

Client: Tandem Bank Commercial – Tucker, GA
Project Name: Animal Shelter, 1520 Union Hill Road
Keystone File # CM045324
MountainSeed AMC License #127, Appraisal Fee - \$1,750



4,375 Sq. Ft. Commercial Building
On 0.809-Acres

1520 Union Hill Rd
Alpharetta, Forsyth County
Georgia 30005



Subject Photographs



Subject Exterior Front View
(Photo Taken on July 15, 2024)



Subject Exterior Side View
(Photo Taken on July 15, 2024)



Subject Exterior Side View
(Photo Taken on July 15, 2024)



Subject Exterior Side View
(Photo Taken on July 15, 2024)



Subject Site View
(Photo Taken on July 15, 2024)



Subject Exterior Shed
(Photo Taken on July 15, 2024)

Subject Photographs



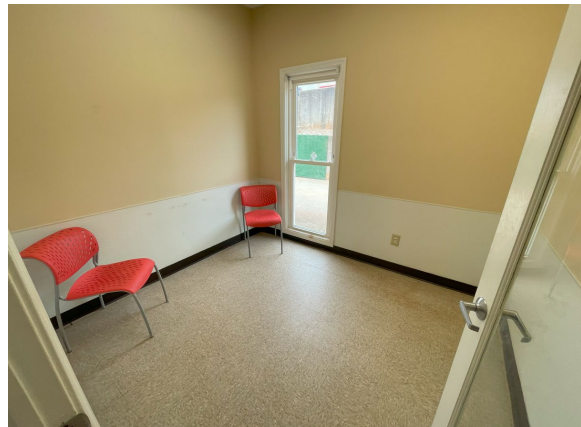
Subject Site View
(Photo Taken on July 15, 2024)



Subject Interior Reception
(Photo Taken on July 15, 2024)



Subject Interior Waiting Room #1
(Photo Taken on July 15, 2024)



Subject Interior Waiting Room #2
(Photo Taken on July 15, 2024)



Subject Interior Office
(Photo Taken on July 15, 2024)



Subject Interior Office
(Photo Taken on July 15, 2024)

Subject Photographs



Subject Interior Break Area
(Photo Taken on July 15, 2024)



Subject Interior Kennel Area
(Photo Taken on July 15, 2024)



Subject Interior laundry Room
(Photo Taken on July 15, 2024)



Subject Interior Kennels
(Photo Taken on July 15, 2024)



Subject Interior Storage Room
(Photo Taken on July 15, 2024)



Subject Interior Dog Food Room
(Photo Taken on July 15, 2024)

Subject Photographs



Subject Interior Dog Bathing/Laundry Room
(Photo Taken on July 15, 2024)



Subject Interior Kennels
(Photo Taken on July 15, 2024)



Subject Interior Kennels
(Photo Taken on July 15, 2024)



Subject Entrance/Parking From Union Hill Rd
(Photo Taken on July 15, 2024)



Union Hill Rd Looking South
(Photo Taken on July 15, 2024)



Union Hill Rd Looking North
(Photo Taken on July 15, 2024)

LEGAL DESCRIPTION

A narrative metes and bounds legal description is available. Furthermore, the exhibits and descriptions included in this report help to adequately identify and describe the real estate being appraised. This is in compliance with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted and published by the Appraisal Standards Board of The Appraisal Foundation. The applicable requirements are stated in Standards Rule 2-2 (b) (i) which states that “the appraisal report must identify and describe the real estate being appraised.” USPAP comments on this requirement as follows:

“Identifying the physical real estate can be accomplished by any combination of a legal description, address, map reference, copy of a survey or map, property sketch and/or photographs.”

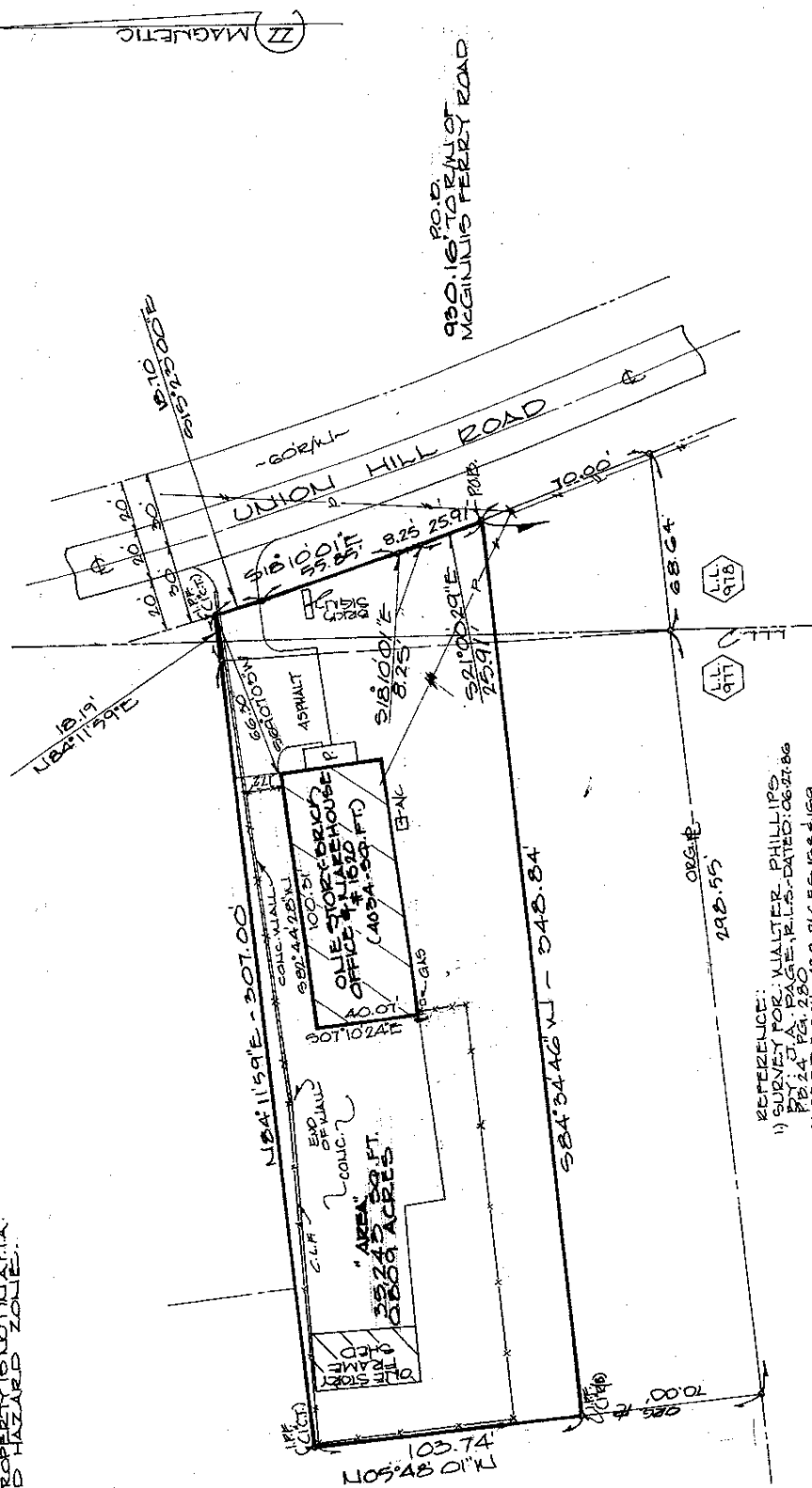
The subject’s Legal Description can be found below.

EXHIBIT A

All that certain tract or parcel of land lying in Land Lots 977 and 978 of the 2nd District, 1st Section of Forsyth County, Georgia, shown and depicted as containing 0.809 acres on a certain plat of survey for Small Dog Rescue & Humane Society, Inc. dated October 10, 2004 (last revised October 21, 2004) prepared by Tru-Line Surveying Inc. (bearing the seal of W.E. Clonts, GRLS No. 2166), commonly known as 1520 Union Hill Road, Alpharetta, Georgia, and being more particularly described as follows:

Beginning at a point on the west/southwestern margin of the right-of-way of Union Hill Road (a 60 foot right-of-way), said point being 930.16 feet northwesterly (as measured along the west/southwestern margin of the right-of-way of Union Hill Road) from the intersection with the right-of-way of McGinnis Ferry Road; thence leaving the margin of the right-of-way of Union Hill Road and running south 84 degrees 34 minutes 46 seconds west a distance of 348.84 feet to an iron pin found; thence north 05 degrees 48 minutes 01 seconds west a distance of 103.74 feet to an iron pin found; thence north 84 degrees 11 minutes 59 seconds east a distance of 307.00 feet to a point; thence continuing north 84 degrees 11 minutes 59 seconds east a distance of 18.19 feet to an iron pin found on the west/southwestern margin of the right-of-way of Union Hill Road; thence south 15 degrees 23 minutes 0 seconds east along the margin of the right-of-way of Union Hill Road a distance of 18.70 feet to a point; thence continuing along the margin of the right-of-way of Union Hill Road south 18 degrees 10 minutes 01 seconds east a distance of 55.85 feet to a point; thence continuing along the margin of the right-of-way of Union Hill Road south 18 degrees 10 minutes 01 seconds east a distance of 8.25 feet to a point; thence continuing along the margin of the right-of-way of Union Hill Road south 21 degrees 0 minutes 29 seconds east a distance of 25.91 feet to the point of beginning.

NOTE:
THIS PROPERTY IS NOT IN A FIA
FLOOD HAZARD ZONE.



2507213434

- 1) SURVEY FOR: WALTER, PHILLIPS
BY: J.A. PAGE, R.L.S. DATED: 06.21.86
PG. 24 PG. 280
- 2) DEED BOOK 438-PAGES 138 & 159
- 3) DEED BOOK 345-PAGES 432 & 433
- 4) DEED BOOK 1544-PAGES 719 THRU 735

NOTE: THE FIELD DATA UPON WHICH THIS REPORT
BASED WAS OBTAINED USING A THEODOLITE
AND EDM. AND HAD A LINEAR PRECISION OF
ONE FT. IN 20,000 FEET AND AN ANGULAR
ERROR OF 60 SECONDS PER ANGLE AND WAS
OBTAINED BY USING THE COMPASS RULE.

THIS PLAT HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES ONE FT. IN 100,000 FEET.

DEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED BASED ON A SINGLE MAGNETIC OBSERVATION.

SURVEY FOR
SMALL DOG RESCUE & HUMANE SOCIETY, INC.

LAND LOTS 977 & 978 - 2ND DISTRICT - 1ST SECTION
FOURTH COUNTY, GEORGIA

SCALE: 1"=30'-DATE: 10.10.04
REV. 10.21.04 TO SHOW
NEW LOT
CONFIGURATION.

