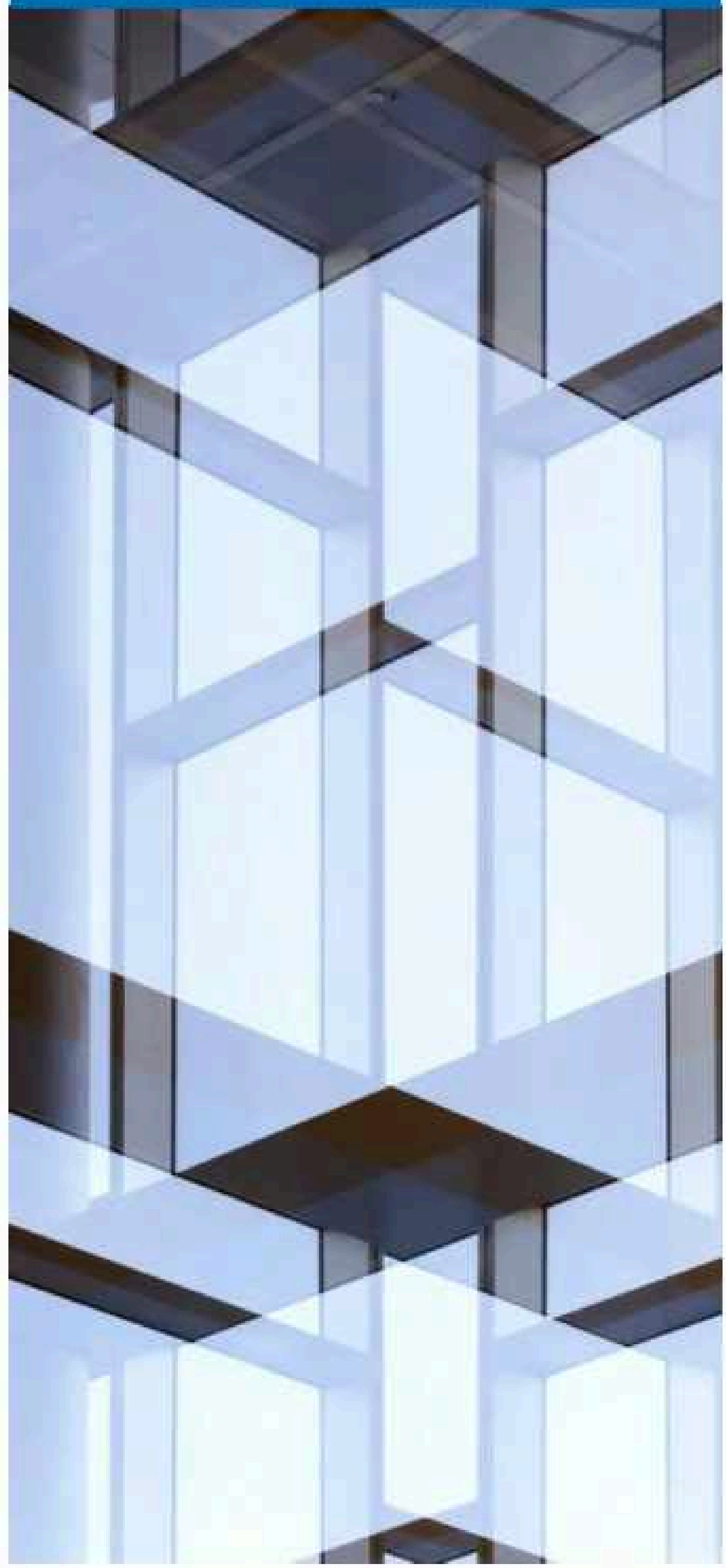
NEWMARK VALUATION & ADVISORY

5128 Pine Avenue



5128 Pine Avenue
Pasadena, Harris County, TX 77503

Newmark Job No.: 26-0254432-1
Client Reference: Bank File #: 2026-5-2030

Appraisal Report Prepared For:

