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APPRAISAL OF

A RESTAURANT

LOCATED AT

2100 US HIGHWAY 290 EAST
BRENHAM, WASHINGTON COUNTY, TEXAS 77833

DATE OF VALUE
MAY 14, 2026

DATE OF REPORT
JUNE 1, 2026

DATE OF INSPECTION
MAY 14, 2026

PREPARED FOR

MR. JIM RICHARDS
2041 LAKESIDE DRIVE
SEABROOK, TEXAS 77586

PREPARED BY

NATIONAL APPRAISAL PARTNERS, LLP

NAP LLP FILE #: 26-802

June 1, 2026

Mr. Jim Richards
2041 Lakeside Drive
Seabrook, Texas 77586

Re: Appraisal of a restaurant located at 2100 US Highway 290 East, Brenham, Washington County, Texas 77833

Dear Mr. Richards,

At your request we have appraised the above referenced property. The purpose of this appraisal is to provide an estimate of the market value of the fee simple interest of the above referenced property "As Is" as of the date of inspection, or May 14, 2026.

The subject of this appraisal is a restaurant with a total of 7,200 square feet of net rentable area in two buildings on 41,055 square feet or 0.942 acres of land. A detailed description of the property is included in the Site and Improvements Analysis sections of this report.

The intended use of this appraisal is for potential disposition purposes by Mr. Jim Richards. We 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 the agreement to perform this assignment.

Our valuation was prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") of The Appraisal Foundation, and with regulations adopted by the Department of the Treasury, Office of the Comptroller of the Currency, required under Title XI of the Financial Institution Reform, Recovery, and Enforcement Act of 1989. This Appraisal Report is the written result of our findings and analysis. These opinions are to be used solely for the purposes stated above and are subject to the accompanying definition of market value and Statement of General Assumptions and Limiting Conditions.

<u>Extraordinary Assumptions (the use of which might have affected the assignment results herein):</u>

1. There are no Extraordinary Assumptions for this appraisal.

<u>Hypothetical Conditions (the use of which might have affected the assignment results herein):</u>

1. There are no Hypothetical Conditions for this appraisal.

Based on the investigation described in this report, the market value of the fee simple interest of the subject property "As Is" as of the date of inspection, or May 14, 2026, is as follows:

ONE MILLION SEVEN HUNDRED TEN THOUSAND DOLLARS
$1,710,000

We appreciate the opportunity to perform this service for Mr. Jim Richards.

Sincerely,

NATIONAL APPRAISAL PARTNERS, LLP

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Attachments

EXECUTIVE SUMMARY

Property Identification

Property Appraised:	Restaurant Building	
Address:	2100 US Highway 290 East Brenham, Washington County, Texas 77833	
Location:	SE/C US Highway 290 East and Handley Street	
Date of Inspection:	May 14, 2026	
Date of Value:	May 14, 2026	
Interest Appraised:	Fee Simple	

Property Data

Year Completed:	Building 1	1990
	Building 2	1990
	Wtd. Avg.:	1990
Year Renovated:	2010	
Remaining Economic Life:	30 Years	
Number of Buildings:	Two	
Net Rentable Area (NRA):	Building 1	6,900 SF
	Building 2	300 SF
	Total:	7,200 SF
Construction Type:	Concrete Block and Metal	
Land Area:	41,055 Square Feet 0.942 Acres	
Land-to-Building Ratio:	5.70 to 1	

EXECUTIVE SUMMARY

Highest and Best Use		
Site As If Vacant:	Industrial development	
Property As Improved:	Continued use as a restaurant	
Marketing/Exposure Time:	12 months or less	
Income Approach Assumptions		
Overall Capitalization Rate:	7.50%	
Estimated Market Rent/SF:	$20.50 PSF per year triple net	
Current Vacancy Rate:	0.0%	
Stabilized Vacancy Rate:	7.0%	
Collection Loss:	1.0%	
Value Indications		
	Aggregate	Per Square Foot
"As Is"		
Cost Approach:	N/A	N/A
Sales Comparison Approach:	$1,710,000	$237.50
Income Capitalization Approach:	$1,700,000	$236.11
Final Value Estimate		
"As Is":	**$1,710,000**	**$237.50**

Aerial view of the subject property

Looking east along US Highway 290 East Frontage Road with the subject property on the right

Looking south along Handley Street with the subject property on the left

View of the subject property looking south from US Highway 290 East

Exterior view of Building 1

Interior view of Building 1

Interior view of Building 1

Interior view of Building 1

Interior view of Building 1

Exterior view of Building 2

Interior view of Building 2

View of the patio area

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SCOPE OF THE APPRAISAL

Scope of Work

The scope of this appraisal involved the systematic research and analysis necessary to reach a value conclusion for the subject. The initial step was to inspect the subject property and the surrounding area. The extent of our inspection of the subject property included a complete inspection of the interior and exterior of the buildings. After analyzing the macro environment, research was conducted relevant to the valuation process, including gathering comparable sales and listings, comparable rental data, expense data, real estate tax data and other pertinent information. We have completed the Sales Comparison and Income Capitalization Approaches to value for this appraisal. The Cost Approach is not an appropriate approach to value the subject property given its age and overall physical characteristics. Therefore, we have not completed the Cost Approach for this appraisal. The scope of work defined herein is adequate to derive a credible value opinion of the subject property. This Appraisal Report is the written result of our findings and analysis.

Date of the Appraisal

The date of the market value of the fee simple interest of the subject property "As Is" is the date of inspection, or May 14, 2026. The date of this report is June 1, 2026.

Purpose and Intended Use of the Appraisal

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject property "As Is". The intended use of this appraisal is for potential disposition purposes by Mr. Jim Richards. This report is for the exclusive use of Mr. Jim Richards, his affiliates, designates and assignees and no other party shall have any right to rely on any service provided by National Appraisal Partners, LLP without prior written consent. The client for this appraisal is Mr. Jim Richards.

Property Rights Appraised

Fee simple interest, as used herein, is defined by *The Dictionary of Real Estate Appraisal*, Seventh Edition, as:

> *Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.*

Definition of Market Value

The current definition of market value, as defined by the Financial Institution Reform, Recovery and Enforcement Act (FIRREA), effective August 24, 1990, is as follows:

> *The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*
>
> 1.) *Buyer and seller are typically motivated;*
> 2.) *Both parties are well informed or well advised, and acting in what they consider their own best interests;*
> 3.) *A reasonable time is allowed for exposure in the open market;*
> 4.) *Payment is made in terms of cash in U.S. 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.*

Definition of "As Is" Market Value

The current definition of "As Is" market value, as defined by *The Dictionary of Real Estate Appraisal*, Seventh Edition, is as follows:

> *The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.*

GENERAL DATA

Property Identification

A brief legal description of the subject property is as follows:

0.942 acres, being West ½ Tract 37, Isaac Lee Survey, Abstract 77, Washington County, Texas.

The subject property is located at the southeast corner of US Highway 290 East and Handley Street in Brenham, Washington County, Texas. The subject property address is 2100 US Highway 290 East, Brenham, Washington County, Texas 77833.

Ownership History of the Property

According to the Washington County Appraisal District (WCAD), the current owner of record for the subject property is J R Enterprises. J R Enterprises acquired the subject property in 2002. The property was listed for sale in 2025 for less than a year for $1,700,000 or $236.11 per square foot. Based on the analysis presented herein, the prior listing price was near a market level. The property was taken off the market once a tenant agreed to lease the property (the tenant has since vacated). The subject property is not currently being offered for sale nor are any sales currently pending. Based on our research, there have been no transactions involving the subject property over the past three years.

Exposure/Marketing Period

The comparable sales used in this appraisal and our interviews with local market participants indicate that the exposure/marketing period for properties similar to the subject is typically less than one year. Therefore, we estimate an exposure/marketing period of 12 months or less for the subject property.

Area Analysis

The subject property is located in Washington County, adjacent to the College Station-Bryan Metropolitan Statistical Area (MSA). The College Station-Bryan metropolitan statistical area is a metropolitan area in the Brazos Valley region of Texas that covers four counties: Brazos, Burleson, Robertson and Grimes. The area's economic and social life is centered around Texas A&M University (located in College Station). College Station is ranked the 31st most populous city in Texas. Bryan is ranked the 46th most populous city in Texas.

Population

College Station-Bryan MSA, State of Texas and United States population trends are presented on the table below.

Population Growth and Forecasts					
	2020	**2025**	**Annual % Change**	**2030 Projection**	**Annual % Change**
BCS MSA	268,248	283,966	1.17%	298,737	1.04%
Texas	29,145,505	31,161,977	1.38%	32,906,031	1.12%
United States	331,449,281	339,887,819	0.51%	347,149,422	0.43%

Source: STDB Online

The College Station-Bryan MSA experienced strong population growth from 2020 to 2025. The College Station-Bryan MSA population growth rate trailed the state and exceeded the nation during the period. Population growth for the College Station-Bryan MSA is projected to trail the state and exceed the national growth rates between 2025 and 2030.

Income

The following table summarizes median household income for the College Station-Bryan MSA, the State of Texas and the United States.

Median Household Income			
	2025	**2030 Projection**	**Annual % Change**
BCS MSA	$59,368	$68,214	2.98%
Texas	$79,964	$89,448	2.37%
United States	$81,624	$92,476	2.66%

Source: STDB Online

The median household income for the College Station-Bryan MSA is less than the State of Texas and the United States. Median household income growth for the College Station-Bryan MSA is projected to exceed the State of Texas and the United States through 2030.

Employment

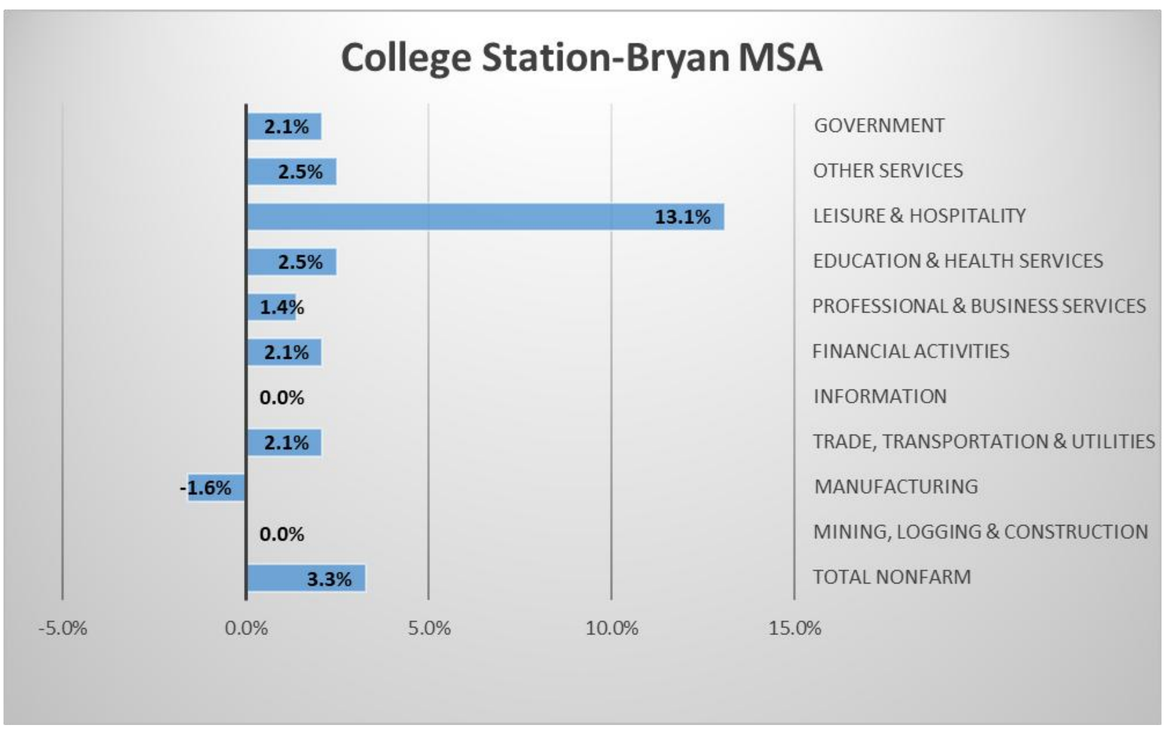
The following table summarizes historic employment levels for the College Station-Bryan MSA and the State of Texas.

Employment				
	BCS MSA		Texas	
Year	Total	% Change	Total	% Change
2020	121,425		12,879,942	
2021	129,372	6.5%	13,512,599	4.9%
2022	136,209	5.3%	14,159,995	4.8%
2023	141,138	3.6%	14,608,665	3.2%
2024	146,180	3.6%	14,971,373	2.5%
2025 (Apr)	154,094	5.4%	15,334,972	2.4%

Source: Texas A&M Real Estate Center

Over the past five full years, employment growth in the College Station-Bryan MSA has averaged 4.8% per year. The average employment growth for the State of Texas was 3.8% over the same period. As of April 2025, employment growth is positive for both the State of Texas and the College Station-Bryan MSA.

The following chart outlines College Station-Bryan MSA employment growth rates by industry sector over the past twelve months.



Source: U.S. Bureau of Labor Statistics May 2025

The largest employment growths in the College Station-Bryan MSA occurred in the leisure & hospitality sector(13.1%), education & health services sector (2.5%) and other services sector (2.5%). The manufacturing sector (-1.6%) declined over the past twelve months.

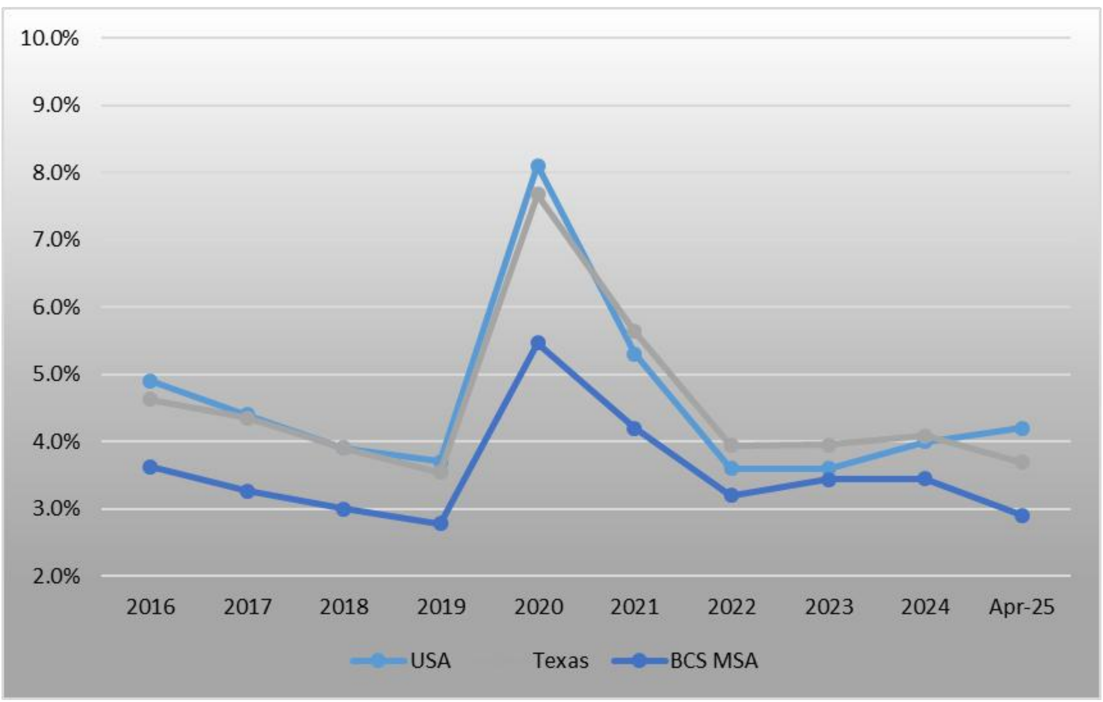
The following table lists the top five employers in the College Station-Bryan MSA.