TRU-LINE SURVEYING INC.
2070 ATTIC PARKWAY, SUITE 505
DUNELISSA, GEORGIA 30152

PH. 770. 919. 8732
FAX. 770. 919. 8731

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

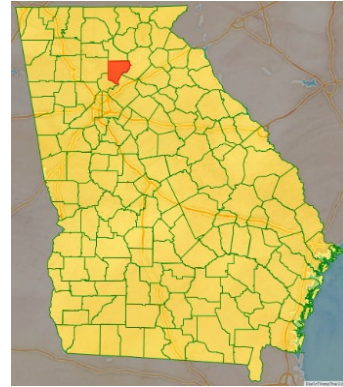


W. L. CLONTS # 2166

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SUBJECT LOCATION

The subject is located on the west side of Union Hill Road, west and south of McFarland Pkwy, south and east of US Highway 19, and north of Windward Pkwy in unincorporated Forsyth County, Georgia with a city of Alpharetta mailing address. The subject's neighborhood is bordered by the following arterial routes: US Highway 400 and GA Highway 141.



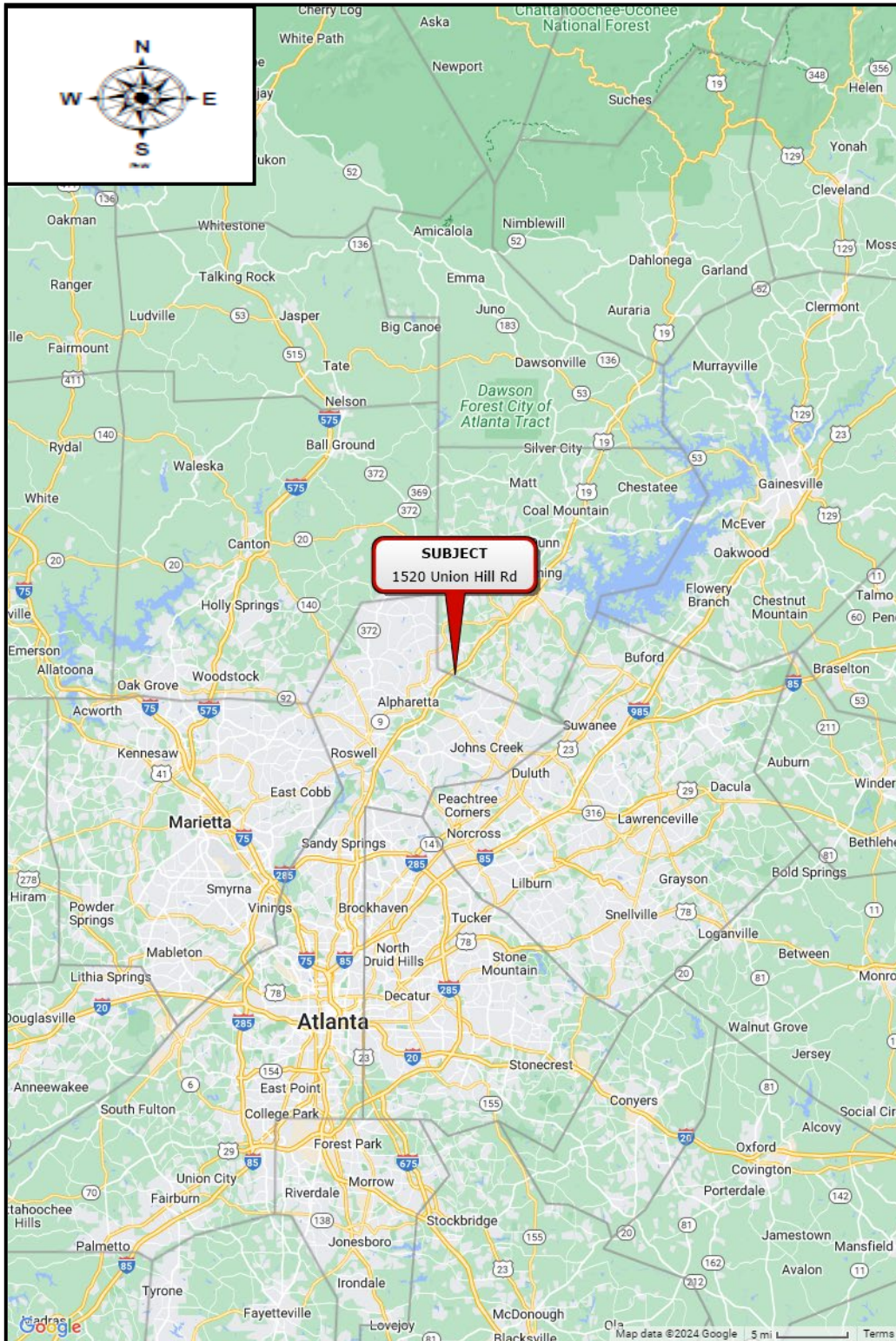
Union Hill Rd is a local road providing direct access to the subject property, connecting it to nearby residential areas and local amenities. McFarland Pkwy, to the north and east, collects traffic from local roads and channels it to arterial routes, enhancing connectivity for the subject property. To the north and west, US Highway 19 is a major arterial route providing regional connectivity, facilitating access to Atlanta and other significant destinations. Windward Pkwy is another arterial road located to the south, providing significant east-west connectivity, linking the subject property to major business parks and residential areas. Located around 1.5 miles to the west, US Highway 400 serves as a pivotal north-south corridor, connecting the subject to Atlanta and other significant locations. Additionally, GA Highway 141, positioned approximately 4 miles to the east, supports regional traffic flow and connects to key commercial and residential areas.

The subject property is located in a primarily residential area, with undeveloped land and rural properties to the north, and commercial developments to the east and south along GA Highway 9. Most homes in the area are situated on multiple acres, with some to the north featuring ample pastureland and equestrian facilities. Additional residential developments are located to the west. Key nearby amenities include Bell Memorial Park, The Manor Golf & Country Club, Atlanta National Golf Club, Fowler Park, Halcyon Shopping Mall, Midway Park, Fulton County Public Library, Cambridge High School, WellStar North Fulton Hospital, Avalon, and North Point Mall.

Conclusion

Forsyth County has seen remarkable economic growth in recent years, driven by ongoing development initiatives. The county's population and economic indicators have consistently risen over the past decade. Median household income and home values in Forsyth County surpass both county and statewide averages. The county's Comprehensive Plan, in conjunction with its employment hubs and current development projects, provides a strategic framework for sustained growth. This approach is set to solidify Forsyth County's appeal as a desirable community. Therefore, the appraisers conclude that the long-term economic growth prospects for the area are highly favorable. Consequently, based on this thorough analysis, the appraisers assert that the outlook for long-term economic growth in the subject area is indeed favorable.

AREA MAP



IMMEDIATE AREA MAP



SITE DESCRIPTION

Location

The subject is located on the west side of Union Hill Road, west and south of McFarland Pkwy, south and east of US Highway 19, and north of Windward Pkwy in unincorporated Forsyth County, Georgia with a city of Alpharetta mailing address.

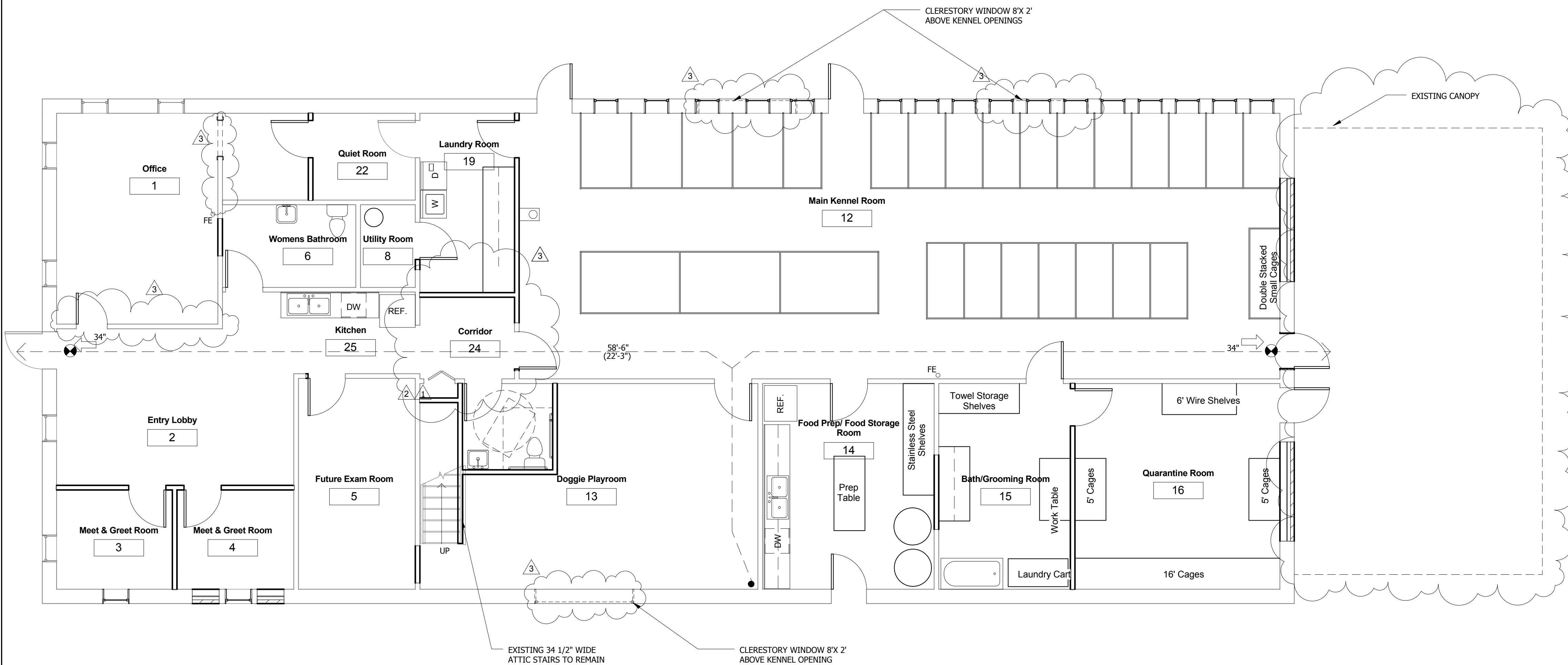
Site Size

Parcel Number	Subject Property Address	Land Acres
044 013	1520 Union Hill Rd	0.809

Aerial Tax Map



1	LIFE SAFTEY PLAN
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$$3/16'' = 1'-0''$$


GENERAL NOTES

1. EXISTING LIFE SAFETY DEVICES HAVE BEEN SHOWN, BUT THE CONTRACTOR SHALL ENSURE THE INSTALLATION OF ALL LIFE SAFETY DEVICES INDICATED ON THE ENGINEERING DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ANY EXISTING FIRE RATED WALLS. ANY WORK DONE AROUND EXISTING FIRE RATED WALLS SHALL BE DONE WITH CARE SO AS NOT TO COMPROMISE THE RATING'S INTEGRITY. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.