Nicole Indiero
First Commerce Bank
1700 Avenue of the States, Suite 301
Lakewood, NJ 08701

Prepared By:

Newmark Valuation & Advisory
1700 Post Oak Blvd Ste 350
Houston, TX 77056

NEWMARK

June 9, 2026

Nicole Indiero
First Commerce Bank
1700 Avenue of the States, Suite 301
Lakewood, NJ 08701

RE: Appraisal Of A Seniors Housing Property Known As 5128 Pine Avenue Located At 5128 Pine Avenue, Pasadena, Harris County, TX 77503, Prepared By Newmark Valuation & Advisory, LLC (herein "Firm" or "Newmark")

Newmark Job No.: 26-0254432-1
Client Reference: Bank File #: 2026-5-2030

Dear Ms. Indiero:

The subject property consists of an assisted living and memory care facility totaling approximately 76,098 square feet. The improvements were originally constructed between 1968, 1993, and 1998 as a multifamily apartment community and were subsequently converted to assisted living use. The facility contains 74 two-bedroom apartment units, as well as 18 two-bedroom cottage units. The improvements include a main residential building ("The Lodge"), and a dedicated memory care building ("The Cottage"). Additionally, the subject displays administrative offices, dining facilities, activity rooms, a beauty salon, chapel, and other common areas typical of assisted living operations.

The improvements are of low cost to average construction quality and are in average overall condition. The facility was most recently renovated in 2022. As of the effective date of this report, the property is 100% vacant and is not currently operating as an assisted living facility. Accordingly, the subject does not possess any FF&E or going-concern/intangible value attributable to an operating business. Therefore, the "As Is" valuation pertains solely to the underlying real estate and was developed through the cost approach and sales comparison analysis of vacant senior housing and assisted living facilities.

The subject is located in the southeastern portion of the City of Pasadena, within Harris County, Texas, along the south side of Pine Avenue, west of Pansy Street. The subject site consists of four (4) separately platted and contiguous tracts of land totaling approximately 3.404 acres (148,261 square feet).

At the time of this appraisal, the property was not under contract for sale. Based on discussions with the owner, the subject is being prepared for marketing; however, while the property currently appears on CoStar at an undisclosed asking price through a listing by ownership, the owner indicated that the listing is not active and should not be considered a current offering in the marketplace.

Key Value Considerations

Strengths

1. Growing senior population within the Houston metropolitan area supports long-term demand for age-restricted housing and care facilities.

Risk Factors

1. Special-purpose design limits alternative uses and may reduce the pool of potential purchasers.

National Trends and Uncertainties

1. Commercial real estate conditions continue to improve, with Green Street reporting CPPI growth of 2.6% over the last twelve months, Newmark Capital Markets Research estimating strong early-2026 transaction and debt growth, and Green Street's expected-return framework showing private CRE roughly in equilibrium versus corporate bonds.
2. Debt markets are more functional than a year ago, as bank debt origination rose 80% in 1Q26 according to Newmark Capital Markets Research, national banks regained share in 2025 according to MSCI, and PwC survey participants mostly expect cap rates to remain steady; however, high Treasury yields, geopolitical risk, and the large 2026 maturity wall could still interrupt liquidity.
3. The outlook remains constructive but selective rather than broadly bullish, with the best support in data centers, senior housing, well-located industrial, and certain niche sectors, while apartment softness, power constraints, and refinancing risk argue for disciplined underwriting and continued emphasis on market- and asset-specific fundamentals.

Based on the analysis contained in the following report, the opinion of value for the subject is:

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value "As Is"	Fee Simple	6/4/2026	$4,950,000

Compiled by Newmark

Extraordinary Assumptions

An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. None

Hypothetical Conditions

A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The value conclusions are based on the following hypothetical conditions that may affect the assignment results.

1. None

The appraisal was developed based on, and this report has been prepared in conformance with the Client's appraisal requirements, the requirements of the current edition as of the date of this report of the Uniform Standards of Professional Appraisal Practice, the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, Title XI of the Financial Institution Reform, Recovery and Enforcement Act (FIRREA) of 1989, and the Interagency Appraisal and Evaluation Guidelines (December 2, 2010).