Top Five Employers
Employer
Texas A&M University System
Bryan ISD
College Station ISD
Sanderson Farms
St. Joseph Health System

Source: Brazos Valley Economic Development

Unemployment

The following chart tracks unemployment rates for the College Station-Bryan MSA, the State of Texas and the United States over the past nine years.



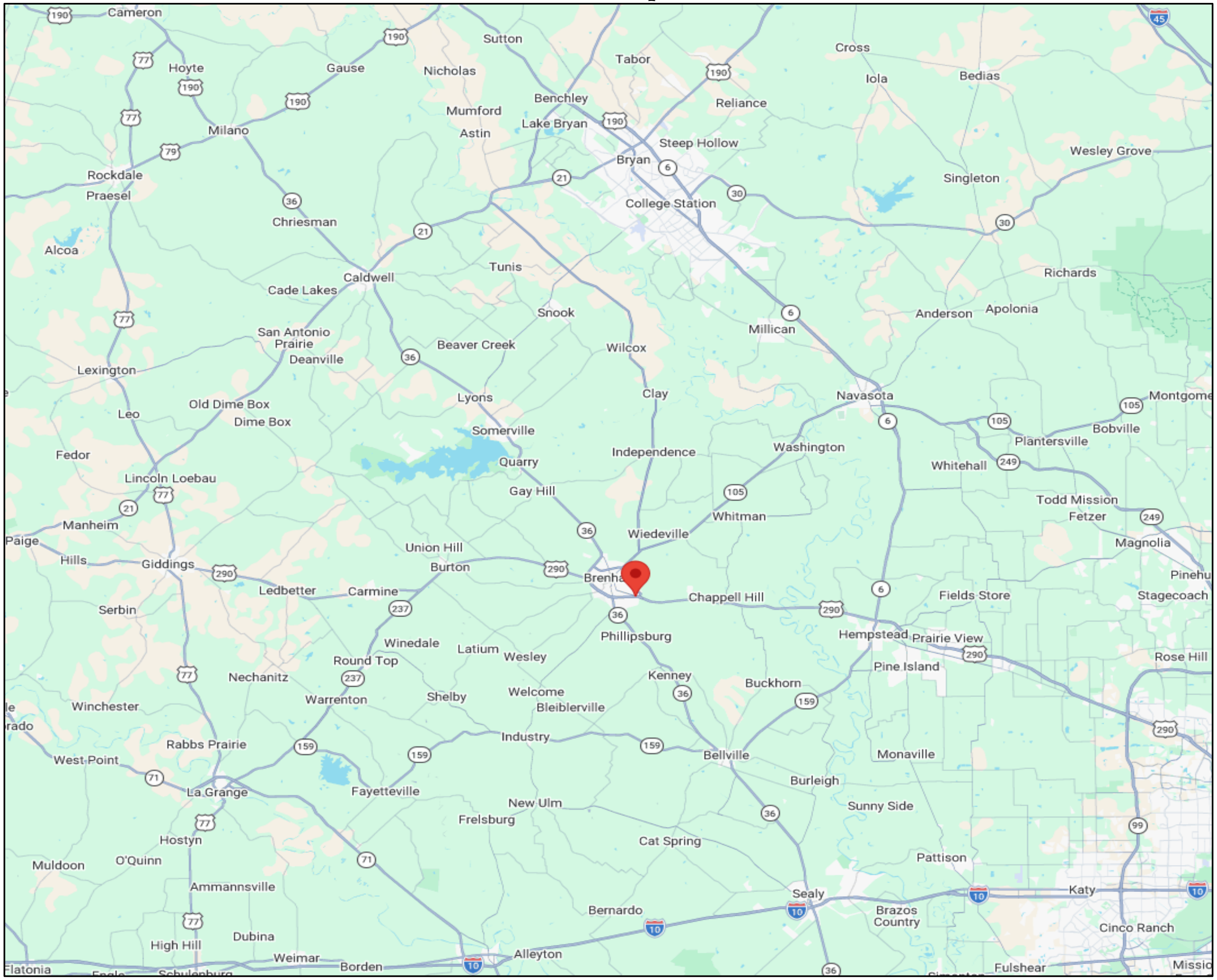
Source: U.S. Bureau of Labor Statistics April 2025

The College Station-Bryan MSA unemployment rate declined between 2016 and 2019, increased in 2020, declined between 2020 and 2023, increased in 2024 and has decreased as of April 2025. The College Station-Bryan MSA unemployment rate has been at below both the State of Texas and the United States over the past nine years. The unemployment rate significantly increased in 2020 due to the halt in the economy as a result of the coronavirus, COVID-19. However, unemployment rates started to decrease in May 2020 and have returned to pre-pandemic levels.

Conclusion

Overall, the outlook for the College Station-Bryan MSA is optimistic. College Station-Bryan's economy should continue to improve in the near term. Longer term, above-average population growth, employment, and household income growth levels are projected to continue.

Area Map


Cameron
Hoyte
Gause
Sutton
Nicholas
Tabor
Cross
Iola
Bedias
Benchley
Reliance
Mumford
Lake Bryan
Astin
Milano
Steep Hollow
Bryan
Wesley Grove
Rockdale
Praesel
College Station
Singleton
Chriesman
Alcoa
Tunis
Caldwell
Cade Lakes
Richards
Snook
Anderson
Apolonia
Millican
San Antonio Prairie
Beaver Creek
Deanville
Wilcox
Lexington
Clay
Lyons
Navasota
Old Dime Box
Leo
Dime Box
Somerville
Bobville
Plantersville
Independence
Washington
Fedor
Quarry
Whitehall
Lincoln Loebau
Gay Hill
Todd Mission
Fetzer
Whitman
Manheim
Wiedeville
Magnolia
Paige
Union Hill
Hills
Giddings
Burton
Ledbetter
Carmine
Chappell Hill
Fields Store
Stagecoach
Serbin
Hempstead
Prairie View
Phillipsburg
Winedale
Latium
Wesley
Rose Hill
Round Top
Pine Island
Nechanitz
Kenney
Buckhorn
Warrenton
Shelby
Welcome
Winchester
Bleiblerville
Industry
Rabbs Prairie
Bellville
Monaville
West Point
La Grange
Fayetteville
Burleigh
New Ulm
Sunny Side
Frelsburg
Hostyn
Cat Spring
Pattison
Muldoon
O'Quinn
Ammannsville
Sealy
Katy
Bernardo
Brazos Country
Cinco Ranch
Dubina
High Hill
Weimar
Alleyton
Borden
Fulshear
Flatonia

Neighborhood Analysis

Neighborhood Defined/Location

The subject property is located in southeast Brenham. The neighborhood is roughly bound by East Tom Green Street to the north, Spring Creek Road to the south, South Blue Bell Road and Wonder Hill Road to the east and South Day Street and State Highway 36 to the west. The neighborhood includes portions of unincorporated Washington County and portions of the City of Brenham. The neighborhood is located approximately 30 miles south of the Bryan-College Station Central Business District.

Predominant Development/Stage of Development

The neighborhood includes a mixture of retail/commercial, industrial and residential development. The neighborhood also includes tracts of vacant land. Retail/commercial development in the neighborhood includes hotels, retail centers, restaurants and freestanding retail buildings. Retail/commercial development is concentrated along the primary roadways in the neighborhood such as South Day Street, State Highway 36, US Highway 290 Business, South Blue Bell Road and US Highway 290. Residential development is scattered throughout the neighborhood, predominantly along secondary thoroughfares. Industrial development is located along primary and secondary roadways in the subject neighborhood, on freestanding sites and within industrial parks. Overall, the subject neighborhood is established, with new development and redevelopment occurring.

Accessibility

Primary north/south roadways in the subject neighborhood include South Day Street, State Highway 36, US Highway 290 Business and South Blue Bell Road. Primary east/west roadways in the subject neighborhood include US Highway 290. Overall, the accessibility of the neighborhood is good.

Immediate Vicinity

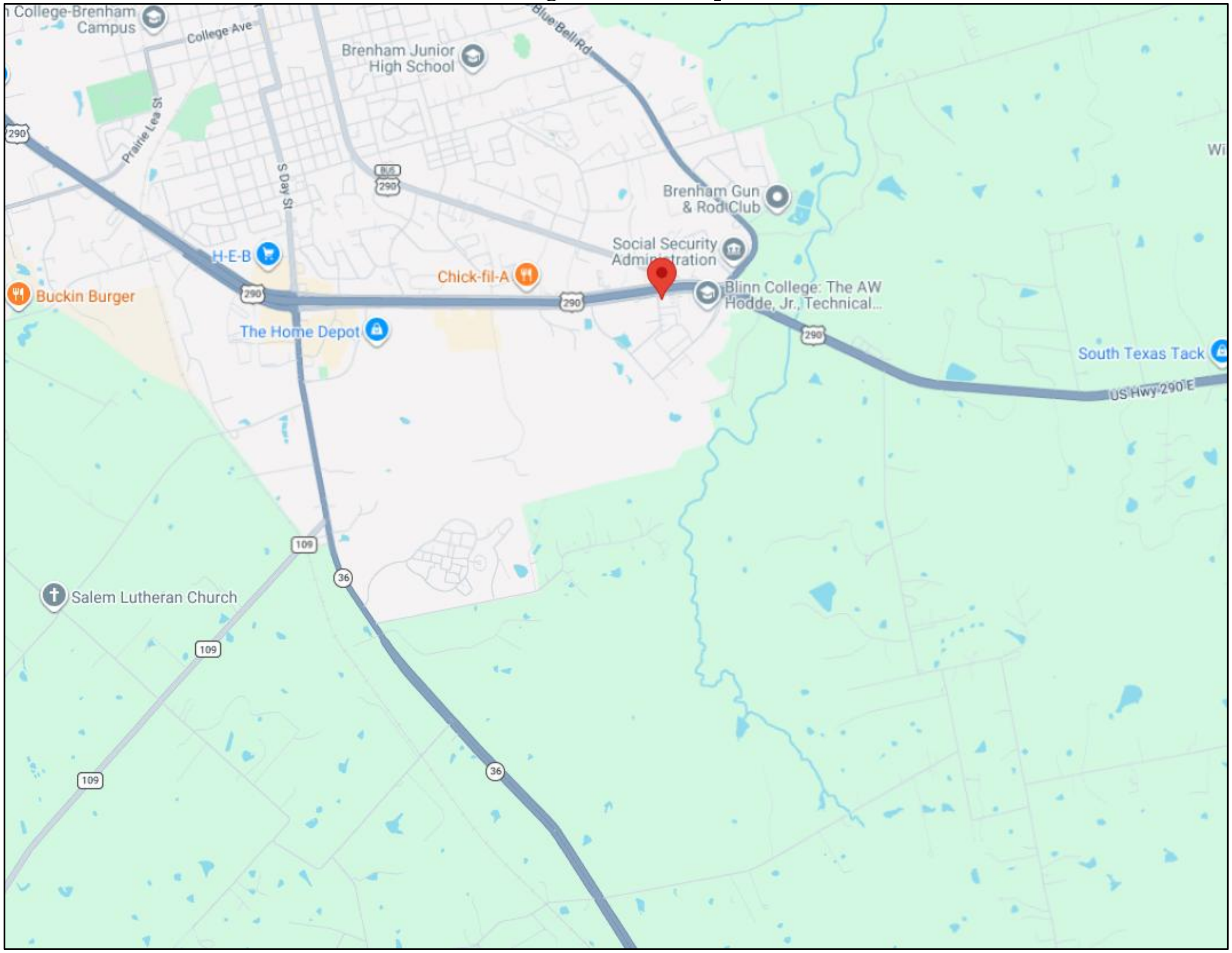
The immediate vicinity of the subject property includes a mixture of retail/commercial and industrial development, and tracts of vacant land. The following chart outlines land uses adjacent to the subject site.

North:	US Highway 290, Vacant Land, Tractor Supply Company Store
South:	Industrial Properties, Vacant Land, South Blue Bell Road
East:	Industrial Properties, Cash Station Jewelry and Loans Pawn Shop, Highway 290 Church of Christ Religious Facility
West:	Handley Street, Industrial Properties, Self Storage Facility, Vacant Land

Conclusion

The subject neighborhood includes primarily a mixture of retail/commercial, industrial and residential development and tracts of vacant land. Overall, the subject neighborhood is established with new development and redevelopment occurring. The neighborhood has good access to other portions of the area. The outlook for the neighborhood is optimistic. A neighborhood map follows.

Neighborhood Map



Site Analysis

The following is a description of the physical characteristics of the subject site. A survey of the subject site was not provided to the appraisers. A plat map and a flood plain map of the subject site follow this site analysis section.

Location

The subject site is located at the southeast corner of US Highway 290 East and Handley Street, in Brenham, Washington County, Texas. The subject property address is 2100 US Highway 290 East, Brenham, Washington County, Texas 77833.

Size/Shape

The subject site contains 0.942 acres or 41,055 square feet of land area and is rectangular in shape.

Accessibility/Frontage

The site has 159 feet of frontage along the south side of US Highway 290 East Frontage Road and 258 feet of frontage along the east side of Handley Street. US Highway 290 East Frontage Road is a two-lane, one way primary roadway with curbs and gutters in the vicinity of the subject. Handley Street is a two-lane, two way secondary roadway with curbs and gutters in the vicinity of the subject. Overall, the access/frontage of the site is good.

Topography

The subject site is basically level and at the grade of the adjacent roadways.

Flood Plain

According to FEMA Map Community Panel Number 48477C0315D dated May 16, 2019, the subject is located in flood zone X, outside of the flood plain.

Zoning

The subject site is located within the city limits of Brenham and is zoned "I" Industrial. This designation allows for most types of industrial and some retail/commercial development, including the current use of the site.

Utilities and Services

Water and sewer services are provided to the site by the City of Brenham. Natural gas service is provided to the site by CenterPoint Energy. Electricity is provided to the site by various providers.

Easements and Encroachments

The site has typical utility easements which do not appear to impact the development potential of the site.