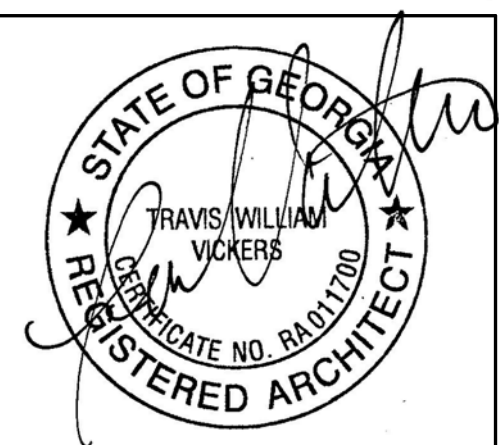
LEGEND



LIFE SAFETY SUMMARY

TOTAL SQUARE FOOTAGE=

ITEM	REQUIRED	PROVIDED
# OCCUPANTS		41
EXITS	2	2
EXIT DOOR WIDTH	24.8"	68"
EXIT STAIR WIDTH		
TRAVEL DISTANCE	200' MAX	58'-6"
COMMON PATH OF TRAVEL	75' MAX	22'-3"
DEAD END CORRIDOR	50' MAX	
TRAVEL DISTANCE (COMMON PATH)		X'-X" (X'-X")



Furkids Dog Shelter

Interior Renovation

**1520 Union Hill Road
Alpharetta, GA 30005**

[illegible]

LIFE SAFETY PLAN

PROJECT NUMBER	13046.00
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A0-101

PROPERTY HISTORY

Based on the available records the last transaction to occur on the subject property was a Administrator's Deed on November 4, 2004, for \$424,900, with the grantor being Melanie Dawn Phillips, as Administrator of the Estate of Frances Poss Phillips, late of Cobb County, Georgia, deceased, and the grantee being Small Dog Rescue & Humane Society, Inc. according to Forsyth County OR Book/Page (3574/536). The sale was reported by the buyer to have been arm's-length.

To the best of the appraiser's knowledge, the subject property has not been listed or sold within the previous three years prior to the appraisal date, except for what is noted above.

The property history has been provided by conversations with various individuals involved with the chain of titles, public records, and CoStar. The appraisers have not performed a title search, nor do the appraisers warrant that the history, as presented herein, is completely accurate since the appraisers have relied upon the information of others. Any person or entity contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney-at-law.

REAL ESTATE TAXES

Real estate tax assessments are administered by the subject's municipality in which the subject is located and are estimated by jurisdiction on a county basis. Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value.

The subject property is taxed by Forsyth County based on an assessment made by the tax assessor. In this case, the statutory assessment rate is 40% of "fair market value". The subject's taxes are based on the total building structure and land. However, considering the subject's current use as an Animal Shelter, the subject has tax exempt status. Based that the subject is assessed at \$597,960, the assessed value would be \$239,184 based on the 40% statutory assessment rate. Thus, based on the 2023 unincorporated Forsyth County millage rate of 24.614, the estimated taxes for 2023 would be \$6,366. ($\$597,960 \times .40\% = \$239,184$) then ($\$239,184 \times 0.024614 = \$5,887$). Current & estimated real estate taxes and assessments for the current tax year are shown in the following table.

2023 Real Estate Taxes				
Parcel Number	Land Value	Improvement Value	Total	Tax Liability
044 013	\$455,630	\$142,330	\$597,960	\$0
Totals	\$455,630	\$142,330	\$597,960	\$0

2023 Real Estate Taxes				
Parcel Number	Land Value	Improvement Value	Total	Tax Liability
044 013	\$455,630	\$142,330	\$597,960	\$5,887
Totals	\$455,630	\$142,330	\$597,960	\$5,887

Frontage, Access, and Topography

The subject site contains approximately 0.809-acres and fronts approximately 110 feet along Union Hill Road. Access and visibility to the property is considered average for a Commercial Building within this submarket.

The site is slightly sloping downward away from the road frontage and is level where the improvement sits and has been improved with a 4,375 sq. ft. Commercial Building.

Utilities and Services

Utilities and services include police/fire protection, water/sewer, electricity, natural gas by a provider of choice, and telephone service.

Drainage and Soil Conditions

The building site appears to have adequate drainage.

The physical inspection of the property did not reveal any apparent evidence of adverse soil or subsoil conditions. A formal study was not undertaken, and we are not qualified to detect such soil conditions. Therefore, we recommend that the client retain an expert in this field of study, if desired.

Easements, Encroachments and Restrictions

The appraiser was not provided with a current title report to review. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has a clear and marketable title.

Environmental Hazards

The physical exterior and interior inspection of the property did not reveal any apparent evidence of hazardous waste materials. A formal study was not undertaken as the appraisers are not qualified to detect such substances and, if desired, recommend that the client retain an expert in the field.

Site Improvements

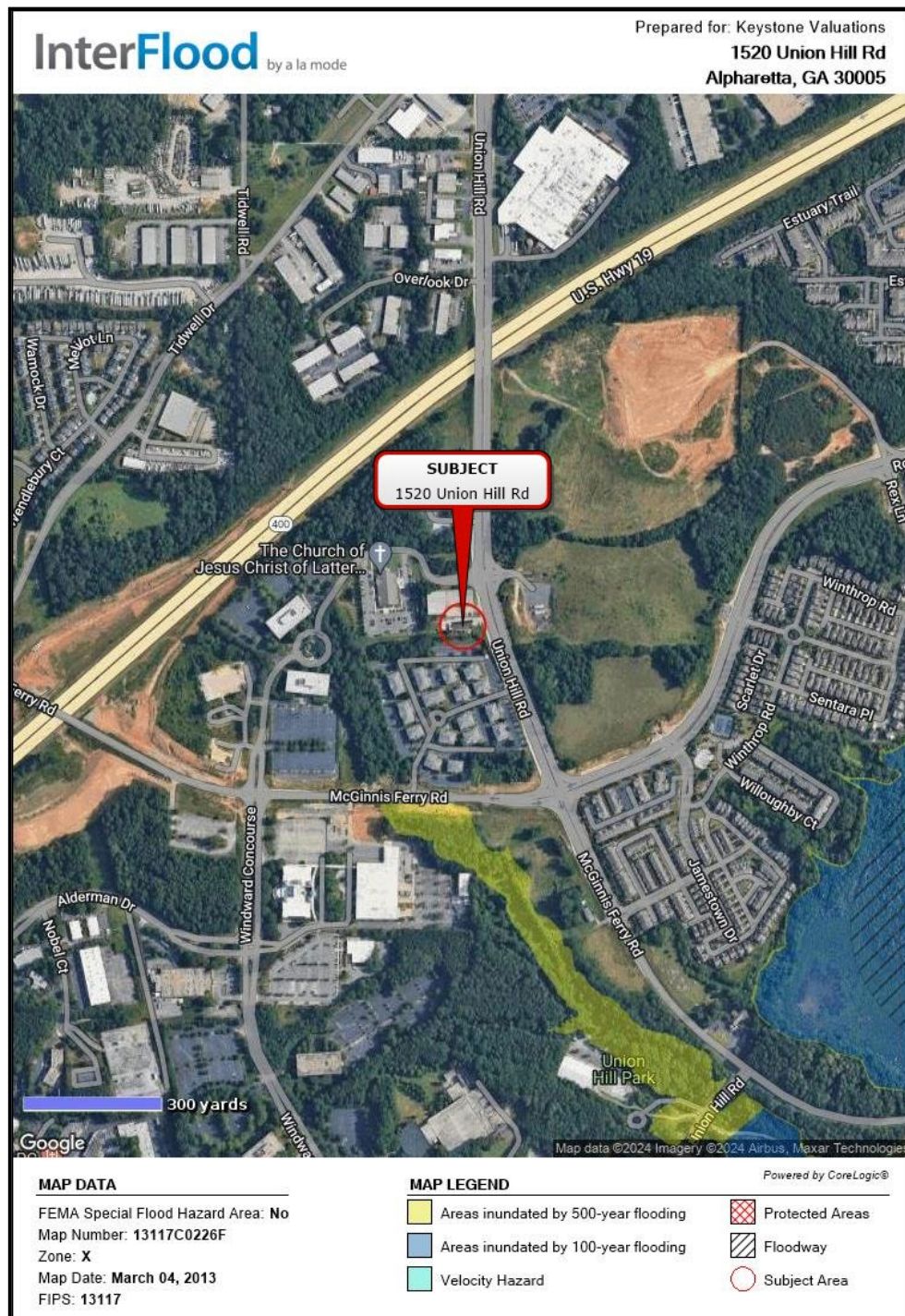
The subject property is partially fenced in. Additionally, there is a wooden storage shed on-site. No data on the age or size of the shed was available and it is not listed on the assessor's database. This shed is not considered to have contributory value.

Conclusion

In conclusion, the site is considered to have average physical utility for the development of a Commercial Building. This opinion is based on the site's physical configuration, usable topography, average accessibility, average visibility, and the availability of utilities.

FLOOD MAP

According to Flood Insurance Maps (FIRM) 13117C0226F dated March 04, 2023, the subject is located within Zone X, an area not prone to flooding. The associated floodplain map is shown below.



IMPROVEMENTS DESCRIPTION

The subject property is located on the west side of Union Hill Rd at 1520 Union Hill Rd in unincorporated Forsyth County, Georgia with a city of Alpharetta mailing address. The subject property is improved with a one-story Commercial Building that contains 4,375 square feet and was built in 1987. As of the effective date, the property is owner-occupied. The property is situated on one tax parcel which contains 0.809-acres. The subject property is zoned M1, Restricted Industrial District by the Forsyth County Zoning Department.

Overall Improvement Discussion

The overall building and site improvements are in average condition as of the date of the appraisal. Thus, the property has average overall market appeal. Further, the descriptions below are based on a combination of a Keystone inspection, public records and/or broker provided information.

Effective Age and Economic Life

Effective Age and Economic Life	
Year Built	1987
Actual Age	37
Estimated Effective Age	20
Estimated Economic Life	40
Remaining Economic Life	20

General Construction Details

Footing & Foundations	:	Concrete over 4" gravel base with reinforced concrete footings. Assumed.
Roof	:	Composition Shingle
Exterior Walls	:	Brick and wood frame
Interior Walls	:	1/2" Painted Sheetrock
Floors	:	Vinyl, tile, concrete, and engineered hardwood
Ceilings	:	2x2 acoustical tile
Electrical	:	Assumed Adequate
Lighting	:	Recessed fluorescent panels
Plumbing	:	Assumed Adequate

HVAC	:	Central HVAC
Windows and Doors	:	Double Pane Windows in Wood Casing Throughout, Assumed. Aluminum frame and glass with solid interior wood doors.
Fire Security	:	Hand-held fire extinguishers are strategically placed throughout.
Sprinkler	:	None
Parking	:	5 Total Parking Spaces. The condition of the asphalt parking area is in average condition.

Deferred Maintenance (or Capital Expenditures)

The subject does not have any applicable deferred maintenance.

Furniture, Fixtures & Equipment (FF&E)

The appraisal assignment is specifically focused on the value of the real property only. Items of personal property/FF&E are excluded from consideration.