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We 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.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our 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.
7. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current edition as of the date of this report of the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Texas.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, Esin Locke, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
12. Karen M. Rodriguez made a personal inspection of the property that is the subject of this report. Esin Locke, MAI has not personally inspected the subject.
13. No one provided significant real property appraisal assistance to the person(s) signing this certification.
14. The Firm operates as an independent economic entity. Although employees of other service lines or affiliates of the Firm may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
15. Within this report, "Newmark", "Newmark Valuation & Advisory", "Newmark, Inc.", and similar forms of reference refer only to the appraiser(s) who have signed this certification and any persons noted above as having provided significant real property appraisal assistance to the persons signing this report.

16. Esin Locke, MAI has not performed any 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. Karen M. Rodriguez has not performed any 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.

Esin C. Locke

Esin Locke, MAI
Executive Vice President
Certified General
Texas # 1380534-CG Expires 3/31/2028
Telephone: 713.599.5108
Email: Esin.Locke@nmrk.com

Karen M. Rodriguez
Senior Appraiser
Certified General
Texas # 1381392-CG Expires 1/31/2028
Telephone: 832.454.8983
Email: Karen.M.Rodriguez@nmrk.com

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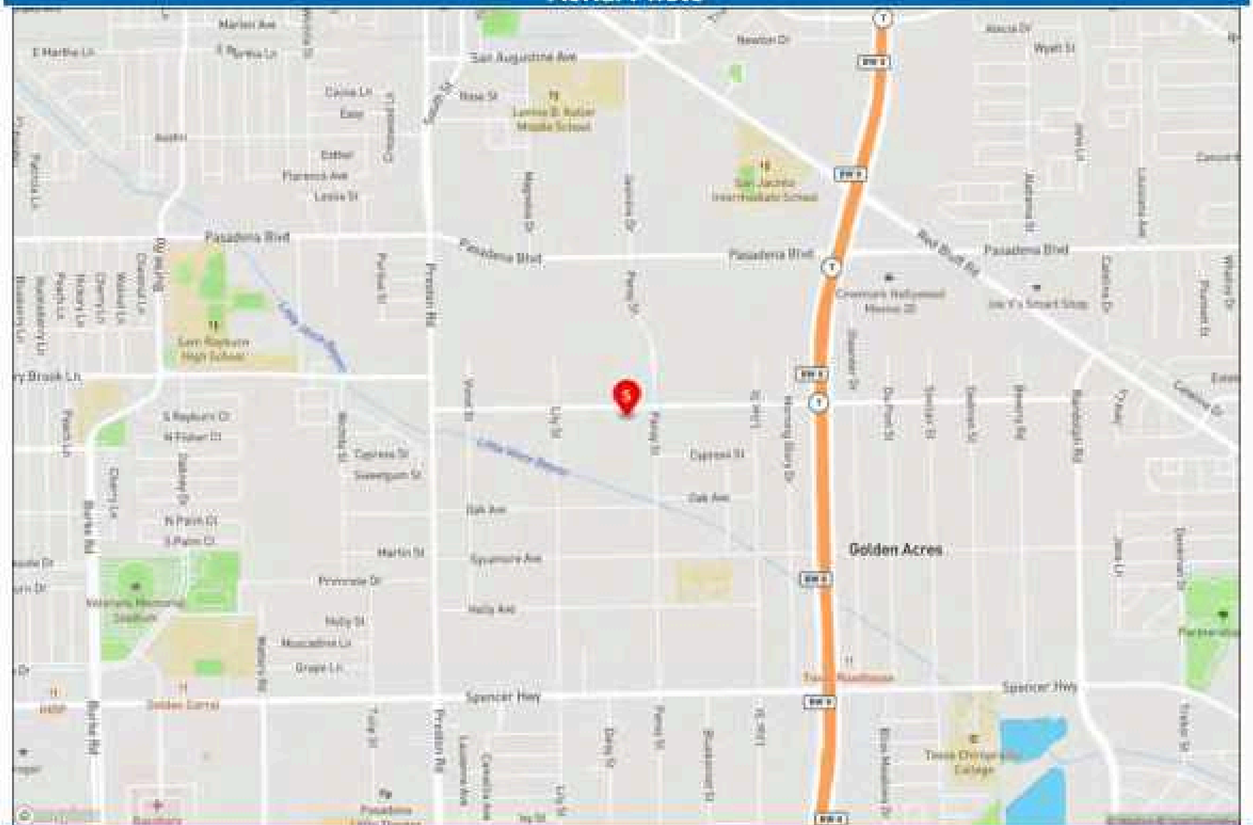
Aerial Photo