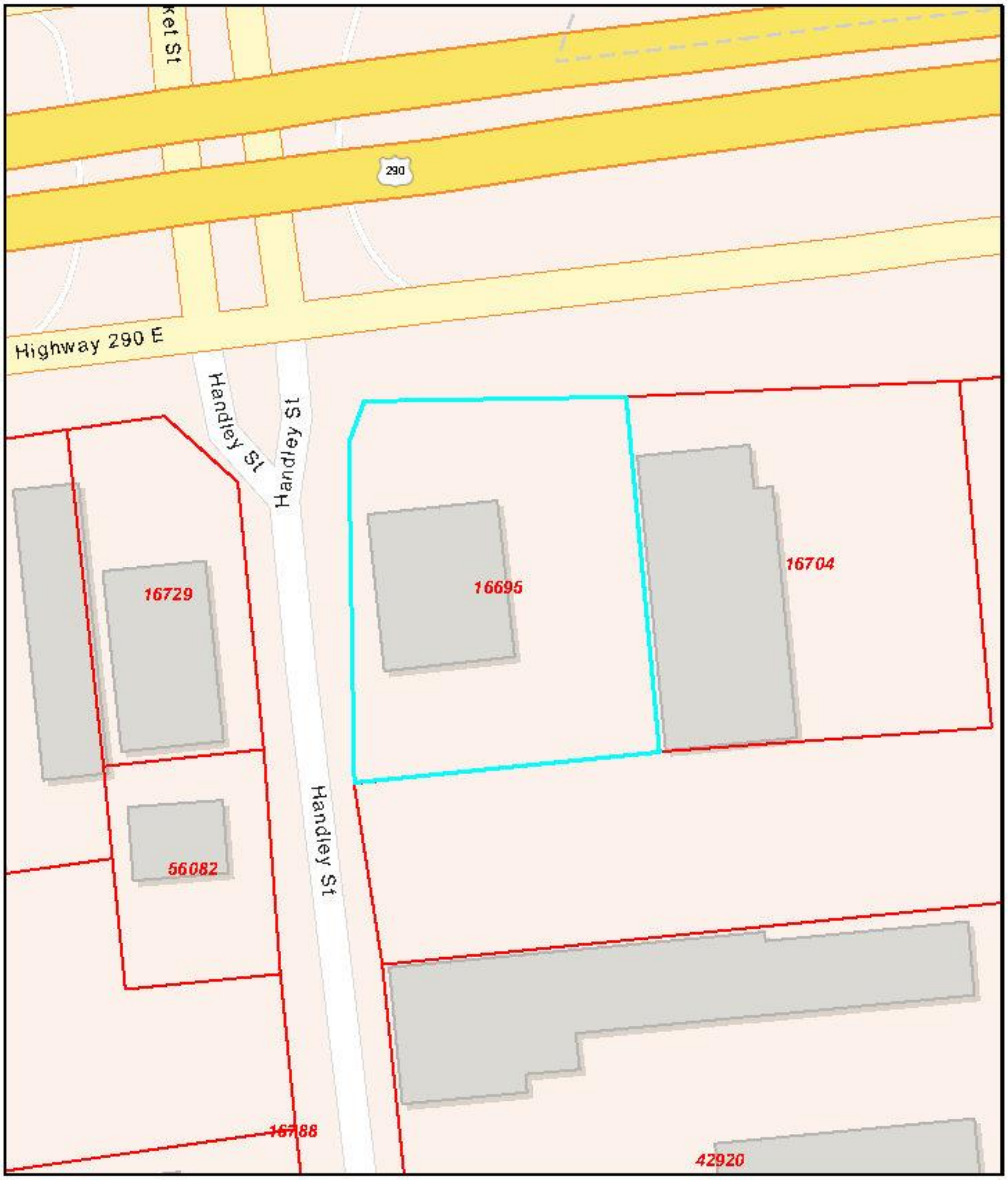
Environmental Considerations

During our inspection we did not notice any obvious environmental hazards associated with the subject site. However, we are not qualified to detect such hazards and the valuation herein assumes that the site is free and clear of any environmental problems.

Conclusion

The subject site is located at the southeast corner of US Highway 290 East and Handley Street in Brenham, Washington County, Texas. The size and shape of the site are well suited for development. The access/frontage of the site is good. All public utilities are available to the subject site. Overall, the development potential of the subject site is good. A plat map and a flood plain map of the subject site follow.

26-802 Plat Map



5/1/2026, 11:15:30 AM

Parcels

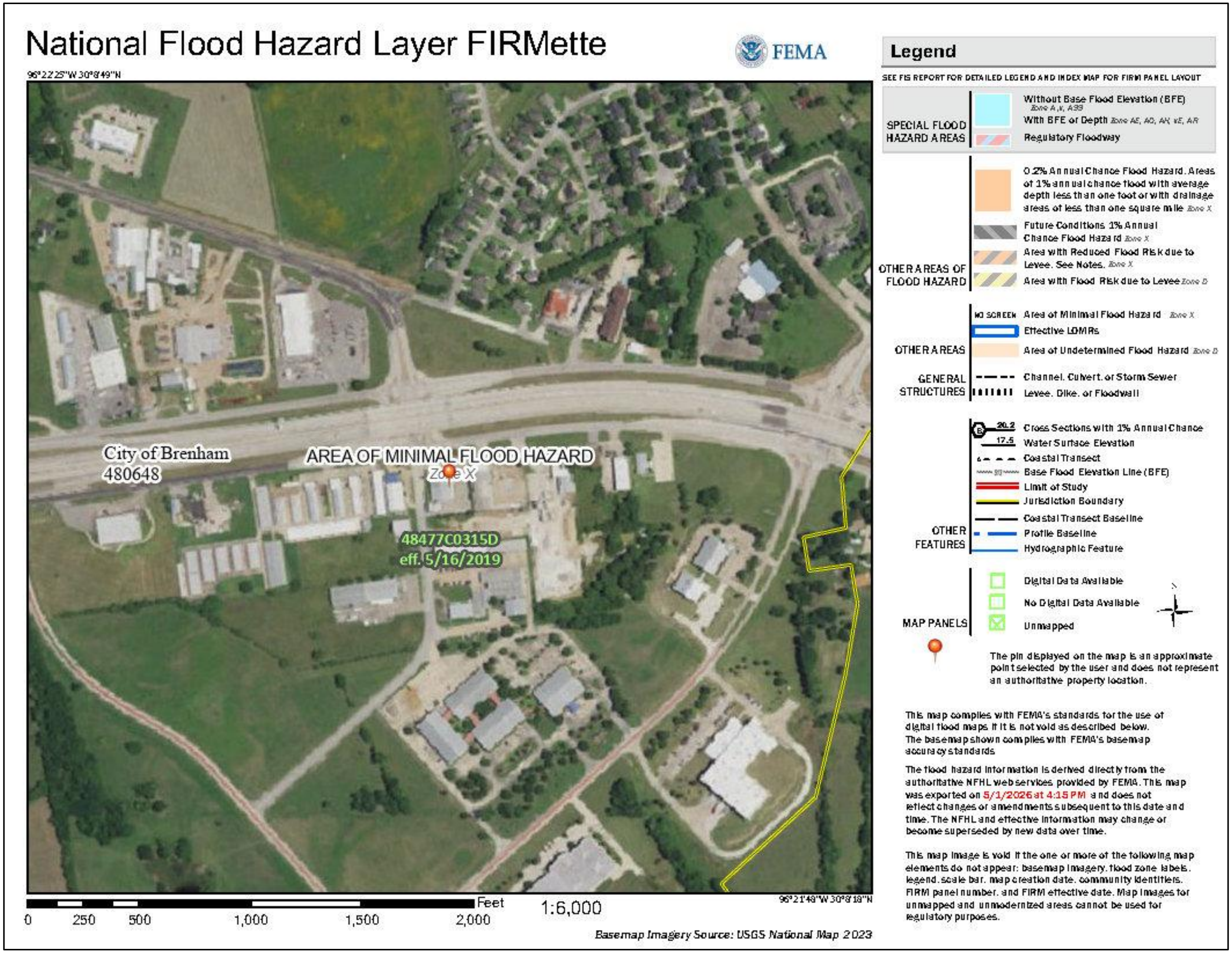
1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Washington County Appraisal District, BIS Consulting -
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey



National Flood Hazard Layer FIRMette
FEMA
96°22'25"W 30°8'49"N
City of Brenham
480648
AREA OF MINIMAL FLOOD HAZARD
Zone X
48477C0315D
eff. 5/16/2019
96°21'48"W 30°8'18"N
Feet
0
250
500
1,000
1,500
2,000
1:6,000
Basemap Imagery Source: USGS National Map 2023
Legend
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE) Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D
OTHER AREAS
NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall
OTHER FEATURES
20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature
MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/1/2026 at 4:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Improvements Analysis

The subject of this appraisal is a restaurant with a total of 7,200 square feet of net rentable area in two buildings. The buildings are estimated to be constructed in 1990 and were renovated in 2010. The owner and listing broker of the property were unsure of the original year built of the buildings. We have estimated the year built based on aerials. The buildings caught fire in 2007. In 2010, insurance money was used to completely renovate the property. Building 1 includes open dining areas, an office, a commercial kitchen, a bar area and restrooms. Building 2 is a storage building. Building plans were not provided to the appraisers. A building sketch and an Ad Valorem Tax Schedule exhibit are included after this improvements analysis section.

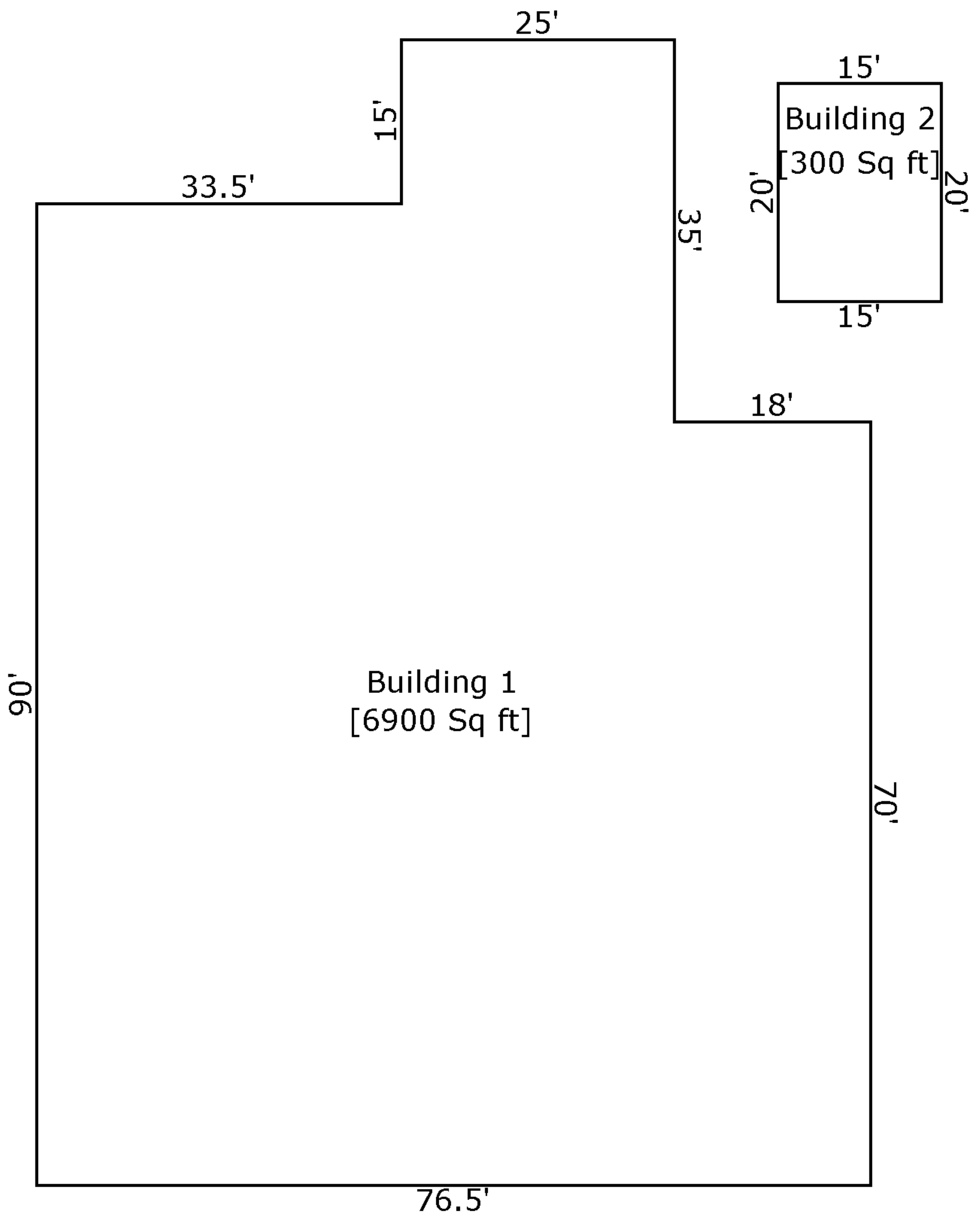
The following outline provides a description of the physical characteristics of the subject improvements based on our inspection of the property.

Type:	Restaurant
Number of Buildings:	Two
Year Built:	1990
Year Renovated:	2010
Size:	7,200 square feet
HVAC:	The buildings include a roof-mounted central HVAC system.
Land-to-Building Ratio:	5.70 to 1
Foundation:	Concrete slab
Floors:	The buildings include a mixture of finished and unfinished concrete, carpeted and vinyl and ceramic tiled floors.
Walls:	The exterior walls are a mixture of concrete block and metal. The interior walls are painted sheetrock, painted concrete block, ceramic tiled and wood paneling.
Doors:	There are glass set in aluminum frame entry doors along the front of Building 1. There are metal pedestrian doors located along the rear and sides of Building 1. There is a metal pedestrian door located on the front of Building 2. Building 1 includes one overhead metal door. Interior doors are hollow core wood and metal.
Roof:	The roof of Building 1 is TPO membrane. The roof of Building 2 is pitched metal.
Plumbing and Restrooms:	There are a total of six restrooms in Building 1. There are adequate restrooms to serve the property.

Lighting:	Building 1 includes recessed and hung fluorescent fixtures in a drop grid acoustical tile ceiling. Building 2 includes recessed fluorescent fixtures in a painted sheetrock ceiling.
Site Improvements:	The subject site improvements include concrete paving, landscaping, metal canopies, wooden ramps, covered patio space and wooden fencing. There is adequate paved area for parking on the site (72 spaces, for a parking ratio of 10.0 spaces per 1,000 square feet of building area).

Conclusion

The subject improvements are typical of a good quality restaurant building which is in good condition. Overall, the property appears to conform to other uses in the subject neighborhood. A building sketch and an Ad Valorem Tax Schedule exhibit follow.



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	
Building 2	300 Sq ft
Building 1	6900 Sq ft
Total Living Area (Rounded):	**7200 Sq ft**

AD VALOREM TAX SCHEDULE

Property Address:	2100 US Highway 290 East
	Brenham, Washington County, Texas 77833
Owner:	J R Enterprises
Account Numbers:	16695
Land Size(1):	0.943 Acs.
Bldg. Size(1):	7,173 Sq.Ft.

		2025	2026
Tax Assessment			
	Land	$719,340	$719,340
	Improvements	$934,080	$951,080
	Total	$1,653,420	$1,670,420
	Total PSF	$230.51	$232.88
Tax Rates	($ per $100 of assessed value)		
Jurisdiction:			
	City of Brenham	$0.467600	$0.467600
	Washington County	$0.304000	$0.304000
	Blinn College	$0.043800	$0.043800
	Washington Co FM	$0.080000	$0.080000
	Brenham ISD	$0.768400	$0.768400
	Combined tax rate:	$1.663800	$1.663800
Total Tax Payments(2)			
Jurisdiction:			
	City of Brenham	$7,731	$7,811
	Washington County	$5,026	$5,078
	Blinn College	$724	$732
	Washington Co FM	$1,323	$1,336
	Brenham ISD	$12,705	$12,836
	Total	**$27,509**	**$27,793**
	Total PSF	$3.84	$3.87

Notes:

(1) *County Appraisal District recorded size.*

(2) *There are no delinquent taxes reported for the subject property.*

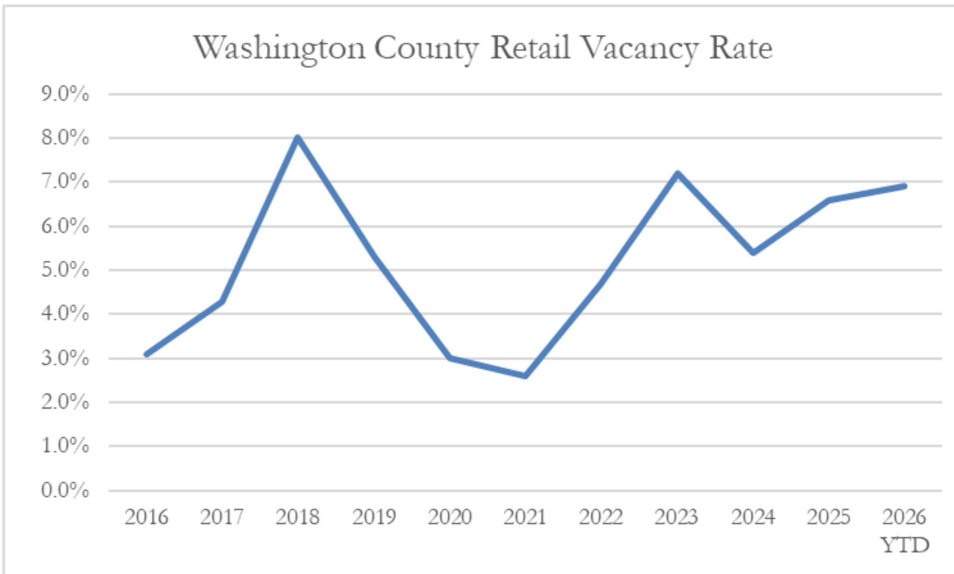
Retail Market Study

The following market data is taken from *CoStar Property Data* for the retail market in Washington County as of May 2026.