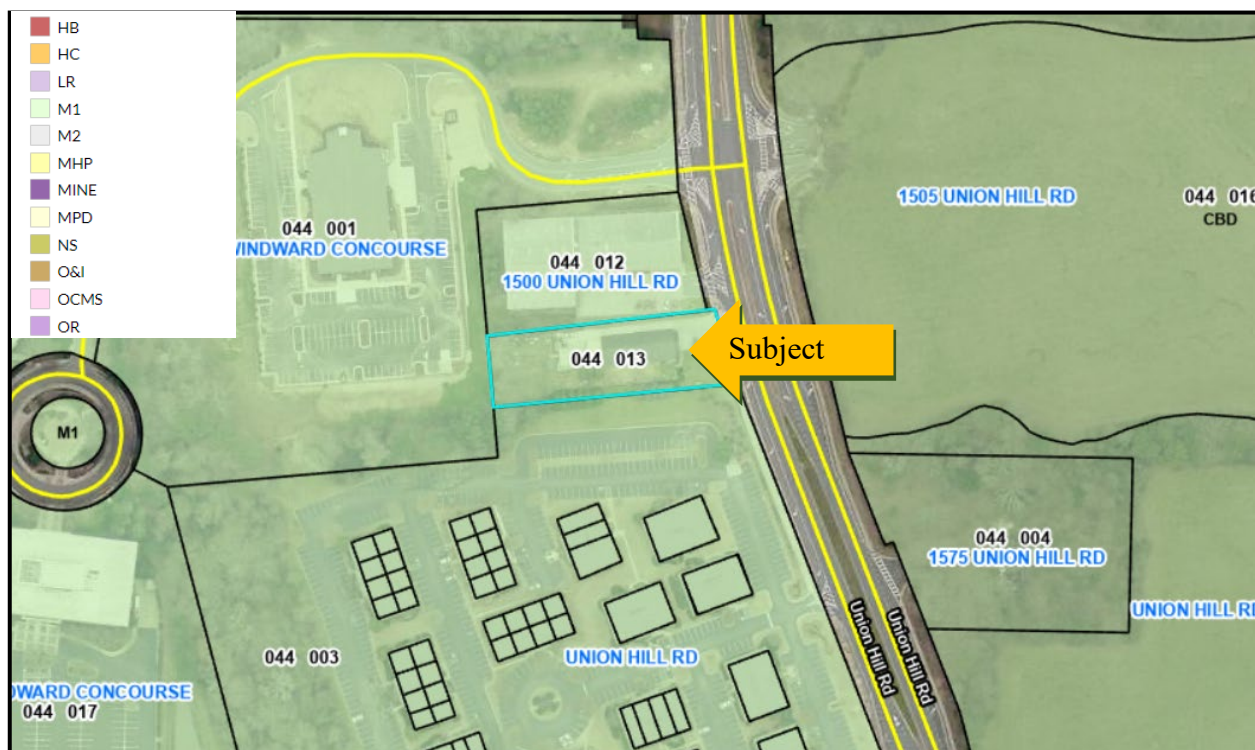
ZONING

The subject property is zoned M1, Restricted Industrial District by the Forsyth County Zoning Department. The purposes of these districts are to provide and reserve suitable areas for a variety of industrial uses including manufacturing, wholesale trade and distribution activities. Restricted industrial districts are only intended to be located in areas with relatively level topography, adequate water and sewerage facilities, and access to arterial streets and highways. Permitted uses include: Offices and Showrooms, Commercial sales, Accessory Uses, Automobile Services, Apparel Manufacturing, Car Wash, Miscellaneous Service Establishments, Restaurants, Warehouses, Textile Manufacturing. Based on a call with Forsyth County Zoning Department the subjects current use is legally permissible.

Limitations include: a minimum front setback of 50 feet, a minimum rear setback of 0 feet, and a minimum side setback of 15 feet.

While this is not intended to represent a legal opinion, the subject improvements are considered to be in conformity with the zoning ordinance.

(Forsyth County Zoning Map)



HIGHEST AND BEST USE

Highest and Best Use is defined in Chapter 17 Page No. 306, in the 15th edition of "The Appraisal of Real Estate", published by the Appraisal Institute, and adopted by FDIC as the reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of the appraisal. Also implied within these definitions is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e. that the highest and best use determined from analysis represents an opinion, not a fact to be found. The use of a property must be physically possible, legally permissible, financially feasible, and maximally productive to represent the highest and best use.

In cases where a site has existing improvements, the highest and best use may very well be different from the existing use. However, the existing use will continue unless and until the land value, in its highest and best use, represents the premise upon which value is based.

Highest and Best Use As Improved

Legally Permissible

As detailed in the zoning section of this report the subject is currently zoned M1, Restricted Industrial District. The site and improvements appear to meet the legal requirements of the current zoning ordinance. Therefore, the subject property conforms to the area's zoning restrictions and its land use is considered consistent with the subject property's location and nature of the market area. In general, the subject property's location is suited for a Commercial Building or a veterinary clinic development due to its location surrounded by mostly office and retail uses.

The possibility of rezoning the site for other uses other than (other commercial or industrial) use was also considered. However, any zoning other than the current use, (i.e. residential or agricultural) would not be considered a logical alternative, since it would be inconsistent with the subject's location along the west side of Union Hill Road proximate to Georgia 400 and McGinnis Ferry Road in an area primarily developed with office and retail uses.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, size, street access, availability of utilities, easements, soil and subsoil and topography. The subject is located along the west side of Union Hill Road with favorable access and utilities in place.

The site is rectangular and large enough, with a suitable configuration for commercial development. No adverse easements were observed, and there is currently ingress/egress from Union Hill Road. All utilities are available to the site. No soil or subsoil is known to have an adverse effect upon the development potential of the site. Of the uses that are possible, a commercial use as an office, animal kennel or veterinary building would be physically possible.

Financially Feasible

The subject site is located in a primarily commercial area. Neighborhood commercial and office developments in this area have been successful in the past, due to the location, accessibility, proximity to primary transportation routes and the overall desirability of the area as well as its proximity to other employment centers and arterial routes.

The rate of population in Alpharetta and Forsyth County has grown over the last few years while the employment growth in the same area has gradually increased, thereby creating a demand for commercial and residential development. Additionally, the subject's market area has the necessary characteristics and infrastructures to sustain further growth and development in the future as the economy expands, reinforcing market demand for the subject site.

The subject site is large enough to permit the development of a commercial building, specifically an animal kennel or veterinary clinic building. The property's potential future capacity for generating a net income in excess of expenses (if leased) suggests that the current Commercial Building would be financially feasible at this time.

Maximally Productive

In order to determine the type of development that would result in maximum productivity from the subject property, an analysis was performed. There are no other legally permissible or physically possible uses that could produce a greater positive cash flow other than the current Commercial Building, as it is the appraisers' opinion use of the subject property for commercial or industrial uses is not considered reasonably probable given the subject property location, topography, zoning, access, physical characteristics, and its location near existing commercial buildings and its use as an animal kennel.

Based on the definition of maximally productive, the selected land use must yield the highest value of the possible uses.⁴ As provided above, there are no other possible uses that are legally permissible, physically possible, and potentially financially feasible, other than as a Commercial Building, and it is the appraisers' opinion that the use that yields the highest value of as a Commercial Building. As presented in the analysis found later in this report, a Commercial Building is capable of producing a positive net income. Furthermore, due to the projected demand found in the subject property area, it is the appraisers' opinion that there is not any other physically possible, legally permissible, or financially feasible use that would be more productive than in its current use as a Commercial Building. Therefore, a Commercial Building is considered to be the maximally productive use of the subject property.


⁴ *The Dictionary of Real Estate*, Sixth Edition, page 144

Highest and Best Use - As Improved Conclusion

The subject property has M1, Restricted Industrial District Zoning; the site has no inherent physical characteristics which might limit its current use. The site and improvements appear to meet the legal requirements of the current zoning ordinance. Based on analyses found in this appraisal, the current Commercial Building would meet the test of feasibility by producing a positive net income. Other uses may meet the test of economic feasibility; however, continued use as a Commercial Building is considered maximally productive. Therefore, the Highest and Best Use, as improved, is its continued use as a Commercial Building.

Highest and Best Use - As If Vacant Conclusion

Given the site's functional physical characteristics, size and M-1 District zoning, which allows for a variety of commercial uses, commercial development seems probable. Commercial development would be physically possible and legally permissible and would also be compatible with the surrounding improvements. Based on current cost figures found in the appraiser's files including land, the financial feasibility for a new commercial development under current regional market conditions reveals that development of such a project on the subject's site would produce a positive cash flow and/or an adequate return to the cost of the improvements. Therefore, based on these considerations, developing as a commercial development is considered the highest and best use, as if vacant.

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	4	\$424,900	11/04/2004
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	4,375	35,284	1987	CHRTBL ORG	

OWNER INFORMATION			
Owner Name	Small Dog Rescue &	Tax Billing City & State	Atlanta, GA
Owner Name 2	Humane Society Inc	Tax Billing Zip	30356
Tax Billing Address	Po Box 888570	Tax Billing Zip+4	0570

COMMUNITY INSIGHTS			
Median Home Value	\$549,395	School District	FORSYTH COUNTY
Median Home Value Rating	8 / 10	Family Friendly Score	84 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	75 / 100	Walkable Score	50 / 100
Total Incidents (1 yr)	54	Q1 Home Price Forecast	\$564,470
Standardized Test Rank	97 / 100	Last 2 Yr Home Appreciation	20%

LOCATION INFORMATION			
Municipality/Township	County	Zoning	M1
School District Code	1302220	Flood Zone Code	X
Census Tract	1306.02	Flood Zone Panel	13117C0226F
Carrier Route	R119	Flood Zone Date	03/04/2013
Neighborhood Code	C1921	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax ID	044-000-013	% Improved	24%
Parcel ID	044 013	Tax District Area	001
Alt APN	000000242603	Tax Appraisal Area	001
Legal Description	2-1 977-978		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$239,184	\$91,708	\$89,584
Assessed Value - Land	\$182,252	\$38,880	\$38,880
Assessed Value - Improved	\$56,932	\$52,828	\$50,704
YOY Assessed Change (\$)	\$147,476	\$2,124	
YOY Assessed Change (%)	160.81%	2.37%	
Market Value - Total	\$597,960	\$229,270	\$223,960
Market Value - Land	\$455,630	\$97,200	\$97,200
Market Value - Improved	\$142,330	\$132,070	\$126,760

CHARACTERISTICS			
Land Use - Universal	Charitable Organization	Stories	1
Land Use- State	Charity Improvement Only	Building Sq Ft	Tax: 3,200 MLS: 4,375
Land Use - County	Charity Improvement Only	Gross Area	Tax: 3,200 MLS: 4,375
Lot Acres	0.81	Ground Floor Area	2,400
Lot Area	35,284	Total Baths	4
# of Buildings	1	Half Baths	4
Building Type	Commercial	Interior Wall	Masonry
Year Built	1987	Roof Material	Asphalt