Location Map

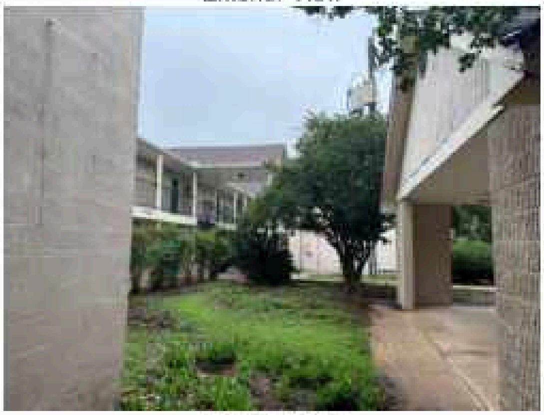

Exterior View


Exterior View


Exterior View


Exterior View


Exterior View


Exterior View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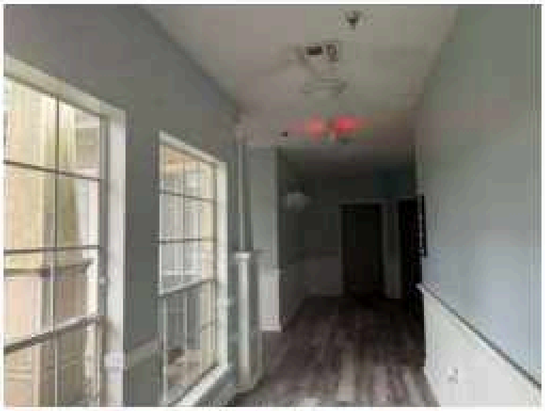
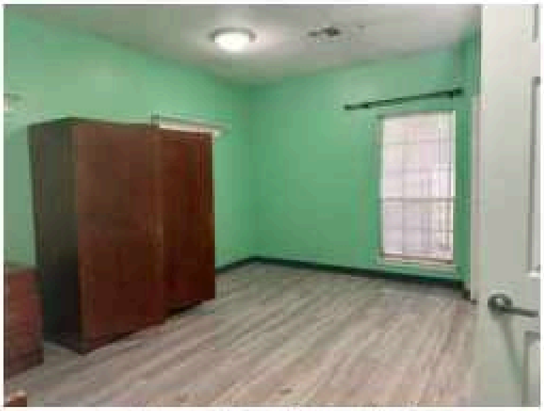
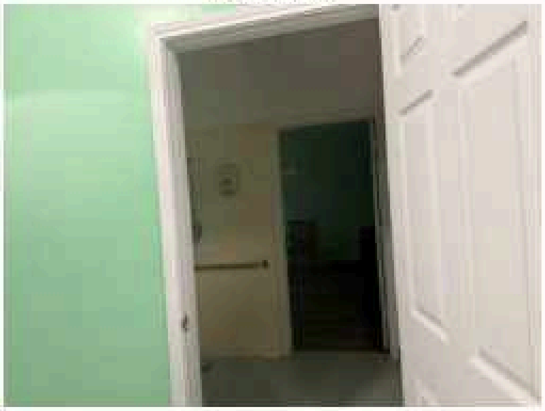