Overview

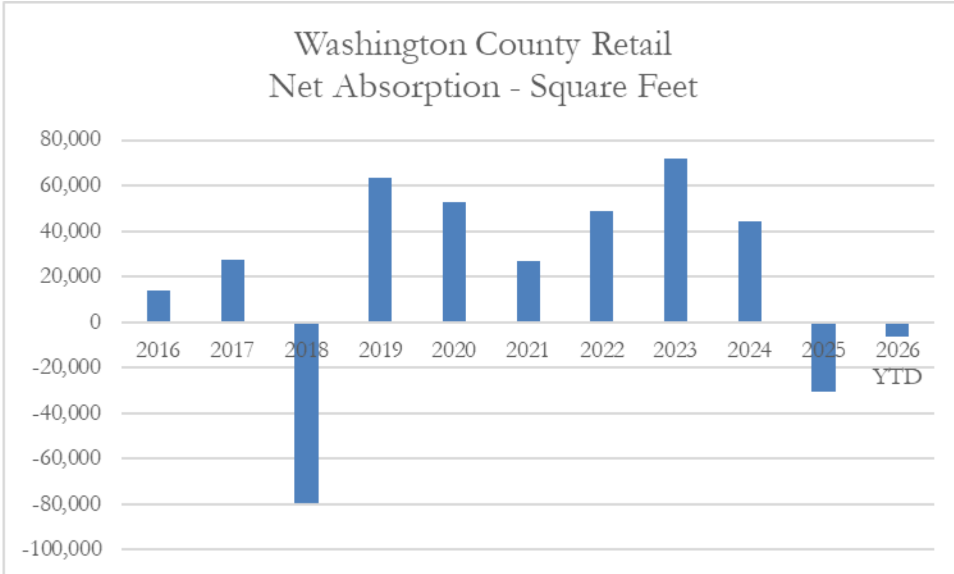
Washington County currently has 2,524,505 square feet of retail space. There is currently no space under construction. The last delivery to the market was 141,379 square feet delivered in 2023.

Vacancy



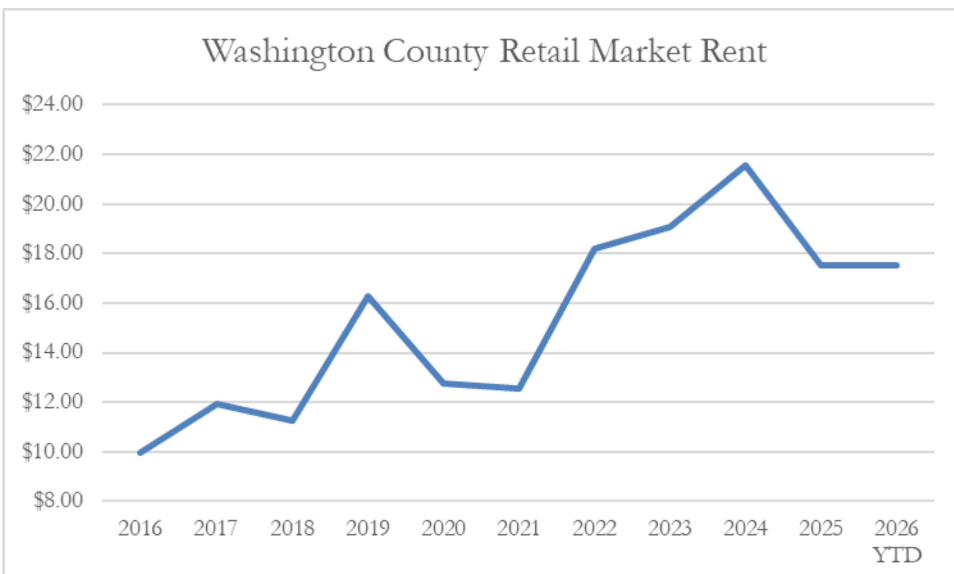
Washington County's retail market has a current vacancy rate of 6.9%, up from 6.6% in 2025. The vacancy rate for Washington County has remained below 6.9% for the last ten years, except in 2018 and 2023 when it spiked to 8.0% and 7.2% respectively.

Absorption



The Washington County retail market has experienced negative net absorption for two of the past ten full years. As of May 2026, year-to-date retail net absorption was negative 6,498 square feet.

Rental Rates



Asking rents remained the same from 2025 at $17.53 per square foot per year. Asking rents increased from 2016 to 2017, decreased from 2017 to 2018, increased from 2018 to 2019, decreased from 2019 to 2021, increased from 2021 to 2024, decreased in 2025 and have remained stable through 2026.

Conclusion

The Washington County retail market has softened as of May 2026. The retail vacancy rate rose to 6.9%. Year to date net absorption is negative 6,498 square feet. Quoted rental rates remained stable from 2025, ending at $17.53 per square foot per year as of May 2026.

HIGHEST AND BEST USE

The uses to which a property can be put affect its value. This is recognized by the concept of highest and best use, generally understood to mean:

> The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and which results in the highest value. These four factors influence the developability and the marketability/value of property:
>
> ⇒ Legal permissibility (zoning, deed restrictions, building codes, etc.)
> ⇒ Physical possibility (size, shape, frontage, utilities, etc.)
> ⇒ Financial feasibility (demand to support development)
> ⇒ Maximum productivity

Two separate analyses are performed to develop an opinion of highest and best use: first, an examination of the site as vacant and available for development and second, an examination of the existing improvements and an investigation of their contribution to the value of the property. For an existing improved property, as long as the value of the property as improved is greater than the value of the vacant site less demolition costs, the highest and best use is the use as improved. Once the value of the vacant land exceeds the value of the improved property, the highest and best use becomes the use of the land as vacant.

Site as if Vacant

Legally Permissible

The subject property is located in Brenham and is zoned “I” Industrial. This designation allows for most types of industrial and some retail/commercial development. There do not appear to be any adverse restrictions which would limit the development of the subject site.

Physically Possible

The subject site contains 0.942 acres or 41,055 square feet of land area. The site is rectangular in shape, with frontage along a primary and a secondary neighborhood roadway. All utilities are available to the site. Based on our interviews with local brokers and investors, physically possible (and likely) uses include most types of industrial development.

Financially Feasible/Maximally Productive

During our inspection, we noted new industrial development occurring in the subject neighborhood. Rental rates and occupancy levels appear to support new industrial development on the subject site. According to local brokers and developers, industrial development is financially feasible in the subject neighborhood. Based on this analysis, the highest and best use of the subject site as if vacant is for industrial development.

Property as Improved

The subject site is improved with a 7,200 square foot restaurant and related site improvements. Based on the use, physical characteristics, location and condition of the improvements, they appear to add value to the site. Therefore, the highest and best use of the property as improved is for continued use as a restaurant.

SALES COMPARISON APPROACH

Introduction

In order to apply the Sales Comparison Approach to the subject property we have researched and analyzed recent restaurant sales and listings in the area. We contacted individuals having knowledge of the transaction details and discussed the sales to the fullest extent possible. The most pertinent sales to analyze the subject are summarized on the exhibit following this introduction. The units of comparison were adjusted for cash equivalency, rent loss, deferred maintenance and rehabilitation costs where applicable. A detailed write-up of each sale can be found in the Addenda.

Investors indicate that they rely on the sale price per square foot method to analyze similar properties. For the sale price per square foot method, we compared the sales to the subject property and adjusted their sale price per square foot for differences in market conditions (time), conditions of sale, location and various physical characteristics. The adjusted prices for the sales were then reconciled into a final value indication via this approach.

An Improved Sales Summary and Adjustment Grid follows which outlines the terms and characteristics of the sales as well as the adjustments we applied to each sale. An Improved Sales Map also follows.

IMPROVED SALES SUMMARY AND ADJUSTMENT GRID

MARKET DATA	SUBJECT	1	2	3	4	5	6
Property Name	Restaurant	Griggs Road Restaurant Building	Louetta Road Restaurant Building	312 Commerce Street Restaurant	West Main Street Restaurant Property	Former Spring Creek Barbecue Restaurant	North Freeway Restaurant Building
Address	2100 US Highway 290 East	5055 Griggs Road	4906 Louetta Road	312 Commerce Street	1405 West Main Street	4220 FM 1960 West	10125 North Freeway
City	Brenham	Houston	Spring	Magnolia	Brenham	Houston	Houston
Year Completed	1990	1976	1987	1968	2010	2007	2006
Year Renovated	2010	N/A	Various	2018	N/A	N/A	N/A
Net Rentable Area	7,200	1,782	2,998	3,193	2,831	5,960	11,300
Land-to-Building Ratio	5.70 to 1	7.85 to 1	7.51 to 1	6.83 to 1	20.93 to 1	10.11 to 1	9.70 to 1
Type of Construction	Concrete Block and Metal	Brick and Concrete Block	Masonry	Wood	Metal	Brick and Stone	Wood
Occupancy at Sale	100%	0%	0%	0%	0%	0%	0%
Sale Date	--	Jul-25	Jan-25	Apr-24	Nov-23	Oct-23	Sep-23
Sale Price	--	$425,000	$600,000	$935,000	$675,000	$1,698,916	$3,052,350
Price Per Sq. Ft.	--	$238.50	$200.13	$292.83	$238.43	$285.05	$270.12

COMPARATIVE ANALYSIS

MULTIPLIED ADJUSTMENTS		1	2	3	4	5	6
Elapsed Time (Years)		0.8 years	1.3 years	2.0 years	2.5 years	2.5 years	2.7 years
Market Conditions/Time Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ceq. Cond/Time Adj. Price PSF		$238.50	$200.13	$292.83	$238.43	$285.05	$270.12
ADDED ADJUSTMENTS							
Location		-10%	0%	0%	0%	-5%	-10%
Size		-10%	-5%	-5%	-5%	0%	0%
Access/Frontage		0%	0%	0%	0%	0%	0%
Age/Condition		10%	0%	0%	0%	0%	0%
Quality of Construction		0%	0%	0%	5%	-5%	0%
Occupancy/Tenancy		0%	0%	0%	0%	0%	0%
Land-to-Building Ratio		0%	0%	0%	-5%	0%	0%
Physical Characteristics		5%	5%	0%	0%	5%	0%
Total Adjustment		-5%	0%	-5%	-5%	-5%	-10%
Adjusted Price/Sq. Ft.		$226.58	$200.13	$278.19	$226.51	$270.80	$243.11

PSF METHOD		
	Low:	$200.13
	High:	$278.19
	Mean:	$240.89
	Median:	$234.85

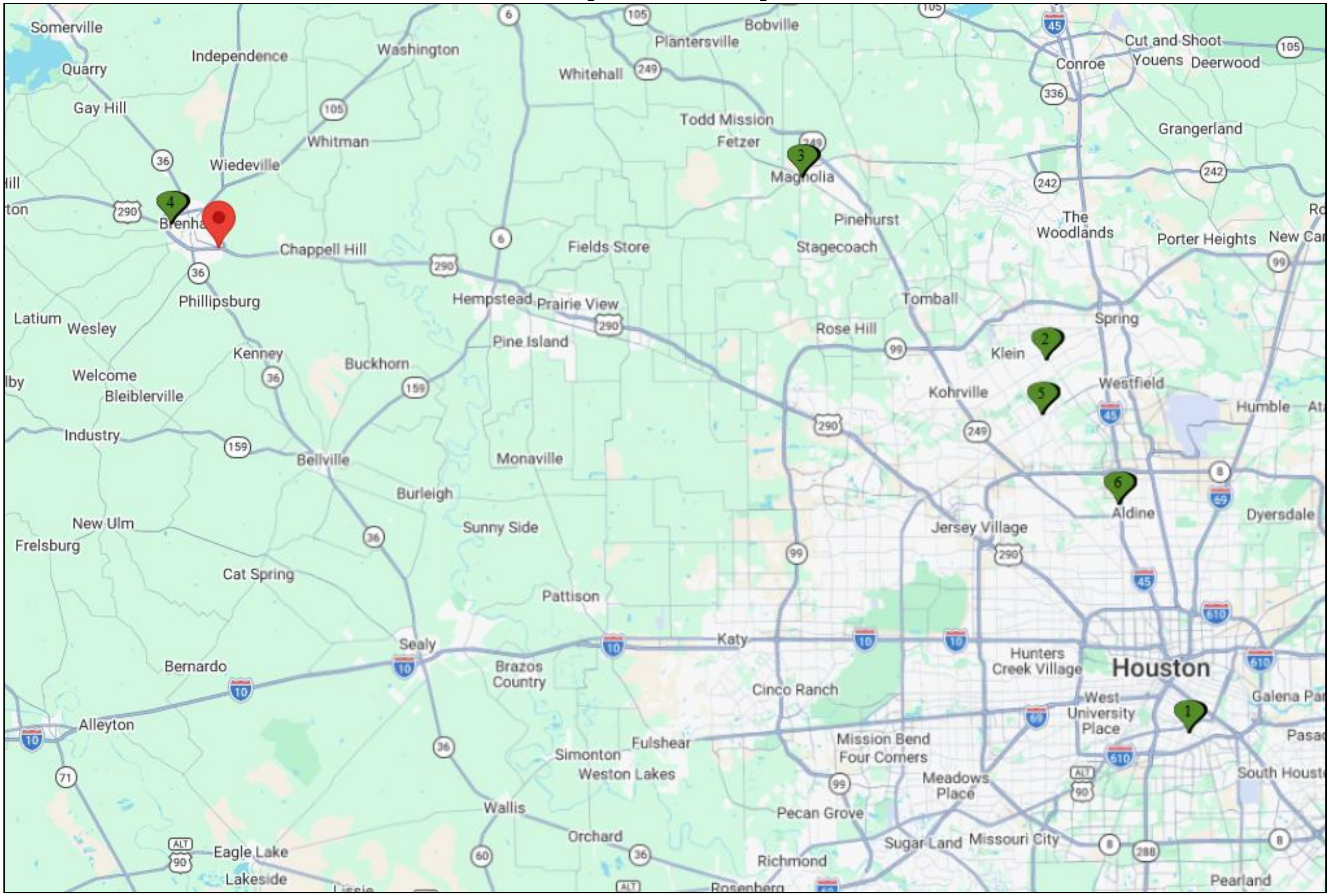
INDICATED VALUE ESTIMATE

$238.00	X	7,200	=	$1,713,600

Indicated Market Value "As Is" Via Sales Comparison Approach (Rounded):	$1,710,000

Notes:

Improved Sales Map



Comparative Analysis

For this analysis, we compared the sales to the subject and adjusted them for differences in market conditions (time), conditions of sale, location and various physical characteristics. The adjusted prices for the sales were then reconciled into a final value indication for this approach.

Our analysis includes six sales. The sales range in date of sale from September 2023 to July 2025 and in size from 1,782 to 11,300 square feet. The sales range in unadjusted sale price from $200.13 to $292.83 per square foot.