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Cl Fence	S	500			1987
Con Paving	S	8,400			1987
Shed	S	800	40	20	1987

Feature Type

Value

CI Fence	\$2,420
Con Paving	\$44,400
Shed	\$730

SELL SCORE			
Value As Of	2024-07-14 04:34:41		

LISTING INFORMATION			
MLS Listing Number	4257569	MLS Current List Price	\$375,000
MLS Status	Expired	MLS Orig. List Price	\$375,000
MLS Area	222 - FORSYTH COUNTY	Listing Agent Name	Gillbe-Bob E Gill
MLS D.O.M	393	Listing Broker Name	ATLANTA COMMUNITIES
MLS Listing Date	08/04/2011		

MLS Listing #	4094054
MLS Status	Expired
MLS Listing Date	07/11/2010
MLS Listing Price	\$375,000
MLS Orig Listing Price	\$595,000
MLS Listing Expiration Date	07/31/2011

LAST MARKET SALE & SALES HISTORY			
Recording Date	11/17/2004	Price Per Square Feet	\$132.78
Settle Date	11/04/2004	Deed Book & Page	3574-536
Sale Price	\$424,900	Deed Type	Administrator's Deed

Recording Date		11/17/2004	11/17/2004	11/17/2004	
Sale/Settlement Date	03/01/2007	11/04/2004	11/04/2004	11/04/2004	10/1986
Sale Price				\$424,900	
Nominal		Y	Y		
Deed Book & Page	4685-650	3574-544	3574-540	3574-536	345-432
Document Type	Deed (Reg)	Quit Claim Deed	Administrator's Deed	Administrator's Deed	Warranty Deed
Buyer Name	Small Dog Rescue & Humane Soci	Small Dog Rescue & Humane Scoiet	Small Dog Rescue & Humane Societ	Small Dog Rescue & Humane Societ	Air Comfort Htng & A&C Inc
Seller Name	Owner Record	Phillips Melaine D	Phillips Walter M	Phillips Frances P	

MORTGAGE HISTORY			
Mortgage Date	01/13/2014		11/17/2004
Mortgage Amount	\$236,856		\$339,900
Mortgage Lender	Fidelity Bk		Ironstone Bk
Mortgage Code	Conventional		Conventional
Mortgage Type	Refi		Nominal
Mortgage Term	5		5
Mortgage Term Code	Years		Years
Borrower Name	Furkids Inc		Small Dog Rescue & Humane Scoi
Borrower Name 2			let

PROPERTY MAP



*Lot Dimensions are Estimated



EXHIBIT VIII
DEMOGRAPHIC AND INCOME COMPARISON

Demographic and Income Comparison Profile

Forsyth County, GA 6
Forsyth County, GA (13117)
Geography: County

Prepared by Esri

		Forsyth Count...
Census 2020 Summary		
Population		251,283
Households		83,551
Average Household Size		2.99
2024 Summary		
Population		282,889
Households		93,567
Families		75,036
Average Household Size		3.01
Owner Occupied Housing Units		77,758
Renter Occupied Housing Units		15,809
Median Age		39.5
Median Household Income		\$134,729
Average Household Income		\$171,492
2029 Summary		
Population		315,233
Households		103,531
Families		82,691
Average Household Size		3.03
Owner Occupied Housing Units		86,022
Renter Occupied Housing Units		17,509
Median Age		40.0
Median Household Income		\$150,015
Average Household Income		\$190,358
Trends: 2024-2029 Annual Rate		
Population		2.19%
Households		2.04%
Families		1.96%
Owner Households		2.04%
Median Household Income		2.17%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

July 15, 2024

Demographic and Income Comparison Profile

Forsyth County, GA 6
 Forsyth County, GA (13117)
 Geography: County

Prepared by Esri

2024 Households by Income	Forsyth Count...	
	Number	Percent
<\$15,000	2,475	2.6%
\$15,000 - \$24,999	1,359	1.5%
\$25,000 - \$34,999	2,011	2.1%
\$35,000 - \$49,999	5,597	6.0%
\$50,000 - \$74,999	7,224	7.7%
\$75,000 - \$99,999	9,886	10.6%
\$100,000 - \$149,999	23,461	25.1%
\$150,000 - \$199,999	16,238	17.4%
\$200,000+	25,316	27.1%
Median Household Income	\$134,729	
Average Household Income	\$171,492	
Per Capita Income	\$56,728	
2029 Households by Income	Number	
	Number	Percent
<\$15,000	1,982	1.9%
\$15,000 - \$24,999	929	0.9%
\$25,000 - \$34,999	1,504	1.5%
\$35,000 - \$49,999	4,597	4.4%
\$50,000 - \$74,999	6,448	6.2%
\$75,000 - \$99,999	9,887	9.5%
\$100,000 - \$149,999	26,409	25.5%
\$150,000 - \$199,999	20,892	20.2%
\$200,000+	30,883	29.8%
Median Household Income	\$150,015	
Average Household Income	\$190,358	
Per Capita Income	\$62,524	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

July 15, 2024

Demographic and Income Comparison Profile

Forsyth County, GA 6
 Forsyth County, GA (13117)
 Geography: County

Prepared by Esri

2020 Population by Age	Forsyth Count...	
	Number	Percent
Age 0 - 4	14,344	5.7%
Age 5 - 9	19,491	7.8%
Age 10 - 14	22,725	9.0%
Age 15 - 19	20,455	8.1%
Age 20 - 24	12,283	4.9%
Age 25 - 34	22,863	9.1%
Age 35 - 44	39,199	15.6%
Age 45 - 54	40,368	16.1%
Age 55 - 64	28,008	11.1%
Age 65 - 74	18,625	7.4%
Age 75 - 84	9,956	4.0%
Age 85+	2,966	1.2%

2024 Population by Age	Number		Percent	
Age 0 - 4	15,866		5.6%	
Age 5 - 9	20,293		7.2%	
Age 10 - 14	23,612		8.3%	
Age 15 - 19	22,360		7.9%	
Age 20 - 24	16,274		5.8%	
Age 25 - 34	25,502		9.0%	
Age 35 - 44	43,701		15.4%	
Age 45 - 54	45,237		16.0%	
Age 55 - 64	32,506		11.5%	
Age 65 - 74	20,900		7.4%	
Age 75 - 84	12,850		4.5%	
Age 85+	3,788		1.3%	

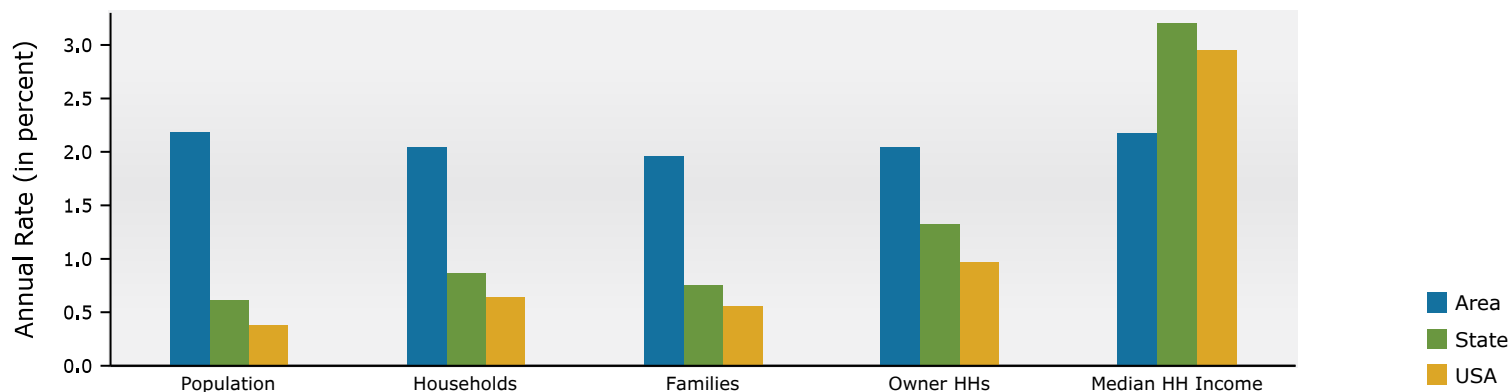
2029 Population by Age	Number		Percent	
Age 0 - 4	17,594		5.6%	
Age 5 - 9	20,619		6.5%	
Age 10 - 14	23,852		7.6%	
Age 15 - 19	22,551		7.2%	
Age 20 - 24	18,003		5.7%	
Age 25 - 34	36,020		11.4%	
Age 35 - 44	43,070		13.7%	
Age 45 - 54	48,315		15.3%	
Age 55 - 64	38,272		12.1%	
Age 65 - 74	26,031		8.3%	
Age 75 - 84	15,782		5.0%	
Age 85+	5,124		1.6%	

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

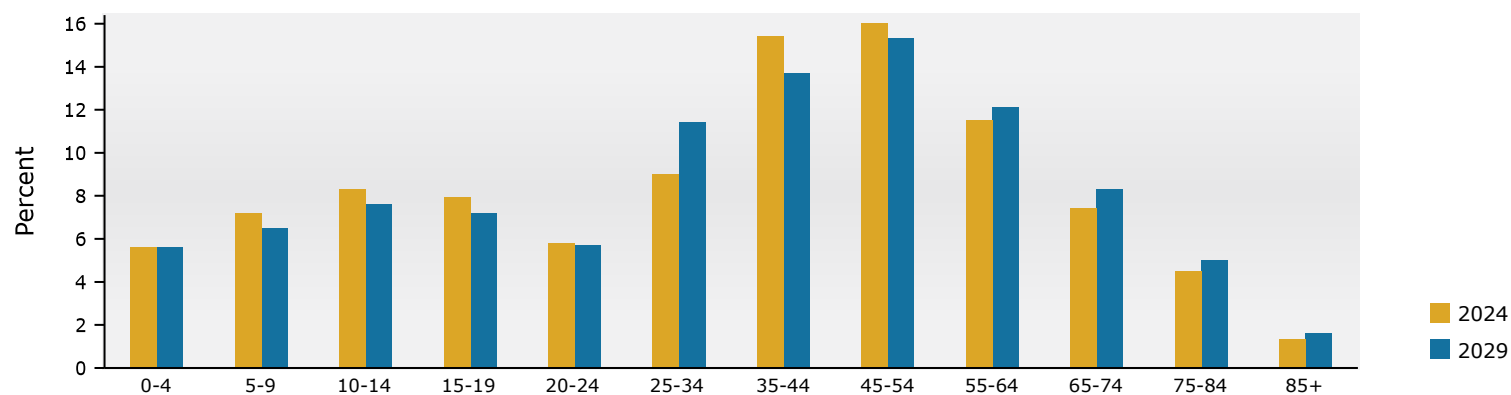
July 15, 2024

Forsyth Count...