Interior View


Interior View - Typical Unit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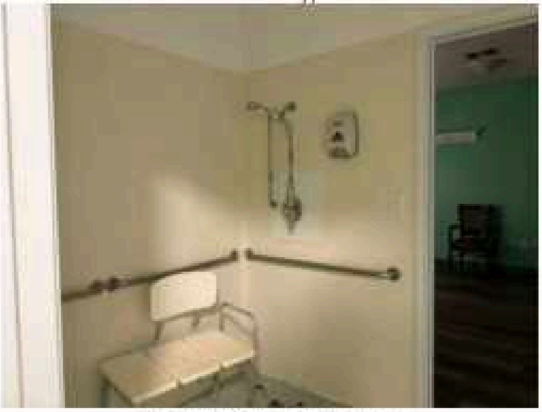
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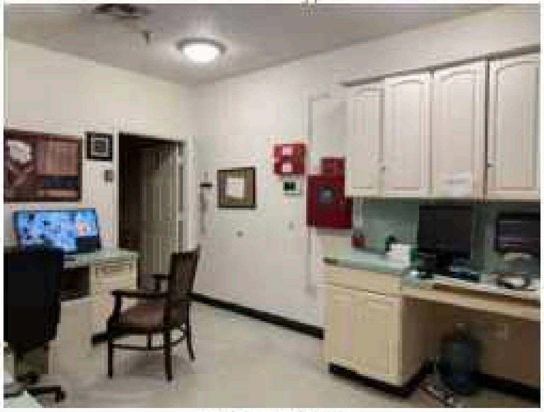
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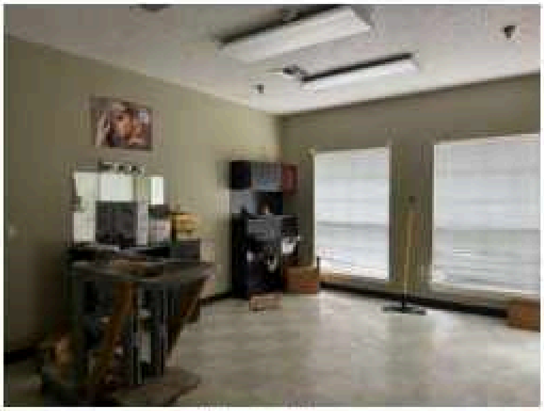
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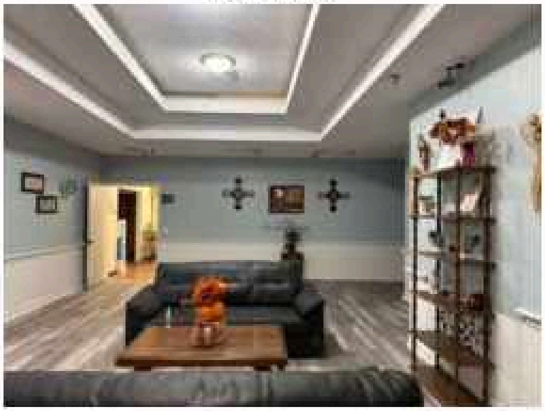
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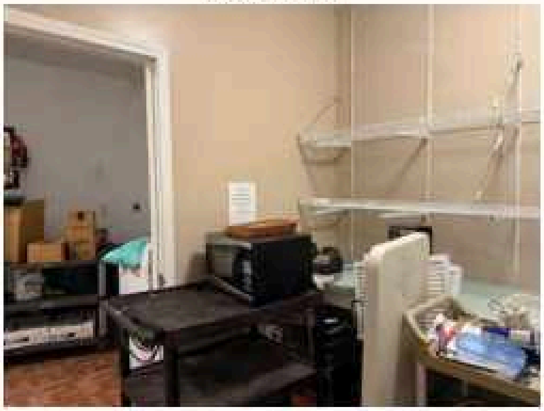
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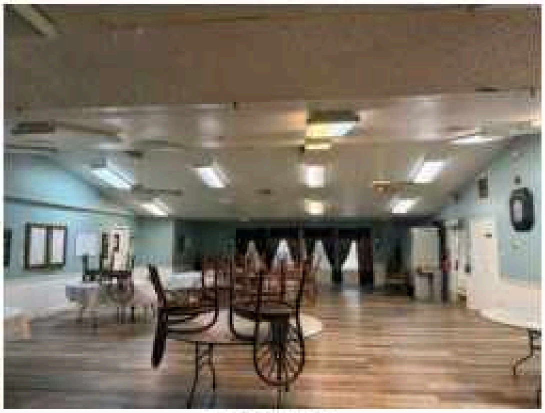
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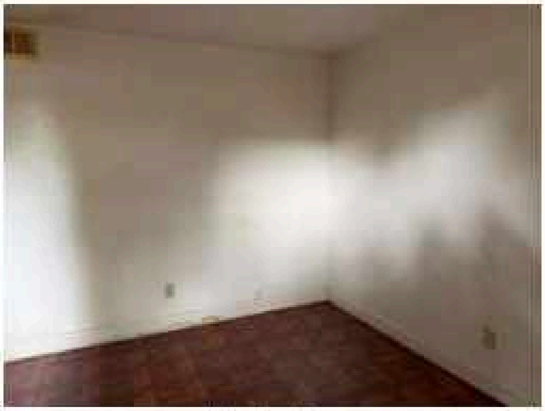
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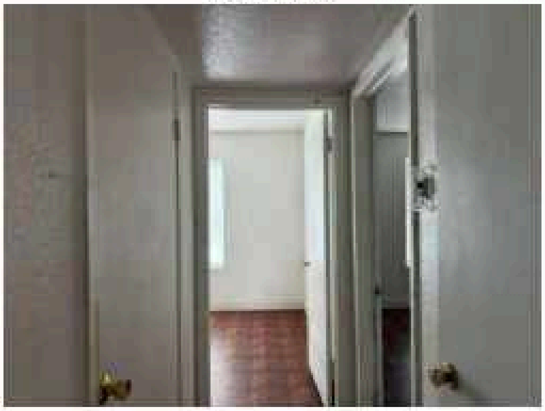
Interior View - Typical Unit