Market Conditions

The comparable sales occurred between September 2023 and July 2025. Local brokers and investors indicate that prices for similar restaurant buildings have remained stable over the past few years. Therefore, we have not applied an adjustment for market conditions.

Conditions of Sale

An adjustment is warranted for conditions of sale when a transaction involves atypical motivations that affect the price of a property. All of the sales were reported to be typical arm's length transactions and were not adjusted for this characteristic.

Location

Location adjustments are necessary when the locations of the comparable properties are different than the subject. Sales 1, 5 and 6 are superior to the subject with respect to location and were adjusted downward for this characteristic. All of the remaining comparables are similar to the subject property with respect to location. Therefore, adjustments were not applied to these comparables for this characteristic.

Size

The size of a property will usually affect its per unit sale price. An inverse relationship typically exists between the size of a property and its sale price per square foot. The larger the size of a property, the smaller the per unit price, and vice versa, assuming all other variables are constant. The subject property contains 7,200 square feet of net rentable area. The sales range in size from 1,782 to 11,300 square feet of net rentable area. Sales 1, 2, 3 and 4 are smaller than the subject and were adjusted downward for this characteristic. A 5% per doubling/halving adjustment was applied. This adjustment is based on a comparison of the sales and our conversations with local brokers and investors in the market. Sales 5 and 6 are similar to the subject with respect to size and were not adjusted for this characteristic.

Access/Frontage

The access/frontage characteristics of a property will usually affect its sale price. The subject property is located along US Highway 290 East Frontage Road and Handley Street, a primary and a secondary neighborhood roadway, respectively. All of the comparables are similar to the subject with respect to access/frontage and were not adjusted for this characteristic.

Age/Condition

The subject property was constructed in 1990, was renovated in 2010 and is in good condition. Sale 1 is inferior to the subject with respect to age/condition and was adjusted upward for this characteristic. The remaining comparables are similar to the subject with respect to age/condition and were not adjusted for this characteristic.

Quality of Construction

Different qualities of construction may affect the sale price of a building. Sale 4 is inferior to the subject with respect to quality of construction and was adjusted upward for this characteristic. Sale 5 is superior to the subject with respect to quality of construction and was adjusted downward for this characteristic. The remaining comparables are similar to the subject with respect to quality of construction and were not adjusted for this characteristic.

Occupancy/Tenancy

The tenancy of a property can have an effect on its sale price. The subject property is owner-occupied. All of the comparables were purchased for owner-occupancy. Therefore, no adjustments were required for this characteristic.

Land-to-Building Ratio

The land-to-building ratio typically has a direct relationship to the price of buildings as additional land typically allows for more parking and expansion potential. The subject property has a land-to-building ratio of 5.70 to 1. The land-to-building ratios for the comparables range from 6.83 to 1 to 20.93 to 1. Sale 4 has a larger land-to-building ratio as compared to the subject and was adjusted downward for this characteristic. This adjustment is based on a review of land sales and our interviews with market participants regarding this characteristic. All of the remaining comparables are similar to the subject with respect to land-to-building ratio and were not adjusted for this characteristic.

Physical Characteristics

This adjustment compares the overall physical amenities of the sales to the subject property. Sales 1, 2 and 5 are inferior to the subject with respect to physical characteristics (no patio space) and were adjusted upward for this characteristic. All of the remaining comparables are similar to the subject property with respect to physical characteristics. Therefore, these sales were not adjusted for physical characteristics.

<u>Sales Comparison Approach Conclusion</u>

The adjusted sale prices of the comparable improved sales range from $200.13 to $278.19 per square foot. The mean of the data is $240.89 per square foot, and the median is $234.85 per square foot. We have placed equal emphasis on all of the comparables in our analysis. Considering the above data, we estimate the market value of the fee simple interest of the subject property "As Is" via the Sales Comparison Approach as follows:

7,200 square feet	X $238.00 per square foot =	$1,713,600
	"As Is" Rounded:	**$1,710,000**

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach is based on the premise that value is created by the expectation of future benefits. We estimated the present value of those benefits to derive an indication of the amount that a prudent, informed purchaser/investor would pay for the right to receive them as of the date of value.

This approach requires an estimate of the net operating income (NOI) of a property. The estimated NOI is then converted to a value indication by use of either the direct capitalization method or a discounted cash flow analysis.

Direct capitalization uses a single year's stabilized NOI as a basis for a value indication by dividing the income by an overall capitalization rate. The rate chosen accounts for a recapture of the investment by the investor and should reflect all factors that influence the value of the property, such as tenant quality, property condition, neighborhood change, market trends, interest rates and inflation. The rate may be extracted from local market transactions or, when transaction evidence is lacking, obtained from published trade sources and/or primary research with market participants.

A discounted cash flow analysis focuses on the operating cash flows expected from the property and the proceeds of a hypothetical sale at the end of a holding period (the reversion). The cash flows and reversion are discounted to their present values using a market derived discount rate and are added together to obtain a value indication. Because benefits to be received in the future are worth less than the same benefits received in the present, this method weights income in the early years more heavily than the income and the sale proceeds to be received later. The strength of the discounted cash flow analysis is its ability to recognize variations in projected net income, such as those caused by inflation, stepped leases, neighborhood change, or tenant turnover. Its weakness is that it requires many judgments regarding the actions of likely buyers and sellers of the property in the future.

In most situations, both methods yield similar results. The discounted cash flow analysis is typically more appropriate for the analysis of investment properties with multiple or long term leases, particularly leases with cancellation clauses or renewal options. It is especially useful for multi-tenant properties in volatile markets. The direct capitalization method is normally more appropriate for properties with relatively stable operating histories and expectations.

Based upon our conversations with market participants active in the sale and acquisition of properties similar to the subject, the direct capitalization method is most commonly used. Therefore, we have applied the direct capitalization method to estimate the market value of the fee simple interest of the subject property via the Income Capitalization Approach.

Income Analysis

Market Rent Analysis

The following describes the data, analysis and rationale behind our estimate of market rent for the subject property. A detailed write-up of each rent comparable can be found in the Addenda. A Rent Comparable Summary and Adjustment Grid and a Rent Comparables Map follow.

RENT COMPARABLE SUMMARY AND ADJUSTMENT GRID

MARKET DATA	SUBJECT	1	2	3	4	5	6	7
Property Name	Restaurant	East Main Street Retail Building	15407 State Highway 36 Restaurant Property	2614 Washington Street Retail Center	William D Fitch Parkway Restaurant Building	207 East Alamo Street Retail Property	Willowbrook Center Restaurant Building	3D's Krazy Kitchen Restaurant
Address	2100 US Highway 290 East	3 East Main Street	15407 State Highway 36	2614 Washington Street	901 William D Fitch Parkway	207 East Alamo Street	17695 Tomball Parkway	7019 Barker Cypress Road
City	Brenham	Bellville	Needville	Waller	College Station	Brenham	Houston	Houston
Year Built	1990	1900	1978	1951	2017	1885	1993	2001
Year Renovated	2010	Various	2025	2021 & 2025	N/A	Various	N/A	2024
Net Rentable Area	7,200	2,400	3,600	6,000	4,774	2,400	6,300	4,934
Construction Type	Concrete Block and Metal	Brick	Wood	Metal	Stucco with Stone facade	Masonry	Brick	Masonry
Occupancy	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Tenancy	Single Tenant	Single Tenant	Single Tenant	Multi-Tenant	Single Tenant	Multi-Tenant	Single Tenant	Single Tenant
Lease Type	--	Gross	NNN	NNN	NNN	Gross	NNN	NNN
Initial Lease Term	--	3 Years	5 Years	10 Years	5 Years	2 Years	5 Years	5 Years
Rent Per Sq. Ft.	--	$21.00	$19.00	$21.00	$26.50	$15.60	$20.00	$24.32

COMPARATIVE ANALYSIS

	1	2	3	4	5	6	7
Annual Rental Rate/SF	$21.00	$19.00	$21.00	$26.50	$15.60	$20.00	$24.32
Lease Type Adjustment	-18.6%	0.0%	0.0%	0.0%	-23.7%	0.0%	0.0%
Adjusted Rent/SF	$17.09	$19.00	$21.00	$26.50	$11.90	$20.00	$24.32
Location	0%	5%	0%	-5%	0%	-5%	-5%
Size	-5%	-5%	0%	0%	-5%	0%	0%
Access/Frontage	0%	0%	0%	0%	0%	0%	0%
Age/Condition	20%	0%	5%	-5%	25%	0%	-5%
Quality of Construction	0%	0%	5%	0%	0%	0%	0%
Anchor/Tenancy	0%	0%	0%	0%	0%	0%	0%
Physical Characteristics	5%	0%	0%	0%	5%	0%	0%
Total Adjustment	20%	0%	10%	-10%	25%	-5%	-10%
Adjusted Rent/Sq. Ft.	$20.51	$19.00	$23.10	$23.85	$14.88	$19.00	$21.89

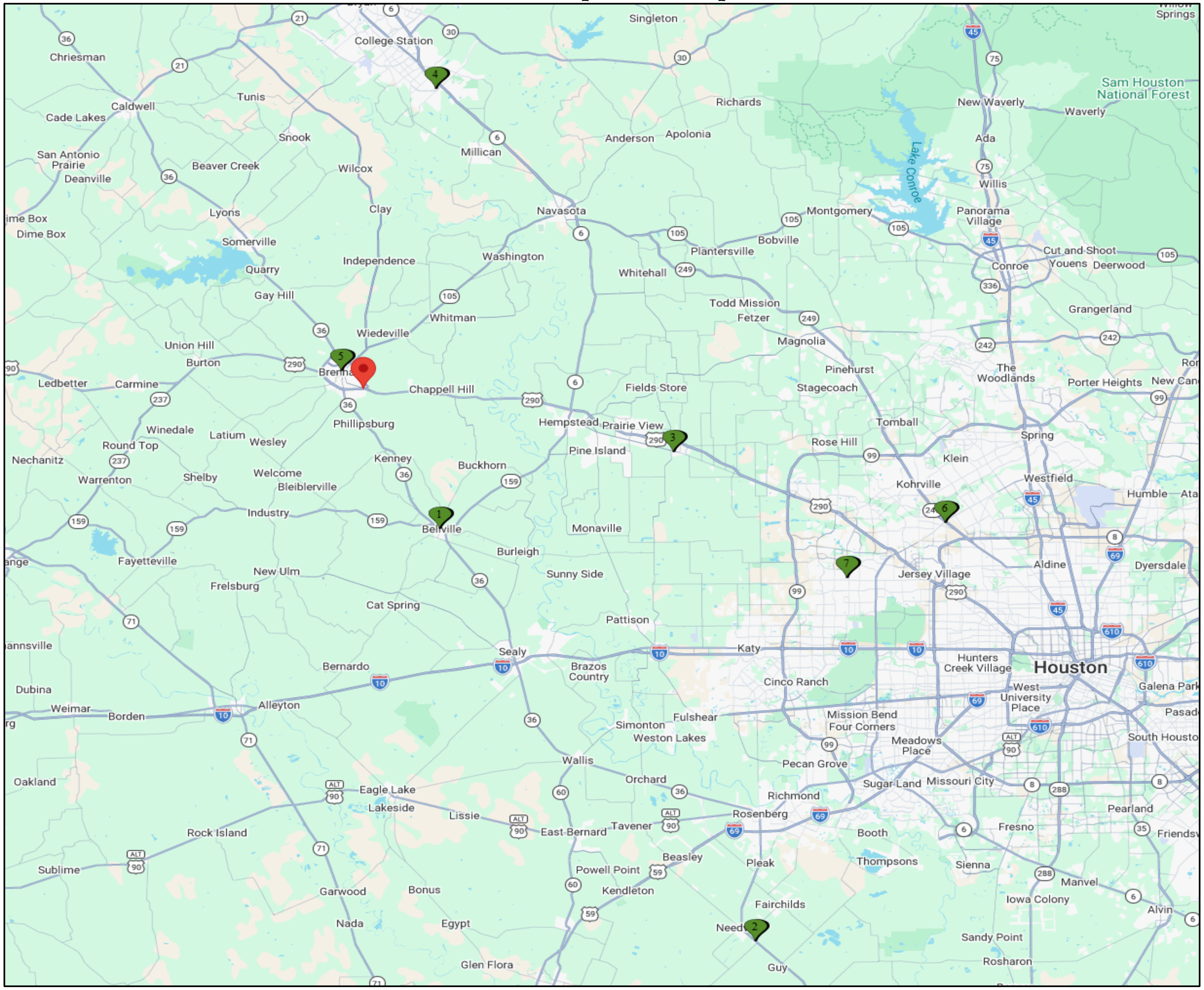
PSF METHOD[1]		
	Low:	$14.88
	High:	$23.85
	Mean:	$20.32
	Median:	$20.51

Market Rent Estimate PSF:[1] **$20.50**

Notes:

[1] Triple net basis.

Rent Comparables Map



The rent comparables range in size from 2,400 to 6,300 square feet, and in year built from 1885 to 2017. The comparables are all 100.0% occupied. Quoted lease rates range from $11.90 to $26.50 per square foot per year on an adjusted triple net basis. Quoted lease terms range from 2 to 10 years in length.

Rent Comparable 1 is a 2,400 square foot single tenant retail building which was built in 1900 and renovated in various years. This comparable was adjusted upward for its inferior age/condition and inferior physical characteristics (no restaurant buildout) as compared to the subject. This comparable was adjusted downward for its smaller size as compared to the subject.

Rent Comparable 2 is a 3,600 square foot restaurant building which was built in 1978 and renovated in 2025. This comparable was adjusted upward for its inferior location as compared to the subject. This comparable was adjusted downward for its smaller size as compared to the subject.

Rent Comparable 3 is a 6,000 square foot space in a strip center which was built in 1951 and renovated in 2021 and 2025. This comparable was adjusted upward for its inferior age/condition and inferior quality of construction as compared to the subject.

Rent Comparable 4 is a 4,774 square foot restaurant building which was built in 2017. This comparable was adjusted downward for its superior location and superior age/condition as compared to the subject.

Rent Comparable 5 is a 2,400 square foot space in a multi-tenant retail building which was built in 1885 and renovated in various years. This comparable was adjusted upward for its inferior age/condition and inferior physical characteristics (no restaurant buildout) as compared to the subject. This comparable was adjusted downward for its smaller size as compared to the subject.

Rent Comparable 6 is a 6,300 square foot restaurant building which was built in 1993. This comparable was adjusted downward for its superior location as compared to the subject.

Rent Comparable 7 is a 4,934 square foot restaurant building which was built in 2001 and renovated in 2024. This comparable was adjusted downward for its superior location and superior age/condition as compared to the subject.

After adjustments, the rent comparables indicate a market rent range from $14.88 to $23.85 per square foot per year on a triple net basis, with an average of $20.32 per square foot per year and a median of $20.51 per square foot per year. We have placed equal emphasis in our reconciliation on all of the comparables. Considering the above analysis, we estimate market rent for the subject property at $20.50 per square foot per year on a triple net basis.

Vacancy and Collection Loss

To arrive at net operating income (NOI), an allowance for vacancy and collection loss must be deducted from potential gross income to arrive at effective gross income. As of May 2026, the overall Washington County market had a 6.9% vacancy rate. The rent comparables are all 100.0% occupied. However, five of the comparables are single tenant properties. Investors indicate that they apply vacancy and collection loss allowances in the 0% to 10% range for similar properties. Based on the above data, we project a vacancy and collection loss allowance of 8.0% (7.0% vacancy and 1.0% collection loss) for the subject property.