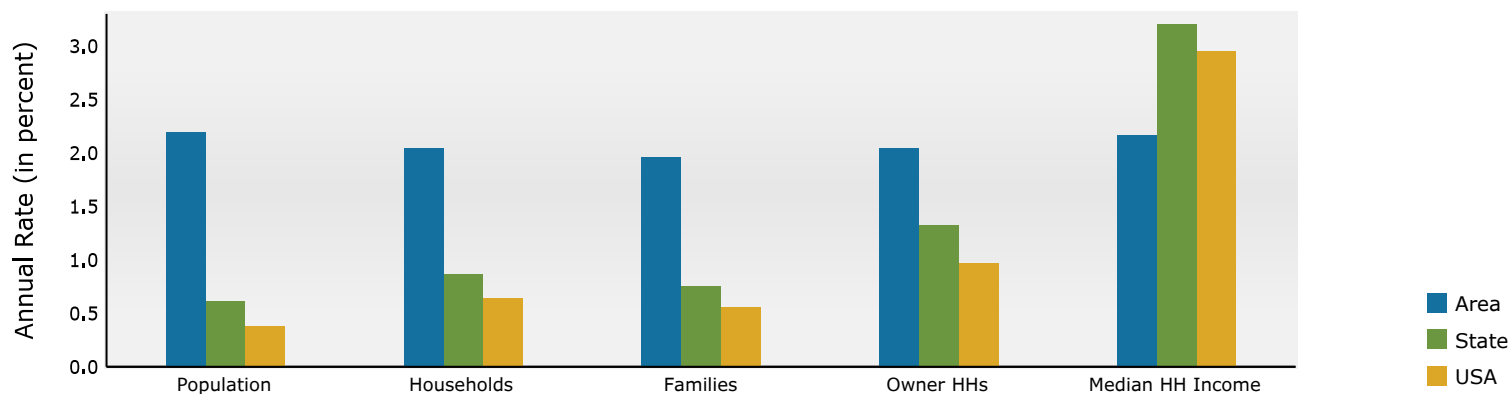
Trends 2024-2029



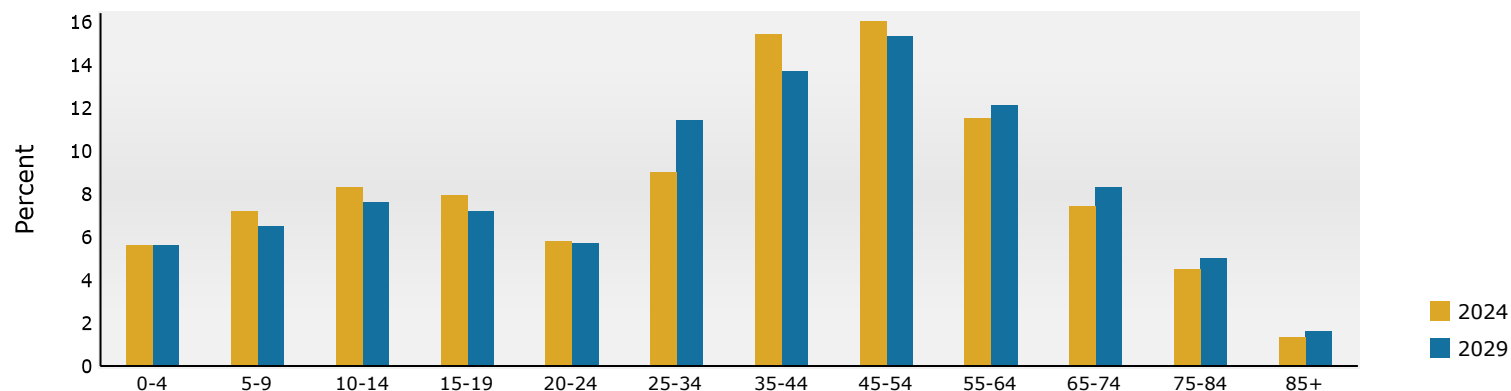
Population by Age



Trends 2024-2029



Population by Age



Demographic and Income Comparison Profile

1520 Union Hill Rd, Alpharetta, Georgia, 30005
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.10398
Longitude: -84.23719

	1 mile	3 miles	5 miles
Census 2020 Summary			
Population	9,859	64,538	165,853
Households	4,306	23,484	58,489
Average Household Size	2.28	2.73	2.82
2024 Summary			
Population	11,993	67,281	170,932
Households	5,155	24,630	60,990
Families	3,336	17,747	45,675
Average Household Size	2.32	2.72	2.79
Owner Occupied Housing Units	1,904	15,552	43,430
Renter Occupied Housing Units	3,251	9,078	17,560
Median Age	34.7	37.5	39.5
Median Household Income	\$104,476	\$130,943	\$151,123
Average Household Income	\$136,938	\$172,881	\$191,099
2029 Summary			
Population	12,908	69,015	175,332
Households	5,568	25,507	63,234
Families	3,609	18,362	47,250
Average Household Size	2.31	2.69	2.76
Owner Occupied Housing Units	2,133	16,333	45,621
Renter Occupied Housing Units	3,436	9,175	17,613
Median Age	36.5	38.7	40.3
Median Household Income	\$116,026	\$150,058	\$167,104
Average Household Income	\$154,373	\$196,929	\$217,867
Trends: 2024-2029 Annual Rate			
Population	1.48%	0.51%	0.51%
Households	1.55%	0.70%	0.73%
Families	1.59%	0.68%	0.68%
Owner Households	2.30%	0.98%	0.99%
Median Household Income	2.12%	2.76%	2.03%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

July 15, 2024

Demographic and Income Comparison Profile

1520 Union Hill Rd, Alpharetta, Georgia, 30005
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.10398
 Longitude: -84.23719

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	272	5.3%	946	3.8%	1,965	3.2%
\$15,000 - \$24,999	102	2.0%	509	2.1%	1,016	1.7%
\$25,000 - \$34,999	121	2.3%	467	1.9%	1,200	2.0%
\$35,000 - \$49,999	433	8.4%	1,151	4.7%	2,849	4.7%
\$50,000 - \$74,999	493	9.6%	1,945	7.9%	4,717	7.7%
\$75,000 - \$99,999	996	19.3%	3,171	12.9%	6,077	10.0%
\$100,000 - \$149,999	1,176	22.8%	5,795	23.5%	12,353	20.3%
\$150,000 - \$199,999	652	12.6%	3,997	16.2%	10,174	16.7%
\$200,000+	911	17.7%	6,649	27.0%	20,640	33.8%
Median Household Income	\$104,476		\$130,943		\$151,123	
Average Household Income	\$136,938		\$172,881		\$191,099	
Per Capita Income	\$53,837		\$63,075		\$68,208	

2029 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	212	3.8%	683	2.7%	1,369	2.2%
\$15,000 - \$24,999	62	1.1%	284	1.1%	560	0.9%
\$25,000 - \$34,999	81	1.5%	276	1.1%	701	1.1%
\$35,000 - \$49,999	306	5.5%	789	3.1%	1,982	3.1%
\$50,000 - \$74,999	454	8.2%	1,521	6.0%	3,612	5.7%
\$75,000 - \$99,999	1,051	18.9%	3,012	11.8%	5,480	8.7%
\$100,000 - \$149,999	1,433	25.7%	6,181	24.2%	12,822	20.3%
\$150,000 - \$199,999	891	16.0%	4,785	18.8%	12,048	19.1%
\$200,000+	1,078	19.4%	7,977	31.3%	24,661	39.0%
Median Household Income	\$116,026		\$150,058		\$167,104	
Average Household Income	\$154,373		\$196,929		\$217,867	
Per Capita Income	\$60,773		\$72,555		\$78,607	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

Demographic and Income Comparison Profile

1520 Union Hill Rd, Alpharetta, Georgia, 30005
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.10398
 Longitude: -84.23719

	1 mile		3 miles		5 miles	
2020 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	689	7.0%	3,738	5.8%	8,700	5.2%
Age 5 - 9	710	7.2%	4,824	7.5%	11,919	7.2%
Age 10 - 14	700	7.1%	5,186	8.0%	13,902	8.4%
Age 15 - 19	556	5.6%	4,874	7.6%	13,465	8.1%
Age 20 - 24	582	5.9%	3,494	5.4%	8,959	5.4%
Age 25 - 34	2,017	20.5%	8,347	12.9%	17,188	10.4%
Age 35 - 44	1,865	18.9%	10,956	17.0%	25,623	15.4%
Age 45 - 54	1,302	13.2%	10,322	16.0%	27,910	16.8%
Age 55 - 64	839	8.5%	7,078	11.0%	20,532	12.4%
Age 65 - 74	403	4.1%	3,581	5.5%	10,587	6.4%
Age 75 - 84	163	1.7%	1,530	2.4%	5,079	3.1%
Age 85+	33	0.3%	608	0.9%	1,991	1.2%

2024 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	789	6.6%	3,807	5.7%	8,791	5.1%
Age 5 - 9	816	6.8%	4,628	6.9%	11,136	6.5%
Age 10 - 14	795	6.6%	5,093	7.6%	13,095	7.7%
Age 15 - 19	720	6.0%	4,792	7.1%	12,810	7.5%
Age 20 - 24	747	6.2%	4,179	6.2%	10,758	6.3%
Age 25 - 34	2,195	18.3%	8,411	12.5%	18,157	10.6%
Age 35 - 44	2,241	18.7%	11,422	17.0%	26,043	15.2%
Age 45 - 54	1,698	14.2%	10,723	15.9%	28,017	16.4%
Age 55 - 64	1,124	9.4%	7,609	11.3%	21,641	12.7%
Age 65 - 74	565	4.7%	4,076	6.1%	12,062	7.1%
Age 75 - 84	240	2.0%	1,862	2.8%	6,159	3.6%
Age 85+	62	0.5%	680	1.0%	2,264	1.3%

