

APPRAISAL OF REAL PROPERTY



LOCATED AT

901 E McDonald Dr
Pilot Point, TX 76258

FOR

Mac 101 LLC
11450 US Highway 380 Ste 130290
Aubrey, TX

OPINION OF VALUE

N/A

AS OF

3/27/2024

BY

David W Slater
D.W. Slater Company
909 S Jefferson St
Pilot Point, TX 76258
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Supplemental Addendum

File No.

Borrower					
Property Address	901 E McDonald Dr				
City	Pilot Point	County	State	TX	Zip Code 76258
Lender/Client	Mac 101				

Buiding Sketch Summary: 901 E. McDonald Dr, Pilot Point, Texas 76258 - 3/27/2024 - David Slater

Office First Floor: 1,055.50 sq ft
Office Second Floor: 499.13 sq ft
Addition Private Storage: 324.38 sq ft
Office Total: 1,879.01 sq ft

Warehouse #1 8,106.50 sq ft
Warehouse #2 6,300.00 sq ft
Warehouse Total: 14,406.50 sq ft

Total Building Size: 16,285.51 sq ft

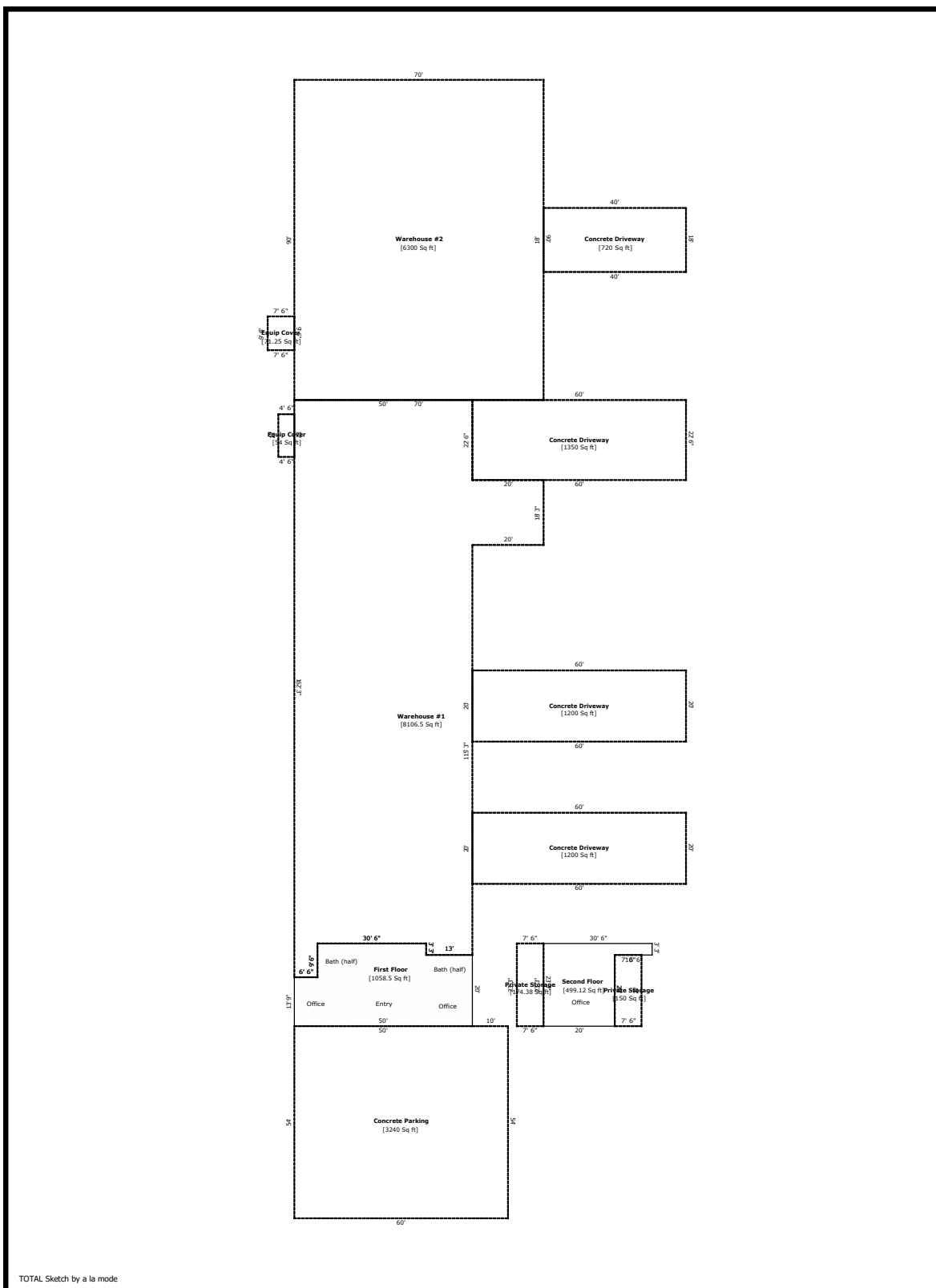
Roll Doors:

10 X 10 (1)
10 X 12 (1)
10 X 16 (3)
10 X 18 (2)

Minimum Clear Space Height: 9 ft
Maximum Clear Space Height: 16 ft

Building Sketch (Page - 1)

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Building Sketch (Page - 2)

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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1058.5 Sq ft	$20 \times 13 = 260$ $23.25 \times 30.5 = 709.12$ $13.75 \times 6.5 = 89.38$
Second Floor	499.13 Sq ft	$20 \times 20 = 400$ $3.25 \times 30.5 = 99.12$
Total Living Area (Rounded):	1558 Sq ft	
Non-living Area		
Private Storage	150 Sq ft	$7.5 \times 20 = 150$
Private Storage	174.38 Sq ft	$7.5 \times 23.25 = 174.38$
Concrete Driveway	1350 Sq ft	$22.5 \times 60 = 1350$
Concrete Parking	3240 Sq ft	$54 \times 60 = 3240$
Equip Cover	71.25 Sq ft	$9.5 \times 7.5 = 71.25$
Concrete Driveway	720 Sq ft	$18 \times 40 = 720$
Warehouse #1	8106.5 Sq ft	$18.25 \times 20 = 365$ $6.5 \times 9.5 = 61.75$ $50 \times 152.75 = 7637.5$ $13 \times 3.25 = 42.25$
Concrete Driveway	1200 Sq ft	$20 \times 60 = 1200$
Warehouse #2	6300 Sq ft	$70 \times 90 = 6300$
Equip Cover	54 Sq ft	$12 \times 4.5 = 54$
Concrete Driveway	1200 Sq ft	$20 \times 60 = 1200$

Subject Photo Page

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Lender/Client	Mac 101						



Subject Front

901 E McDonald Dr
Sales Price
Gross Living Area 1,558
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age



Subject Rear



Subject Street

Subject Photo Page

Borrower							
Property Address	901 E McDonald Dr						
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Lender/Client	Mac 101						



Subject Side

901 E McDonald Dr
Sales Price
Gross Living Area 1,558
Total Rooms
Total Bedrooms
Total Bathrooms
Location
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Site
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Age



Subject Side



Address Verification