Expense Analysis

In order to estimate operating expenses for the property, we have analyzed operating expenses for similar single tenant retail buildings in the area (see Retail Expense Comparables in Addenda). We have projected market rent for the subject property on a triple net basis, where the tenant is responsible for taxes, insurance and repairs and maintenance and the owner is responsible for a management fee, general/administrative expenses and reserves. The operating expenses for the subject property have been estimated as follows.

Property Taxes

The subject property is currently assessed for $1,670,420, or $232.88 per square foot (based on the Washington County Appraisal District reported size of 7,173 square feet). This assessment appears to be reasonable based on tax comparable data. The rent comparables outlined previously indicate assessments in the $59.52 to $443.85 per square foot range. Based on the current assessed value of $1,670,420, and the current tax rate of $1.663800 per $100 of assessed value, we have estimated property taxes for the subject property of $27,793 (consistent with actual taxes), or $3.86 per square foot. This estimate appears reasonable based on the tax comparable data.

Insurance

The expense comparables range from $0.60 to $1.29 per square foot, with an average of $1.04 per square foot. Based on our interviews with property owners and brokers in the area, we have projected an insurance expense of $1.05 per square foot for the subject.

Management

Market participants indicated that a range from 2.0% to 5.0% of effective gross income is appropriate for a management expense for similar buildings. Considering the single tenant nature of the subject property, we have estimated a management expense of 2.0% of effective gross income for the subject.

Repairs and Maintenance

Under a triple net lease, the tenant is directly responsible for repairs and maintenance expenses. Therefore, we have not projected a repairs and maintenance expense for the subject.

General/Administrative

The expense comparables indicate general/administrative expenses ranging from $0.00 to $0.46 per square foot with an average of $0.15 per square foot. Based on our experience with similar buildings and expense comparable data, we estimate general/administrative expenses for the subject property at $0.15 per square foot.

Reserves for Replacement

Based on our interviews with market participants, a reserve for replacement allowance is typically deducted for similar properties ranging from $0.00 to $0.15 per square foot. Considering the quality and condition of the subject property, we estimate a reserve for replacement allowance of $0.15 per square foot for the subject property.

Direct Capitalization Method

After projecting the income and expenses for the property, the next step in the valuation process is to capitalize the net operating income into an estimate of value. The selected overall capitalization rate ("OAR") covers return both on and of capital. It is the overall rate of return an investor expects based on a single year's net operating income.

Overall Capitalization Rate Analysis

Overall capitalization rates can generally be inferred from market transactions if there are sufficient comparable sales for which information is available. Results are best when the data are numerous and reliable, income and expenses are estimated on the same basis for all the properties involved, and the properties have similar physical and economic characteristics. All of the comparable sales outlined in the Sales Comparison Approach were fee simple sales. Therefore, overall capitalization rates could not be extracted from the sales. We have analyzed sales of similar leased properties in the region, which indicate going in capitalization rates ranging from 6.83% to 9.59% with an average of 7.68%. These sales are outlined in the following chart.

Sale Date	Address	City	OAR
10/24/2025	2402-2420 Main Street	Waller	6.87%
7/18/2025	2614 Washington Street	Waller	6.83%
4/7/2025	18252 FM 1488	Magnolia	8.77%
1/8/2025	2305 Burleson Road	Austin	7.00%
7/1/2024	3900 East 29th Street	Bryan	9.59%
2/7/2024	601 Indian Trail	Harker Heights	7.00%

The *PwC Real Estate Investor Survey 4th Quarter 2025* indicates an overall capitalization rate range from 5.00% to 10.00%, with an average of 7.10% for the national strip shopping center market (institutional grade properties). Based on the *PwC Real Estate Investor Survey 2nd Quarter 2023* (most recent non-institutional rate available), the rates for non-institutional grade properties are 125 basis points higher on average.

Local brokers and investors reported that a reasonable overall capitalization rate for the subject property would be in the 7.00% to 8.00% range, considering the location and physical characteristics of the property.

Weighing all of the above factors together, and considering the location and physical characteristics of the subject property as well as current conditions in the local market, we have used an overall capitalization rate of 7.50% for the subject property. A Direct Capitalization Analysis Exhibit follows.

INCOME APPROACH SUMMARY - DIRECT CAPITALIZATION ANALYSIS EXHIBIT

Potential Gross Rental Revenue	7,200 SF	x	$20.50	PSF Per Year		$147,600
Expense Reimbursement Revenue						$35,353
Total Potential Gross Income						$182,953
Vacancy & Collection Loss Allowance	8.0%					($14,636)
Effective Gross Revenue						$168,317
Less Expenses	Property Taxes		$3.86	PSF	$27,793	
	Insurance		$1.05	PSF	$7,560	
	Management @ 2.0%		$0.47	PSF	$3,366	
	Repairs and Maintenance	Paid directly by tenant			$0	
	General/Administrative		$0.15	PSF	$1,080	
	Reserves		$0.15	PSF	$1,080	
Total Expenses			$5.68	PSF		($40,879)
Net Operating Income			$17.70	PSF		$127,438
Divided by Capitalization Rate						7.50%
Equals						$1,699,173
Indicated Market Value "As Is" Via Direct Capitalization Method:				**Rounded,**		**$1,700,000**
				PSF		**$236.11**

Notes:

Income Capitalization Approach Conclusion

Based on the previous analysis, we estimate the market value of the fee simple interest of the subject property "As Is" as of the date of inspection, or May 14, 2026, via the Income Capitalization Approach as follows:

$1,700,000

RECONCILIATION AND FINAL VALUE ESTIMATE

For this appraisal, we used the Sales Comparison and Income Capitalization Approaches to estimate the market value of the fee simple interest of the subject property. The Cost Approach is not an appropriate approach to value the subject property given its age and overall physical characteristics. Therefore, we have not completed the Cost Approach for this appraisal. We considered and evaluated the alternative value indications, weighing the relative significance, applicability and defensibility of each approach. Our value conclusion for each approach to value is as follows.

"As Is":
Cost Approach: N/A
Sales Comparison Approach: $1,710,000
Income Capitalization Approach: $1,700,000

Based on our discussions with brokers and investors active in this market, owner users typically give primary consideration to the Sales Comparison Approach, with secondary reliance placed on the Income Capitalization Approach in making an investment decision for similar restaurant buildings. Therefore, we have given primary emphasis to the Sales Comparison Approach and secondary emphasis to the Income Capitalization Approach in our reconciliation.

Based on the investigation described in this report, the market value of the fee simple interest of the subject property "As Is" as of the date of inspection, or May 14, 2026, is as follows:

ONE MILLION SEVEN HUNDRED TEN THOUSAND DOLLARS
$1,710,000

CERTIFICATION

I certify that, to the best of our 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 limiting conditions and assumptions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 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 the agreement to perform this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- This Appraisal Assignment was not based on a requested minimal valuation, a specific valuation or the approval of a loan.
- 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 requirements of the *Uniform Standards of Professional Appraisal Practice*.
- Jolee G. Aylesworth made a personal inspection of the property that is the subject of this report. Bryan S. Miller, Ali M. Moses and Claire E. LeFevers did not make a personal inspection of the property that is the subject of this report.
- Claire E. LeFevers provided significant real property appraisal assistance to the people signing this certification, including research, analysis and writing the report.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Bryan S. Miller and Ali M. Moses have completed the continuing education program for Designated Members of the Appraisal Institute.
- Bryan S. Miller, Ali M. Moses and Jolee G. Aylesworth currently hold an appropriate state certification allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.

Respectfully submitted,

Bryan S. Miller, MAI, CCIM, Partner
State Certified General Real Estate Appraiser
TX-1328184-CG
bmiller@napllp.com

Jolee Aylesworth
State Certified General Real Estate Appraiser
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STATEMENT OF GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions.

General

1. No investigation has been made of, and no responsibility is assumed for, the legal description of the property being valued or for legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is further assumed to be free and clear of any or all liens, easements or encumbrances unless otherwise stated.

2. Information furnished by others, upon which all or portions of this report are based, is believed to be reliable, but has not been verified in all cases. No warranty is given as to the accuracy of such information.

3. It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

4. Full compliance with the applicable federal, state and local zoning, use, environmental and similar laws and regulations is assumed, unless otherwise stated.

5. No responsibility is taken for changes in market conditions, and no obligation is assumed to revise this report to reflect events or conditions which occur subsequent to the date hereof.

6. The value estimates herein are predicated on the financial structure prevailing as of the date of this report.

7. Responsible ownership and competent property management are assumed.

8. The allocation, if any, in this report of the total value between components of the property applies only to the program of utilization stated in this report. The separate values for any components may not be applicable for any other purpose and must not be used in conjunction with any other appraisal.

9. Areas and dimensions of the property were obtained from sources believed to be reliable. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property; and no responsibility is assumed for their accuracy. No independent surveys were conducted.

10. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

11. No soil analysis or geological studies were ordered or made in conjunction with this report, nor was an investigation made of any water, oil, gas, coal or other subsurface mineral and use rights or conditions.

12. Neither National Appraisal Partners LLP nor any individual signing or associated with this report shall be required by reason of this report to give further consultation, provide testimony

or appear in court or at other legal proceedings unless specified arrangements therefore have been made.

13. Neither this report nor any portions thereof (including without limitation any conclusions as to value, the identity of National Appraisal Partners LLP or any individuals signing or associated with this report, or the professional associations or organizations with which they are affiliated) shall be disseminated to third parties, without the prior written consent and approval of National Appraisal Partners LLP.

14. The date of analysis on which the conclusion and opinion expressed in this report apply is set forth in the letter of transmittal. Our value opinion is based on the purchasing power of the United States' dollar as of this date.

15. We are not qualified to investigate or test for the presence of toxic materials or substances. Unless otherwise stated in this report, no hazardous material, which may or may not be present on or near the property, was observed. We have no knowledge of the existence of such materials on or in the property; however, we are not qualified to detect such substances. The presence of potentially hazardous substances, such as asbestos, urea-formaldehyde foam insulation, or industrial wastes, may affect the value of the property. The value conclusions herein are predicated on the assumption that there is no such material on, in, or near the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client should retain an expert in this field if further information is desired.

16. We have not attempted to measure the potential impact on value of recent enforcement of wetlands legislation. Certain areas of the subject site may be dry and developable, while others may contain reclaimable and/or non-reclaimable wetland areas. We are not qualified to make such judgments and recommend retaining an expert in this field, if desired. Our value conclusions are predicated on there being no wetlands impact.

17. We did not make any observations or interpretations on compliance with the Americans With Disabilities Act. We are not experts in this field and are not qualified to make such determinations. Our value estimate is predicated upon the property owner(s) bearing no costs for compliance.

<u>Extraordinary Assumptions (the use of which might have affected the assignment results herein):</u>

1. There are no Extraordinary Assumptions for this appraisal.

<u>Hypothetical Conditions (the use of which might have affected the assignment results herein):</u>

1. There are no Hypothetical Conditions for this appraisal.

ADDENDA

IMPROVED SALE WRITE-UPS AND PHOTOGRAPHS

Comparable 1

NATIONAL APPRAISAL PARTNERS, LLP

● Sale ○ Contract ○ Offer ○ Listing NAP # 53353

IDENTIFICATION

Property Name	Griggs Road Restaurant Building
Location	NE/C Griggs Road and Milart Street
Address	5055 Griggs Road
City	Houston
County	Harris
State	Texas (TX)
Source	Confidential source
Name/Company/Phone	Confidential source

PHYSICAL DATA

Property Type	Retail	
Building Type	Restaurant	
Year Completed/Renovated	1976 / N/A	
Construction Type	Brick and Concrete Block	
Condition at Sale	Good	
Land Area	.321	Acres
Land-to-Building Ratio	7.85 to 1	
Building Footprint	1,782	SF
Total Net Rentable Area	1,782	SF
Nonowned Space/Outparcels	None	
Saleable Surplus Land	None	
Parking Type	Surface only	
Number of Parking Spaces	10	
Ratio of Parking Spaces	5.61	spaces/1,000 sf NRA
Number of Buildings	1	

INCOME AND EXPENSE DATA

Occupancy at Sale		0.0%	
Stabilized Occupancy		0.0%	
Source:		Past Year's Actual	PSF
Potential Gross Income [1]		$0	$0.00
Vacancy & Collection Loss	0.0%	$0	$0.00
Effective Gross Income		$0	$0.00
Operating Expenses [2]		$0	$0.00
Net Operating Income		$0	$0.00

[1] *Income estimate includes base rent, escalations and misc. sources of revenue*
[2] *Owner-incurred operating expenses & CAM charges are included in expense estimate (reserves not included)*

Tenants None

TRANSACTION DATA

Sale Date	7/25/2025
Sale Price	$425,000
Adjusted Sale Price	$425,000
Grantor	Shoueng Salman a/k/a Shoueng Shih, Independent Administratrix of the Estate of Saleh Ahmad Salman, Deceased
Grantee	Capt. Mc's Blue Crab and Fish LLC
Financing Terms	Cash to seller
Recording Data	RP-2025-294329
Marketing Time	Less than 12 months
Type of Buyer	Owner-occupant
Property Rights	Fee Simple
Conditions of Sale	Arms Length

UNITS OF COMPARISON

Sale Price PSF	$238.50
EGIM	0.0
Overall Capitalization Rate	0.00%
Operating Expense Ratio/NIR	0.0% /

REMARKS

The property's site improvements include both asphalt and concrete paving, a canopy, bollards and wood fencing.

Comparable 2

NATIONAL APPRAISAL PARTNERS, LLP

◉ Sale ○ Contract ○ Offer ○ Listing NAP # 48084

IDENTIFICATION

Property Name	Louetta Road Restaurant Building
Location	NW/S Louetta Road, 275 feet southwest of Kuykendahl Road
Address	4906 Louetta Road
City	Spring
County	Harris
State	Texas (TX)
Source	Confidential
Name/Company/Phone	N/A

PHYSICAL DATA

Property Type	Retail	
Building Type	Restaurant	
Year Completed/Renovated	1987 / Various	
Construction Type	Masonry	
Condition at Sale	Average	
Land Area	.517	Acres
Land-to-Building Ratio	7.51 to 1	
Building Footprint	2,998	SF
Total Net Rentable Area	2,998	SF
Nonowned Space/Outparcels	N/A	
Saleable Surplus Land	N/A	
Parking Type	Surface only	
Number of Parking Spaces	30	
Ratio of Parking Spaces	10.01	spaces/1,000 sf NRA
Number of Buildings	1	

TRANSACTION DATA

Sale Date	1/14/2025
Sale Price	$600,000
Adjusted Sale Price	$600,000
Grantor	Imigan Properties I, LLC
Grantee	SSS Louetta Property, LLC
Financing Terms	Cash to seller
Recording Data	RP-2025-14856
Marketing Time	N/A
Type of Buyer	Private investor
Property Rights	Fee Simple
Conditions of Sale	Arms Length

INCOME AND EXPENSE DATA

Occupancy at Sale		0.0%	
Stabilized Occupancy		100.0%	
Source:		Appraiser's Estimate	PSF
Potential Gross Income [1]		$0	$0.00
Vacancy & Collection Loss	0.0%	$0	$0.00
Effective Gross Income		$0	$0.00
Operating Expenses [2]		$0	$0.00
Net Operating Income		$0	$0.00

[1] Income estimate includes base rent, escalations and misc. sources of revenue

[2] Owner-incurred operating expenses, CAM charges and reserves are included in expense estimate

Tenants N/A

UNITS OF COMPARISON

Sale Price PSF	$200.13
EGIM	0.0
Overall Capitalization Rate	0.00%
Operating Expense Ratio/NIR	0.0% /

REMARKS

The building was originally constructed as a Wendy's fast food restaurant and has been occupied by several local restaurants over the years. The property was not openly marketed for sale. The buyer approached the seller directly after learning the seller was interested in disposing of the property after the most recent tenant vacated. No FF&E was included in the sale.