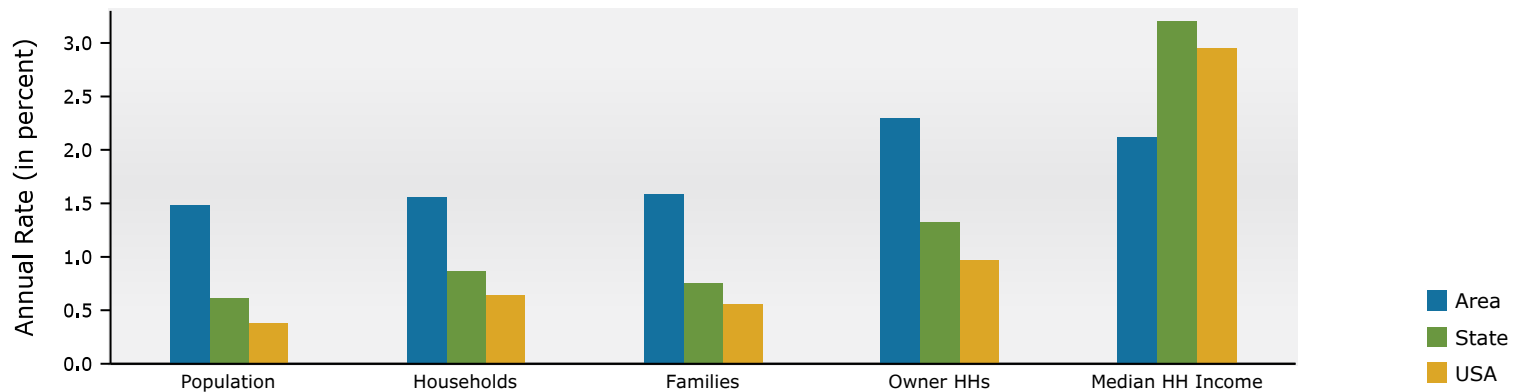
2029 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	805	6.2%	3,802	5.5%	8,935	5.1%
Age 5 - 9	809	6.3%	4,320	6.3%	10,381	5.9%
Age 10 - 14	829	6.4%	4,855	7.0%	12,120	6.9%
Age 15 - 19	761	5.9%	4,693	6.8%	11,887	6.8%
Age 20 - 24	836	6.5%	4,182	6.1%	10,299	5.9%
Age 25 - 34	2,030	15.7%	8,912	12.9%	22,122	12.6%
Age 35 - 44	2,386	18.5%	10,692	15.5%	24,191	13.8%
Age 45 - 54	1,925	14.9%	11,077	16.0%	27,385	15.6%
Age 55 - 64	1,326	10.3%	8,296	12.0%	22,855	13.0%
Age 65 - 74	776	6.0%	5,001	7.2%	14,864	8.5%
Age 75 - 84	338	2.6%	2,392	3.5%	7,548	4.3%
Age 85+	87	0.7%	794	1.2%	2,744	1.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

