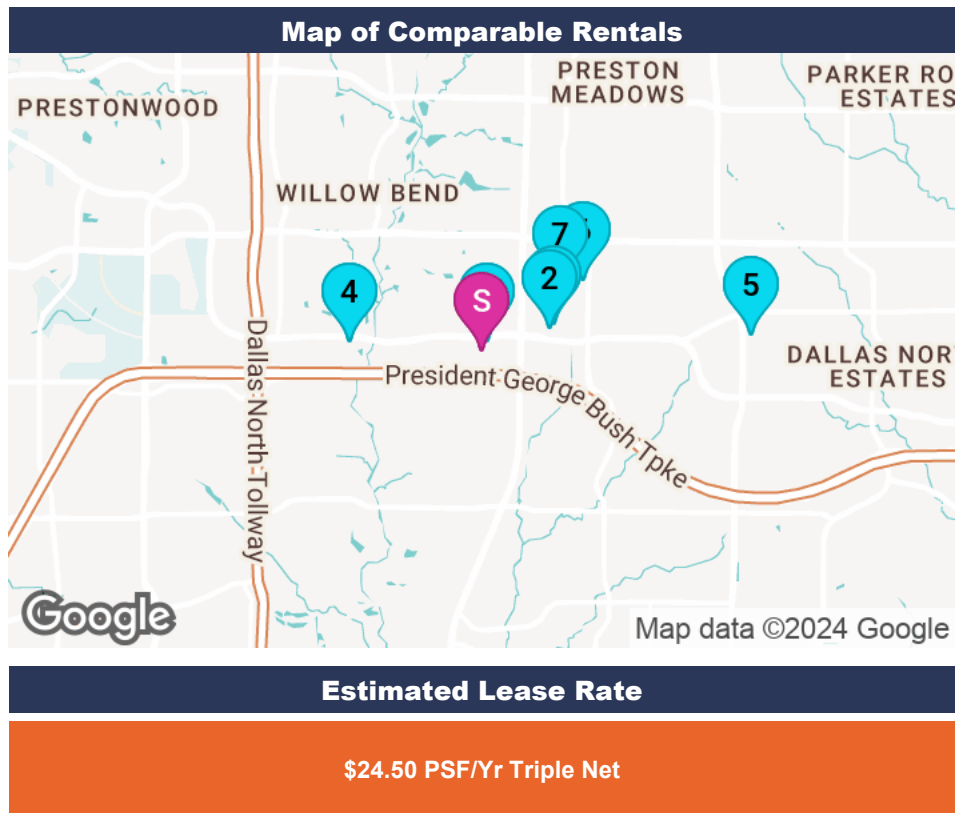
Map of Improved Sales



Summary of Comparable Rentals

#	Address	Terms	Occup.	NRA (SF)	Rent * (\$/SF/Mo)	Rent * (\$/SF/Yr)	CAM \$/SF/Yr
S	1320 Village Creek Dr, Ste 100, Plano, TX 75093	Triple Net	100.00%	3,121	N/A	N/A	N/A
1	5072 W Plano Pkwy, Plano, TX 75093	Triple Net	95.60%	33,467	\$2.00	\$24.00	N/A
2	4716 Dexter Dr, Plano, TX 75093	Triple Net	80.01%	18,266	\$1.92	\$23.00	N/A
3	4708 Dexter Dr, Plano, TX 75093	Triple Net	91.15%	37,743	\$2.29	\$27.50	N/A
4	5700 W Plano Pkwy, Plano, TX 75093	Modified Gross	93.86%	53,693	\$2.12	\$25.50	N/A
5	1200 Coit Rd, Plano, TX 75075	Modified Gross	N/A	3,064	\$1.71	\$20.50	N/A
6	1705 Ohio Dr, Plano, TX 75093	Triple Net	69.05%	10,414	\$2.00	\$24.00	N/A
7	4701 Old Shepard Pl, Plano, TX 75093	Modified Gross	90.86%	33,200	\$2.04	\$24.50	N/A
Average			86.76%	27,121	\$2.01	\$24.14	N/A
Estimated Subject Market Rent					\$2.04	\$24.50	

* Adjustments have been made to accommodate differences between comparable lease terms and/or occupancy to the subject, if any



Reconciliation

As Is Price Estimate	
Sales Comparison Approach	\$1,510,000
Income Capitalization Approach	Not Utilized
\$1,510,000	
Effective Date: August 09, 2024	

Disclaimer: This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. Modum Technologies, LLC maintains a comprehensive database of sales and listings for the subject area. Additional subject and market data has been abstracted from public records and/or provided by the Client. Modum graciously acknowledges the use of aerial and street level photos and maps from third-party sources including Google Maps, CoStar Comps/LoopNet, Enriched Data, various City and County websites, FEMA and others.

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Annotations

- 1 **Property Details:** Upstairs space of 960 SF was recently finished. Hence, the building area is 4,081 SF

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