

## SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

<b>Location of Subject Property:</b>	18879 State Highway 64 Van Zandt County, Texas
<b>Appraised for:</b>	Inwood National Bank
<b>Purpose of Appraisal:</b>	Current Market Value
<b>Date of Appraisal:</b>	March 11, 2015
<b>Highest and Best Use:</b>	Industrial Usage
<b>Land Area:</b>	8.0 acres or 348,480 sq.ft. This is an estimate only. The owner is having the current 10 acre tract re surveyed to remove 2 acres and a house from the original land tract and assign the remaining 8 acres to the industrial improvements. <i>This information is not warranted, written or implied.</i>
<b>Building Area:</b>	10,829 sq.ft., Gross bldg. area in two buildings
<b>Office A/C Area:</b>	2,072 sq.ft., combined in both buildings
<b>Construction:</b>	Mostly Steel Metal with limited wood siding
<b>Actual Age of Building:</b>	1990 per the Van Zandt County Appraisal District records
<b>Land to Bldg Ratio:</b>	32.18:1
<b>Zoning:</b>	Not zoned, in the Van Zandt County jurisdiction
<b>Estimated Economic Life:</b>	18 years

### FINAL APPRAISED MARKET VALUE

**\$355,000.00**