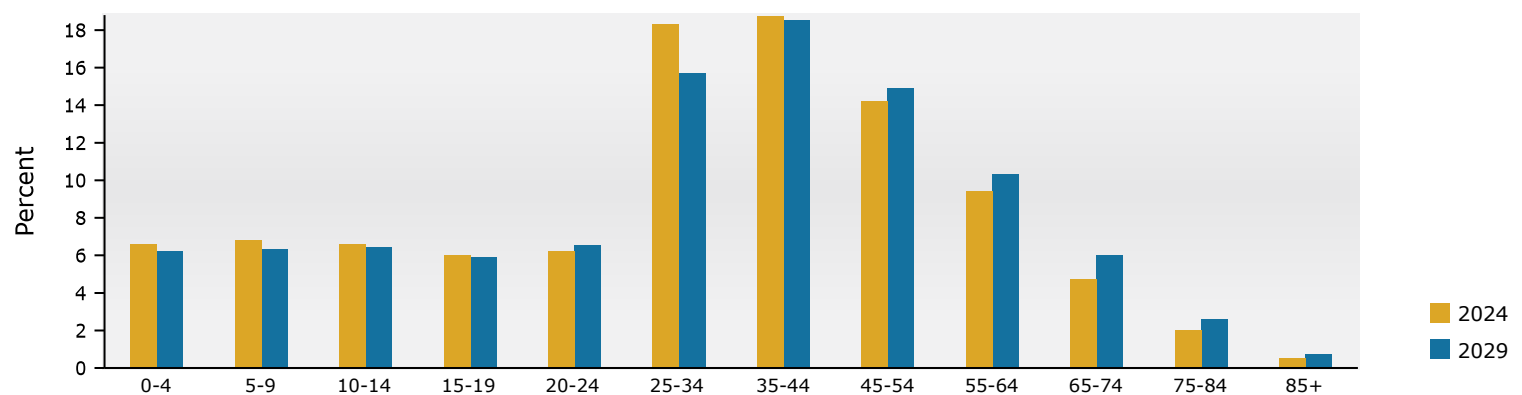
July 15, 2024

1 mile

Trends 2024-2029

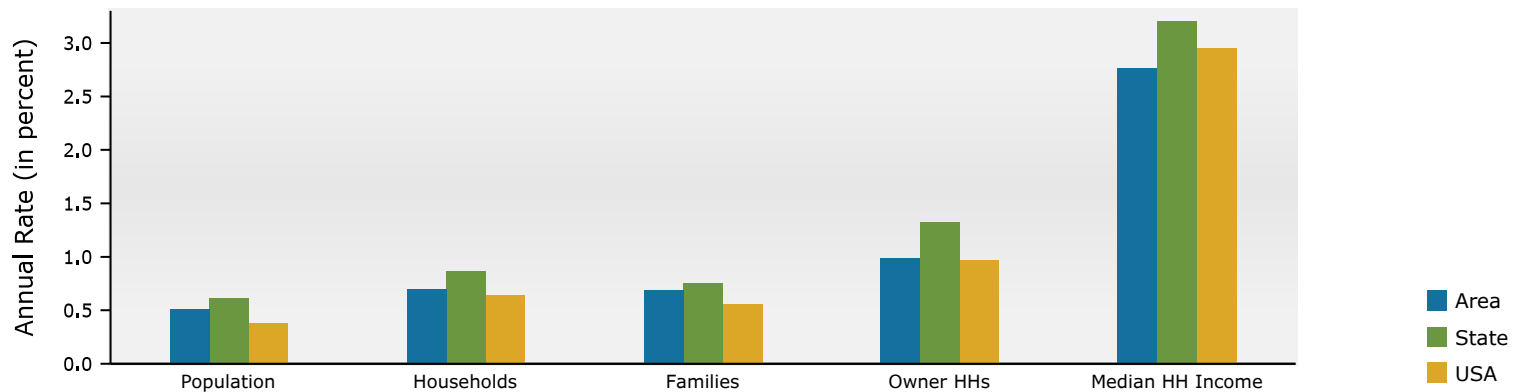


Population by Age

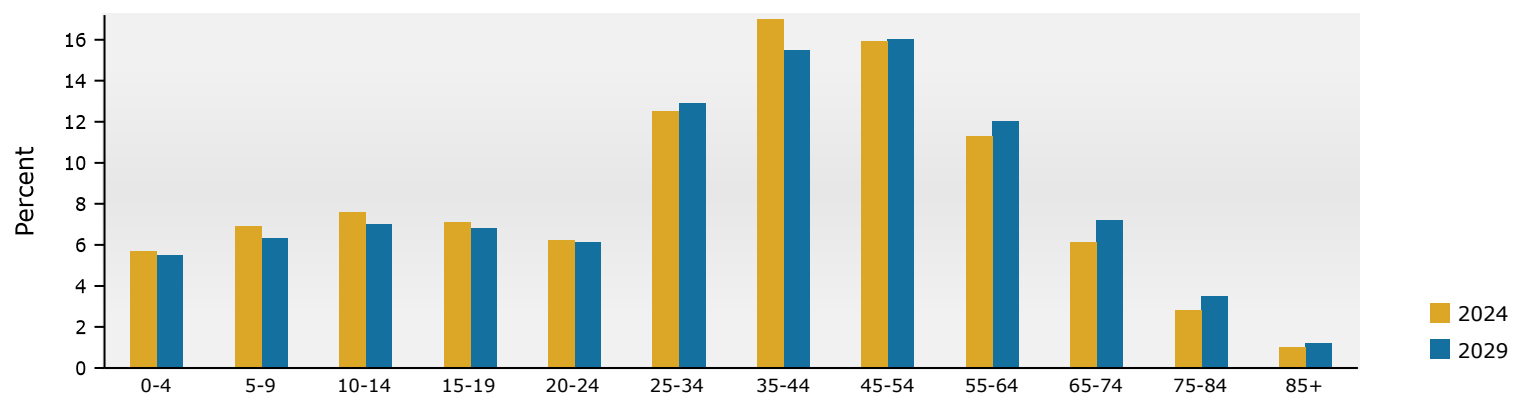


3 miles

Trends 2024-2029

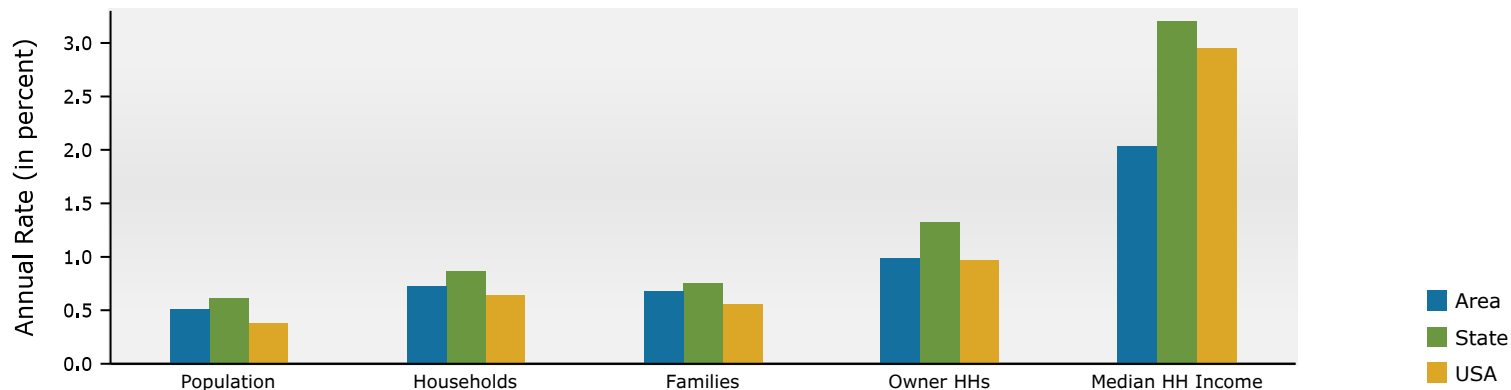


Population by Age

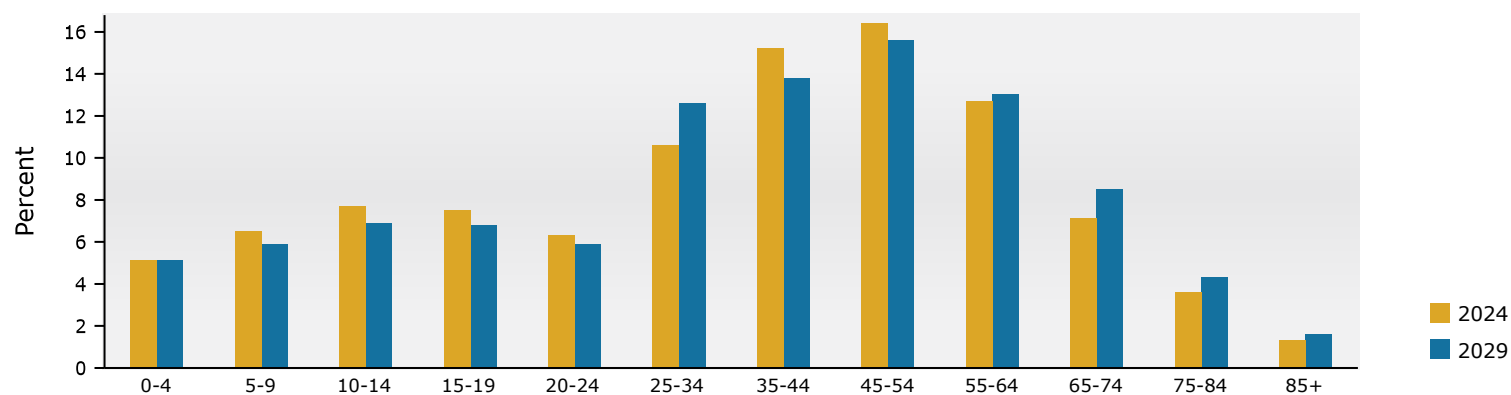


5 miles

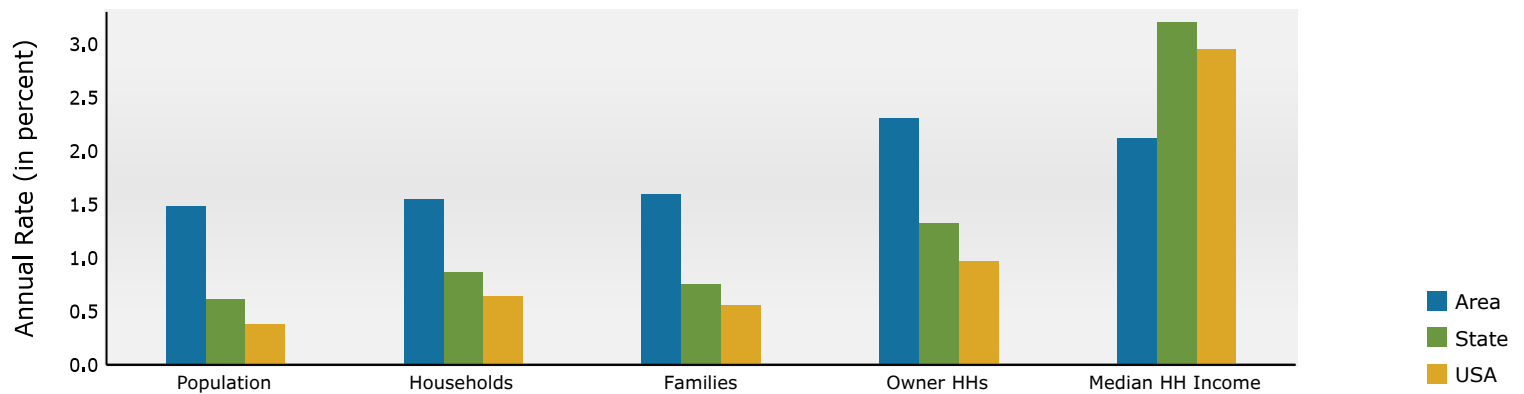
Trends 2024-2029



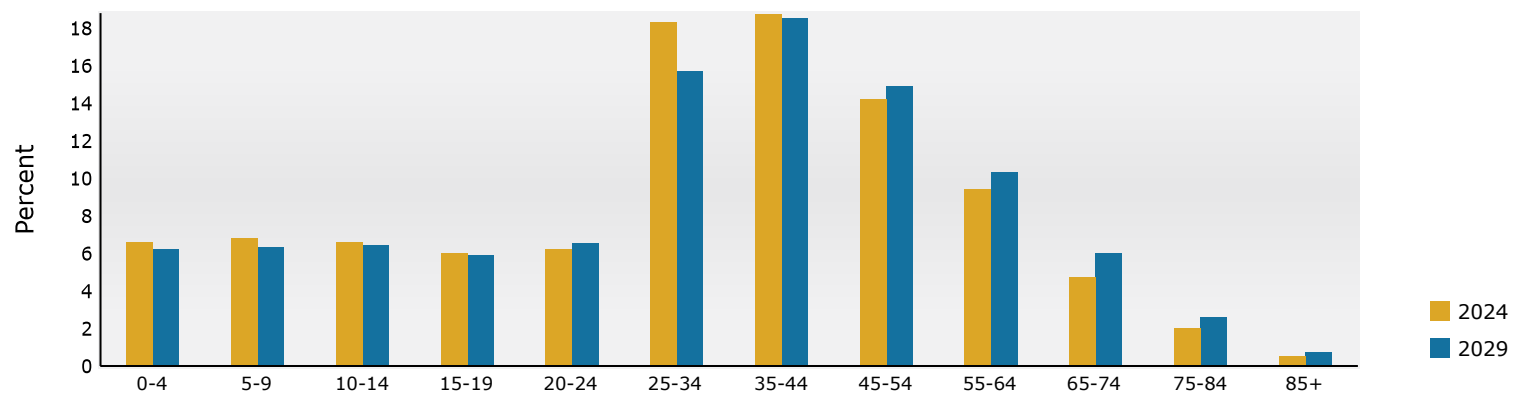
Population by Age



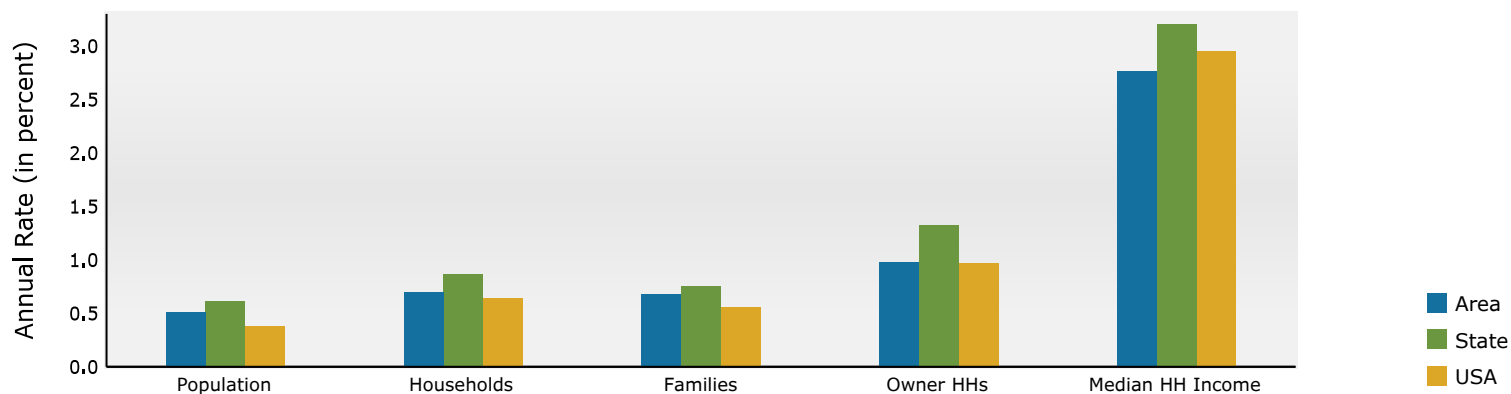
Trends 2024-2029



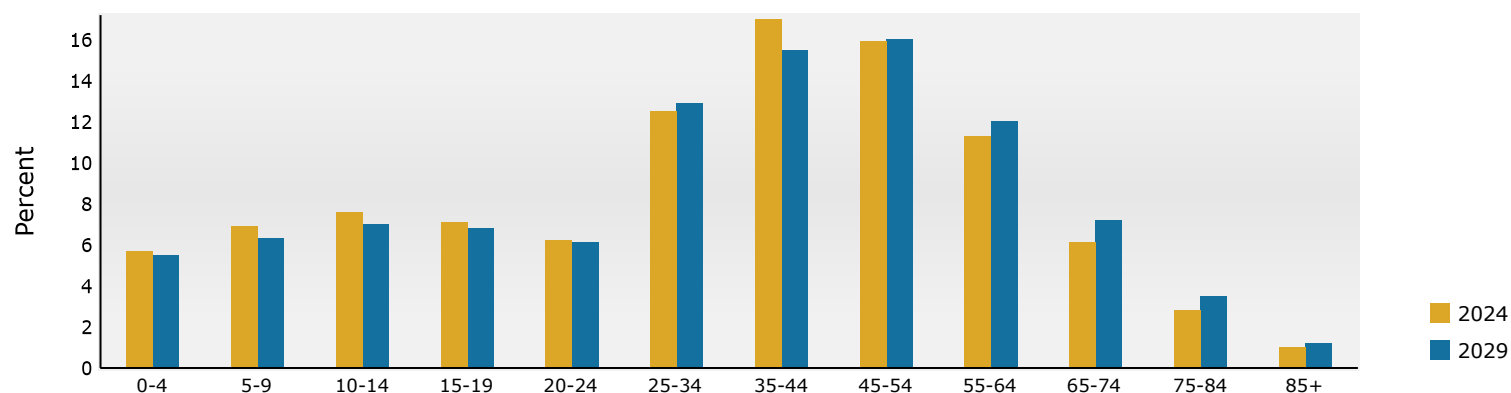
Population by Age



Trends 2024-2029



Population by Age

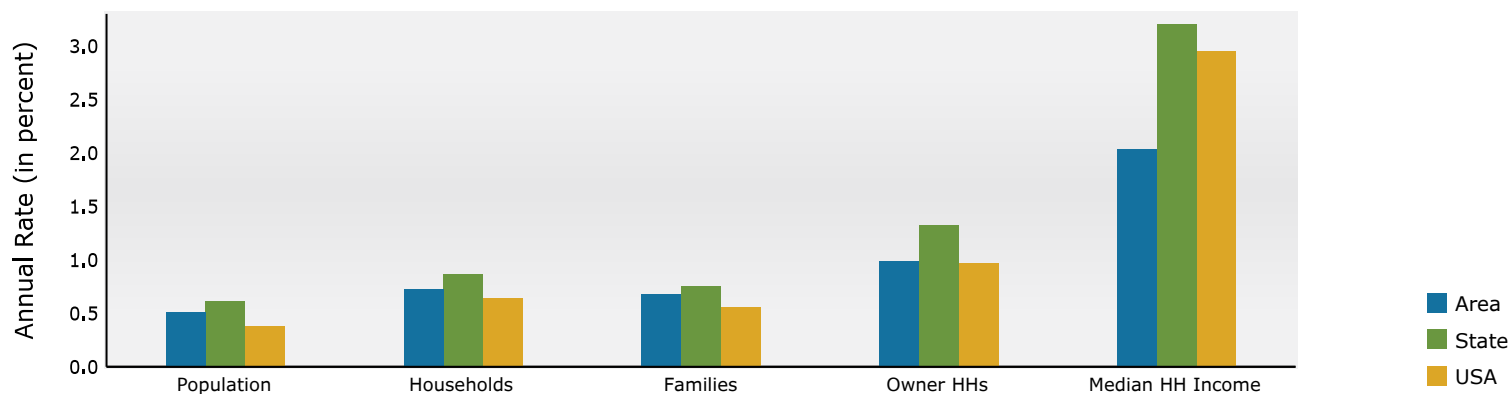


Demographic and Income Profile

1520 Union Hill Rd, Alpharetta, Georgia, 30005
Ring: 5 mile radius

Prepared by Esri
Latitude: 34.10398
Longitude: -84.23719

Trends 2024-2029



Population by Age