Comparable 3

NATIONAL APPRAISAL PARTNERS, LLP

◉ Sale ○ Contract ○ Offer ○ Listing NAP # 45187

IDENTIFICATION

Property Name	312 Commerce Street Restaurant
Location	NW/C Commerce Street and Nichols Sawmill Road
Address	312 Commerce Street
City	Magnolia
County	Montgomery
State	Texas (TX)
Source	Buyer
Name/Company/Phone	Confidential

PHYSICAL DATA

Property Type	Retail	
Building Type	Restaurant	
Year Completed/Renovated	1968 / 2018	
Construction Type	Wood	
Condition at Sale	Good	
Land Area	.353	Acres
Land-to-Building Ratio	6.83	to 1
Building Footprint	2,250	SF
Total Net Rentable Area	3,193	SF
Nonowned Space/Outparcels	None	
Saleable Surplus Land	None	
Parking Type	Surface only	
Number of Parking Spaces	25	
Ratio of Parking Spaces	7.83	spaces/1,000 sf NRA
Number of Buildings	1	

INCOME AND EXPENSE DATA

Occupancy at Sale	0.0%	
Stabilized Occupancy	0.0%	
Source:	Appraiser's Estimate	PSF
Potential Gross Income [1]	$0	$0.00
Vacancy & Collection Loss	$0	$0.00
Effective Gross Income	$0	$0.00
Operating Expenses [2]	$0	$0.00
Net Operating Income	$0	$0.00

[1] *Income estimate includes base rent, escalations and misc. sources of revenue*
[2] *are not included in expense estimate*

Tenants N/A

TRANSACTION DATA

Sale Date	4/29/2024
Sale Price	$950,000
Adjusted Sale Price	$935,000
Grantor	Marmel Properties LLC
Grantee	Equity Trust Company Custodian FBO Gary Hammons, IRA
Financing Terms	Cash to seller
Recording Data	2024042073
Marketing Time	Less than 12 months
Type of Buyer	Owner-occupant
Property Rights	Fee Simple
Conditions of Sale	Arms Length

UNITS OF COMPARISON

Sale Price PSF	$292.83
EGIM	0.0
Overall Capitalization Rate	0.00%
Operating Expense Ratio/NIR	0.0% /

REMARKS

The seller indicated that all FF&E will be conveyed in the sale. He estimated that $15,000 can be attributed to the FF&E. We have excluded this from the adjusted sale price.

Comparable 4

NATIONAL APPRAISAL PARTNERS, LLP

◉ Sale ○ Contract ○ Offer ○ Listing NAP # 43099

IDENTIFICATION

Property Name	West Main Street Restaurant Property
Location	S/S West Main Street, 517 feet west of South Saeger Street
Address	1405 West Main Street
City	Brenham
County	Washington
State	Texas (TX)
Source	Seller's broker
Name/Company/Phone	Eric Benitez/Cedar Frame Real Estate/979-830-3914

PHYSICAL DATA

Property Type	Retail	
Building Type	Restaurant	
Year Completed/Renovated	2010 / N/A	
Construction Type	Metal	
Condition at Sale	Very Good	
Land Area	1.36	Acres
Land-to-Building Ratio	20.93 to 1	
Building Footprint	2,831	SF
Total Net Rentable Area	2,831	SF
Nonowned Space/Outparcels	None	
Saleable Surplus Land	None	
Parking Type	Surface only	
Number of Parking Spaces	28	
Ratio of Parking Spaces	9.89	spaces/1,000 sf NRA
Number of Buildings	2	

TRANSACTION DATA

Sale Date	11/13/2023
Sale Price	$675,000
Adjusted Sale Price	$675,000
Grantor	Powerfamily, LLC
Grantee	H2 Investments LLC
Financing Terms	Cash to seller
Recording Data	2023-6889
Marketing Time	Less than 3 months
Type of Buyer	Owner-occupant
Property Rights	Fee Simple
Conditions of Sale	Arms Length

INCOME AND EXPENSE DATA

Occupancy at Sale		0.0%	
Stabilized Occupancy		0.0%	
Source:		Past Year's Actual	PSF
Potential Gross Income [1]		$0	$0.00
Vacancy & Collection Loss	0.0%	$0	$0.00
Effective Gross Income		$0	$0.00
Operating Expenses [2]		$0	$0.00
Net Operating Income		$0	$0.00

[1] Income estimate includes base rent, escalations and misc. sources of revenue

[2] Owner-incurred operating expenses, CAM charges and reserves are included in expense estimate

Tenants N/A

UNITS OF COMPARISON

Sale Price PSF	$238.43
EGIM	0.0
Overall Capitalization Rate	0.00%
Operating Expense Ratio/NIR	0.0% /

REMARKS

The current owner used one building as a bar and the other as a barbecue restaurant. The restaurant building was built in 2000 and the bar building was built in 2019.

Comparable 5

NATIONAL APPRAISAL PARTNERS, LLP

◉ Sale ○ Contract ○ Offer ○ Listing NAP # 43435

IDENTIFICATION

Property Name	Former Spring Creek Barbecue Restaurant
Location	NW/C FM 1960 West and Town Street
Address	4220 FM 1960 West
City	Houston
County	Harris
State	Texas (TX)
Source	Confidential source
Name/Company/Phone	Confidential source

PHYSICAL DATA

Property Type	Retail	
Building Type	Restaurant	
Year Completed/Renovated	2007 / N/A	
Construction Type	Brick and Stone	
Condition at Sale	Average	
Land Area	1.383	Acres
Land-to-Building Ratio	10.11 to 1	
Building Footprint	5,960	SF
Total Net Rentable Area	5,960	SF
Nonowned Space/Outparcels	None	
Saleable Surplus Land	None	
Parking Type	Surface only	
Number of Parking Spaces	98	
Ratio of Parking Spaces	16.44	spaces/1,000 sf NRA
Number of Buildings	1	

TRANSACTION DATA

Sale Date	10/31/2023
Sale Price	$1,600,000
Adjusted Sale Price	$1,698,916
Grantor	Carroll Family Investments LTD
Grantee	Homefoods Properties LLC
Financing Terms	Cash to seller
Recording Data	RP2023415499
Marketing Time	Less than 12 months
Type of Buyer	Owner-occupant
Property Rights	Fee Simple
Conditions of Sale	Arms Length

INCOME AND EXPENSE DATA

Occupancy at Sale		0.0%	
Stabilized Occupancy		0.0%	
Source:		Past Year's Actual	PSF
Potential Gross Income [1]		$0	$0.00
Vacancy & Collection Loss	0.0%	$0	$0.00
Effective Gross Income		$0	$0.00
Operating Expenses [2]		$0	$0.00
Net Operating Income		$0	$0.00

[1] *Income estimate includes base rent, escalations and misc. sources of revenue*
[2] *Owner-incurred operating expenses & CAM charges are included in expense estimate (reserves not included)*

Tenants None

UNITS OF COMPARISON

Sale Price PSF	$285.05
EGIM	0.0
Overall Capitalization Rate	0.00%
Operating Expense Ratio/NIR	0.0% /

REMARKS

The property was listed for one year prior to the sale. There was deferred maintenance in the building at the time of sale. We have estimated a cost of $98,916 (based on *Marshall Valuation Service*) to replace flooring and general cleanup and added it to the sale price above.

Comparable 6

NATIONAL APPRAISAL PARTNERS, LLP

● Sale ○ Contract ○ Offer ○ Listing NAP # 49436

IDENTIFICATION

Property Name	North Freeway Restaurant Building
Location	NW/C North Freeway and Northville Street
Address	10125 North Freeway
City	Houston
County	Harris
State	Texas (TX)
Source	Confidential
Name/Company/Phone	N/A

PHYSICAL DATA

Property Type	Retail	
Building Type	Restaurant	
Year Completed/Renovated	2006 / N/A	
Construction Type	Wood	
Condition at Sale	Average	
Land Area	2.516	Acres
Land-to-Building Ratio	9.70 to 1	
Building Footprint	11,300	SF
Total Net Rentable Area	11,300	SF
Nonowned Space/Outparcels	N/A	
Saleable Surplus Land	N/A	
Parking Type	Surface only	
Number of Parking Spaces	175	
Ratio of Parking Spaces	15.49	spaces/1,000 sf NRA
Number of Buildings	1	

TRANSACTION DATA

Sale Date	9/13/2023
Sale Price	$3,052,350
Adjusted Sale Price	$3,052,350
Grantor	Juan & Alma Gonzalez
Grantee	HRB Four, LLC
Financing Terms	Cash to seller
Recording Data	RP-2023-352253
Marketing Time	12-24 months
Type of Buyer	Owner-occupant
Property Rights	Fee Simple
Conditions of Sale	Arms Length

INCOME AND EXPENSE DATA

Occupancy at Sale		0.0%	
Stabilized Occupancy		0.0%	
Source:		Appraiser's Estimate	PSF
Potential Gross Income [1]		$0	$0.00
Vacancy & Collection Loss	0.0%	$0	$0.00
Effective Gross Income		$0	$0.00
Operating Expenses [2]		$0	$0.00
Net Operating Income		$0	$0.00

[1] *Income estimate includes base rent, escalations and misc. sources of revenue*

[2] *Owner-incurred operating expenses, CAM charges and reserves are included in expense estimate*

Tenants N/A

UNITS OF COMPARISON

Sale Price PSF	$270.12
EGIM	0.0
Overall Capitalization Rate	0.00%
Operating Expense Ratio/NIR	0.0% /

REMARKS

The property was previously operated as a Mexican restaurant and was purchased for use as a seafood restaurant and oyster bar. The above sale price represents real estate only.

RENT COMPARABLE WRITE-UPS AND PHOTOGRAPHS

Comparable 1

NATIONAL APPRAISAL PARTNERS, LLP

NAP # 16304

IDENTIFICATION

Property Name	East Main Street Retail Building
Location	SE/C East Main Street and South Holland Street
Address	3 East Main Street
City	Bellville
County/State	Austin/Texas (TX)
Name/Company/Phone	Kim Zapalac/Bill Johnson & Associates/979-865-5969

PHYSICAL DATA

Property Type	Retail			
Building Type	Freestanding			
Year Completed/Renovated	1900 / Various			
Construction Type	Brick			
Overall Condition	Average			
Total Net Rentable Area	2,400	SF		
Anchor Tenant NRA	0	SF	0%	total NRA
In-Line Tenant NRA	2,400	SF	100%	total NRA
Nonowned Space/Outparcels	0			
Number of Buildings	1			
Number of Stories	1			
Parking Type	Street			
Ratio of Parking Spaces	0	spaces/1,000 SF NRA		

QUOTED RATES

Quoted Rent (PSF/YR)	
Typical Retail Space	$21.00 Gross
Rent Steps	N/A
Typical Lease Term	3 Years

EXPENSES/TENANT IMPROVEMENT ALLOWANCE

Operating Expenses PSF	$3.90
TI's - 1st Generation/Shell (PSF)	N/A
TI's - New (PSF)	N/A
TI's - Renewal (PSF)	N/A
Tenants	N/A

OCCUPANCY DATA

Available Space (SF)	0
Largest Contiguous Available Area (SF)	0
Date of Survey Occupancy	100.0%

LEASE DATA

Space Type	Typical Retail Space
Tenant Name	Confidential
New/Renewal/Expansion	New
Start Date	11/01/2025
NRA (SF)	2,400
Rental Rate (PSF/YR)	$21.00
Rent Steps	N/A
Reimbursement Method	Gross
Lease Term	3 Years
TI Allowance	None

REMARKS

The taxes in 2025 were $1.00 per square foot, based on the assessed value.

Comparable 2

NATIONAL APPRAISAL PARTNERS, LLP

NAP # 10692

IDENTIFICATION

Property Name	15407 State Highway 36 Restaurant Property
Location	SE/C State Highway 36 and Roesler Road
Address	15407 State Highway 36
City	Needville
County/State	Fort Bend/Texas (TX)
Name/Company/Phone	Joe Rosa/Re/Max/(281)265-5533

PHYSICAL DATA

Property Type	Retail			
Building Type	Restaurant			
Year Completed/Renovated	1978 / 2025			
Construction Type	Wood			
Overall Condition	Average			
Total Net Rentable Area	3,600	SF		
Anchor Tenant NRA	0	SF	0%	total NRA
In-Line Tenant NRA	0	SF	0%	total NRA
Nonowned Space/Outparcels	None			
Number of Buildings	1			
Number of Stories	1			
Parking Type	Surface only			
Ratio of Parking Spaces	3.5	spaces/1,000 SF NRA		

QUOTED RATES

Quoted Rent (PSF/YR)	
Restaurant	$19.00 NNN
Rent Steps	N/A
Typical Lease Term	5 Years

EXPENSES/TENANT IMPROVEMENT ALLOWANCE

Operating Expenses PSF	$3.40
TI's - 1st Generation/Shell (PSF)	N/A
TI's - New (PSF)	N/A
TI's - Renewal (PSF)	N/A
Tenants	None

OCCUPANCY DATA

Available Space (SF)	0
Largest Contiguous Available Area (SF)	0
Date of Survey Occupancy	100.0%

LEASE DATA

Space Type	Restaurant
Tenant Name	The Rusty Cowboy
New/Renewal/Expansion	New
Start Date	05/01/2025
NRA (SF)	3,600
Rental Rate (PSF/YR)	$19.00
Rent Steps	N/A
Reimbursement Method	NNN
Lease Term	5 Years
TI Allowance	N/A

REMARKS

The building includes two main dining rooms, a bar area and a full kitchen.

Comparable 3

NAP # 15319

IDENTIFICATION

Property Name	2614 Washington Street Retail Center
Location	NE/C Washington Street and Alliance Street
Address	2614 Washington Street
City	Waller
County/State	Waller/Texas (TX)
Name/Company/Phone	Confidential

PHYSICAL DATA

Property Type	Retail			
Building Type	Strip Center			
Year Completed/Renovated	1951 /	2021 & 2025		
Construction Type	Metal			
Overall Condition	Good			
Total Net Rentable Area	13,708	SF		
Anchor Tenant NRA	0	SF	0%	total NRA
In-Line Tenant NRA	13,708	SF	100%	total NRA
Nonowned Space/Outparcels	None			
Number of Buildings	2			
Number of Stories	1			
Parking Type	Surface only			
Ratio of Parking Spaces	87	spaces/1,000 SF NRA		

OCCUPANCY DATA

Available Space (SF)	0
Largest Contiguous Available Area (SF)	0
Date of Survey Occupancy	100.0%

QUOTED RATES

Quoted Rent (PSF/YR)	
Small Inline	$29.40 NNN
Medium Inline	$21.00 NNN
Rent Steps	2% per year
Typical Lease Term	5-10 Years

EXPENSES/TENANT IMPROVEMENT ALLOWANCE

Operating Expenses PSF	$7.22
TI's - 1st Generation/Shell (PSF)	$30.00
TI's - New (PSF)	N/A
TI's - Renewal (PSF)	N/A
Tenants	Hogilicious, Marine Street Inc., Haney Ice House

LEASE DATA

Space Type	Typical Retail	Typical Retail	Restaurant
Tenant Name	Haney Ice House	Hogilicious Bar	Marine Street Inc.
New/Renewal/Expansion	New	New	New
Start Date	10/01/2025	04/01/2025	05/01/2025
NRA (SF)	1,708	6,000	6,000
Rental Rate (PSF/YR)	$29.40	$30.29	$21.00
Rent Steps	2% per year	2% per year	2% per year
Reimbursement Method	NNN	NNN	NNN
Lease Term	5 Years	10 Years	10 Years
TI Allowance	N/A	N/A	N/A

REMARKS

This property is 100% leased to three tenants. The 2021 renovation included completely gutting and refinishing one of the suites (Suite B). The 2025 renovation included completely gutting and refinishing the other two suites (Suites A and C). The renovation for Suite A has been completed. The renovation for Suite C is projected to be completed October 1, 2025. The lease for Suite C (Haney Ice House) is projected to commence October 1, 2025.

Comparable 4

NATIONAL APPRAISAL PARTNERS, LLP

NAP # 13734

IDENTIFICATION

Property Name	William D Fitch Parkway Restaurant Building
Location	NW/S William D Fitch Parkway, 225 feet northeast of Arrington Road
Address	901 William D Fitch Parkway
City	College Station
County/State	Brazos/Texas (TX)
Name/Company/Phone	Jody Slaughter/Odham Goodwin Group/979-268-2000

PHYSICAL DATA

Property Type	Retail			
Building Type	Restaurant			
Year Completed/Renovated	2017 / N/A			
Construction Type	Stucco with Stone facade			
Overall Condition	Average			
Total Net Rentable Area	4,774	SF		
Anchor Tenant NRA	0	SF	0%	total NRA
In-Line Tenant NRA	0	SF	0%	total NRA
Nonowned Space/Outparcels	N/A			
Number of Buildings	1			
Number of Stories	1			
Parking Type	Surface only			
Ratio of Parking Spaces	7.33	spaces/1,000 SF NRA		

OCCUPANCY DATA

Available Space (SF)	0
Largest Contiguous Available Area (SF)	0
Date of Survey Occupancy	100.0%

QUOTED RATES

Quoted Rent (PSF/YR)	
Restaurant	$26.50 NNN
Rent Steps	N/A
Typical Lease Term	3-5 Years

EXPENSES/TENANT IMPROVEMENT ALLOWANCE

Operating Expenses PSF	$7.37
TI's - 1st Generation/Shell (PSF)	N/A
TI's - New (PSF)	N/A
TI's - Renewal (PSF)	N/A
Tenants	N/A

LEASE DATA

Space Type	Restaurant
Tenant Name	Don Chente Mexican and Seafood Restaurant
New/Renewal/Expansion	New
Start Date	09/20/2024
NRA (SF)	4,774
Rental Rate (PSF/YR)	$26.50
Rent Steps	None
Reimbursement Method	NNN
Lease Term	5 Years
TI Allowance	None

REMARKS

The land-to-building ratio is 9.22 to 1.

Comparable 5

NATIONAL APPRAISAL PARTNERS, LLP

NAP # 14745

IDENTIFICATION

Property Name	207 East Alamo Street Retail Property
Location	NW/C East Alamo Street and South St. Charles Street
Address	207 East Alamo Street
City	Brenham
County/State	Washington/Texas (TX)
Name/Company/Phone	Randy Hodde/Hodde Real Estate Group/979-836-8532

PHYSICAL DATA

Property Type	Retail			
Building Type	Strip Center			
Year Completed/Renovated	1885 / Various			
Construction Type	Masonry			
Overall Condition	Average			
Total Net Rentable Area	4,200	SF		
Anchor Tenant NRA	0	SF	0%	total NRA
In-Line Tenant NRA	4,200	SF	100%	total NRA
Nonowned Space/Outparcels	None			
Number of Buildings	1			
Number of Stories	2			
Parking Type	Street Parking			
Ratio of Parking Spaces	N/A	spaces/1,000 SF NRA		

OCCUPANCY DATA

Available Space (SF)	0
Largest Contiguous Available Area (SF)	0
Date of Survey Occupancy	100.0%

QUOTED RATES

Quoted Rent (PSF/YR)	
Typical Retail	$15.60 Gross
Rent Steps	None
Typical Lease Term	2 Years

EXPENSES/TENANT IMPROVEMENT ALLOWANCE

Operating Expenses PSF	$3.70
TI's - 1st Generation/Shell (PSF)	N/A
TI's - New (PSF)	N/A
TI's - Renewal (PSF)	N/A
Tenants	Confidential

LEASE DATA

Space Type	Typical Retail
Tenant Name	Confidential
New/Renewal/Expansion	New
Start Date	06/01/2024
NRA (SF)	2,400
Rental Rate (PSF/YR)	$15.60
Rent Steps	None
Reimbursement Method	Gross
Lease Term	2 Years
TI Allowance	None

REMARKS

The listing broker indicated that this property has been renovated at various points over the years. The property is zoned "B-3" which allows for a variety of retail/commercial uses.

Comparable 6

NATIONAL APPRAISAL PARTNERS, LLP

NAP # 11905

IDENTIFICATION

Property Name	Willowbrook Center Restaurant Building
Location	S/S Tomball Parkway, 900 feet northwest of North Gessner Drive
Address	17695 Tomball Parkway
City	Houston
County/State	Harris/Texas (TX)
Name/Company/Phone	Gary Phillips/Gordon Partners/832-900 -2270

PHYSICAL DATA

Property Type	Retail			
Building Type	Restaurant			
Year Completed/Renovated	1993 / N/A			
Construction Type	Brick			
Overall Condition	Good			
Total Net Rentable Area	6,300	SF		
Anchor Tenant NRA	6,300	SF	100%	total NRA
In-Line Tenant NRA	0	SF	0%	total NRA
Nonowned Space/Outparcels	None			
Number of Buildings	1			
Number of Stories	1			
Parking Type	Surface only			
Ratio of Parking Spaces	9.46	spaces/1,000 SF NRA		

QUOTED RATES

Quoted Rent (PSF/YR)	
Restaurant	$20.00 NNN
Rent Steps	N/A
Typical Lease Term	5 Years

EXPENSES/TENANT IMPROVEMENT ALLOWANCE

Operating Expenses PSF	$10.50
TI's - 1st Generation/Shell (PSF)	N/A
TI's - New (PSF)	$0.00
TI's - Renewal (PSF)	$0.00
Tenants	Raahi Indian Kitchen

OCCUPANCY DATA

Available Space (SF)	0
Largest Contiguous Available Area (SF)	0
Date of Survey Occupancy	100.0%

LEASE DATA

Space Type	Restaurant
Tenant Name	Raahi Indian Kitchen
New/Renewal/Expansion	New
Start Date	02/01/2024
NRA (SF)	6,300
Rental Rate (PSF/YR)	$20.00
Rent Steps	N/A
Reimbursement Method	NNN
Lease Term	5 Years
TI Allowance	$0.00

REMARKS

The building is fully built out as a restaurant and has a kitchen and freezer space. No significant FF&E is included in the lease. The building is an outparcel to the Willowbrook Center, which is anchored by Office Depot, REI, PetsMart and Ashley Homestore.

Comparable 7

NATIONAL APPRAISAL PARTNERS, LLP

NAP # 14071

IDENTIFICATION

Property Name	3D's Krazy Kitchen Restaurant
Location	W/S Barker Cypress Road, 757 feet south of Westgate Park Drive
Address	7019 Barker Cypress Road
City	Houston
County/State	Harris/Texas (TX)
Name/Company/Phone	Confidential

PHYSICAL DATA

Property Type	Retail			
Building Type	Restaurant			
Year Completed/Renovated	2001 / 2024			
Construction Type	Masonry			
Overall Condition	Good			
Total Net Rentable Area	4,934	SF		
Anchor Tenant NRA	4,934	SF	100%	total NRA
In-Line Tenant NRA	0	SF	0%	total NRA
Nonowned Space/Outparcels	None			
Number of Buildings	1			
Number of Stories	1			
Parking Type	Surface only			
Ratio of Parking Spaces	8.85	spaces/1,000 SF NRA		

QUOTED RATES

Quoted Rent (PSF/YR)	
Restaurant	$24.32 NNN
Rent Steps	None
Typical Lease Term	5 Years

OCCUPANCY DATA

Available Space (SF)	0
Largest Contiguous Available Area (SF)	0
Date of Survey Occupancy	100.0%

EXPENSES/TENANT IMPROVEMENT ALLOWANCE

Operating Expenses PSF	$9.67
TI's - 1st Generation/Shell (PSF)	N/A
TI's - New (PSF)	None
TI's - Renewal (PSF)	None
Tenants	3D's Krazy Kitchen

LEASE DATA

Space Type	Restaurant
Tenant Name	3D's Krazy Kitchen
New/Renewal/Expansion	New
Start Date	11/01/2023
NRA (SF)	4,934
Rental Rate (PSF/YR)	$24.32
Rent Steps	See Remarks
Reimbursement Method	NNN
Lease Term	5 Years
TI Allowance	None

REMARKS

The renovation in 2024 included replacing the exterior finishes and renovating the interior space. The lease includes a rental increase after two years to $25.54 per square foot. The tenant has two other locations and is considered a local tenant.

RETAIL EXPENSE COMPARABLES SUMMARY

Retail Expense Comparables Summary

No.	Months Annual.	Year	YOC	Size	Occup.	Taxes (PSF)	Ins. (PSF)	Mngt. (PSF)	CAM (PSF)	G&A (PSF)	Misc. (PSF)	Reserves (PSF)	TOTAL (PSF)
RE2481	12	2024	2001	9,136	100%	$2.02	$1.07				$0.05		$3.14
RE2482	12	2024	2007	15,598	100%	$3.57	$1.04	$0.76	$0.05	$0.09			$5.51
RE2493	12	2024	2012	19,796	100%	$6.10	$1.10	$2.08	$2.80	$0.46			$12.54
RE2497	12	2024	2013	5,250	100%	$5.97	$1.12	$1.31	$1.35	$0.10			$9.85
RE2508	12	2024	1998	10,141	100%	$3.52	$0.60	$0.10	$2.47	$0.24			$6.92
RE2522	12	2024	2000	7,861	100%	$5.38	$1.29		$3.50	$0.09			$10.25
RE2527	12	2024	1979	14,432	100%	$2.46	$1.16		$1.05				$4.67
RE2529	12	2024	2006	18,623	92%	$5.01	$0.71	$1.12	$1.09	$0.16	$0.00		$8.10
RE2559	12	2024	2015	8,970	100%	$6.30	$1.15		$0.32	$0.13			$7.90
RE2604	12	2025	2003	6,650	100%	$10.46	$1.18	$1.20	$6.03	$0.19			$19.07

Retail Expense Comparables Summary

No.	Months Annual.	Year	YOC	Size	Occup.	Taxes (PSF)	Ins. (PSF)	Mngt. (PSF)	CAM (PSF)	G&A (PSF)	Misc. (PSF)	Reserves (PSF)	TOTAL (PSF)

Per Square Foot		Taxes (PSF)	Ins. (PSF)	Mngt. (PSF)	CAM (PSF)	G&A (PSF)	Misc. (PSF)	Reserves (PSF)	TOTAL (PSF)
	Minimum	$2.02	$0.60	$0.00	$0.00	$0.00	$0.00	$0.00	**$3.14**
	Average	$5.08	$1.04	$0.66	$1.87	$0.15	$0.01	$0.00	**$8.80**
	Maximum	$10.46	$1.29	$2.08	$6.03	$0.46	$0.05	$0.00	**$19.07**

QUALIFICATIONS

Bryan S. Miller, MAI, CCIM

Partner

Mr. Miller is a partner in National Appraisal Partners, LLP. He focuses on commercial real estate valuation and consulting projects. His clients include financial institutions, law firms, accounting firms, pension funds, asset managers, corporations, individuals and developers.

Experience

Mr. Miller has been active in the valuation of commercial real estate since 1995. Mr. Miller joined Arthur Andersen's Houston Real Estate Valuation and Consulting Group in 1997 and was promoted to manager in 1999. Mr. Miller co-founded National Appraisal Partners, LLP, an appraisal and consulting firm in 2002. His experience includes valuation and consulting for: retail, office, apartments, industrial buildings, subdivisions, auto dealerships, healthcare facilities, hotels/motels, tax credit properties, vacant land, ranches, mixed use developments, conservation easements and special purpose properties. In addition to valuation services, Bryan has performed a wide range of consulting services from feasibility analyses to portfolio disposition. His engagements have been a result of annual reporting, lending, estates and purchase price allocation.

Affiliations/Advisory Boards

Mr. Miller holds the MAI designation from the Appraisal Institute. Mr. Miller was a board member and regional representative of the Houston Chapter of the Appraisal Institute for several years. He was the 2008 Treasurer/Secretary and the 2009 Vice President of the Houston Chapter. He served as the 2010 President of the Houston Chapter. He also served as a committee member on the National University Relations Subcommittee for the Appraisal Institute. Mr. Miller is a CCIM. He was a committee member in 2012 and 2013 for the CCIM Houston Real Estate Forecast Competition. He was the 2013 CCIM Houston Chapter Vice President. He was the Partner's Committee Chair in 2013, 2014 and 2015. Mr. Miller is a State Certified General Real Estate Appraiser in Texas, Wisconsin and Minnesota.

Education

Mr. Miller holds a master's degree and a bachelor's degree from the University of Texas.

Ali M. Moses, MAI

Senior Manager

Ms. Moses is a Senior Manager at National Appraisal Partners, LLP. She focuses primarily on commercial real estate appraisals. Key clients include financial institutions, law firms, accounting firms, asset managers, corporations, developers and private investors.

Experience

Ms. Moses has been active in the valuation of commercial real estate since 2014. Ms. Moses joined National Appraisal Partners, LLP in 2014 and was promoted to manager in 2018. Her experience includes valuation and consulting for: retail properties, office buildings, apartment complexes, industrial buildings, auto dealerships, healthcare facilities, hotels/motels, ranches, gasoline stations/convenience stores, day care centers, vacant land, mixed use developments and special purpose properties. Her engagements have been a result of lending, annual reporting, estates and purchase price allocation.

Affiliations/Advisory Boards

Ms. Moses holds the MAI designation from the Appraisal Institute and is a State Certified General Real Estate Appraiser in Texas. She is also an active member of Commercial Real Estate Women (CREW).

Education

Ms. Moses holds a Bachelor of Business Administration Degree in Accounting from the University of Texas.

Jolee Aylesworth

Manager

Ms. Aylesworth is a Manager at National Appraisal Partners, LLP.

Experience

Ms. Aylesworth has been actively engaged in the real estate appraisal industry since 1988, when she was an eminent domain appraiser for the Texas Department of Transportation. From 1990 to 1994, Ms. Aylesworth was an Assistant Vice President in the appraisal department for First Heights Bank. Ms. Aylesworth returned to the Texas Department of Transportation from 1994 to 1996. In 1996, she joined the Houston Real Estate Valuation and Consulting Group of Arthur Andersen LLP. From 2002 to 2006, Ms. Aylesworth was a Senior Appraiser with Avail Consulting. She was with the Deloitte Valuation Group as a Senior Appraiser from 2006 to 2014. She joined National Appraisal Partners in 2015. Her experience includes appraisal and consulting engagements on a number of property types, including office buildings, retail properties, industrial facilities, gasoline stations/convenience stores, and special-use properties across the United States.

Affiliations/Advisory Boards

Ms. Aylesworth is a State Certified General Real Estate Appraiser in Texas. She is also an active member of Commercial Real Estate Women (CREW), Houston Association of Government Guaranteed Lenders (HAGGL) and Risk Management Association (RMA).

Education

Ms. Aylesworth holds a Bachelor of Science Degree in Agricultural Economics and a Master of Business Administration Degree from Texas A&M University.

STATE CERTIFICATIONS

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: BRYAN SCOTT MILLER

License #: 1328184-CG **License Expires: 10/31/2026**

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

Chelsea Buchholtz
Executive Director

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: ALI MARIE MOSES

License #: 1380926-CG **License Expires: 09/30/2027**

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

Chelsea Buchholtz
Executive Director

TALCB

TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: JOLEE GAY AYLESWORTH

License #: 1324211-CG **License Expires: 12/31/2026**

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
Executive Director