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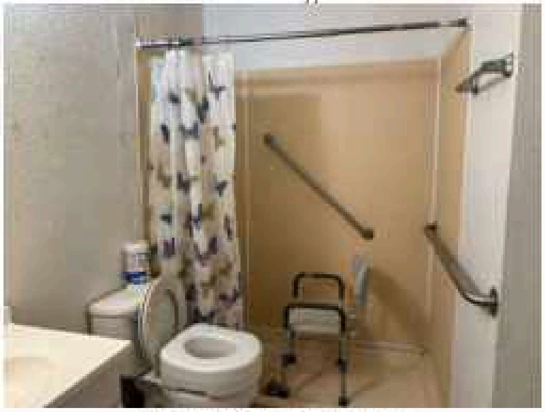
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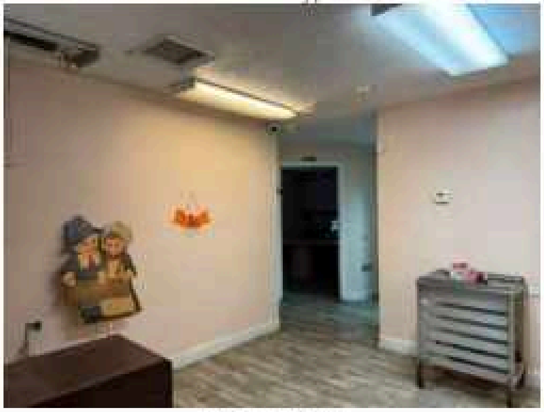

Interior View

Executive Summary

5128 Pine Avenue	
Property Type:	Seniors Housing-Assisted Living
Street Address:	5128 Pine Avenue
City, State & Zip:	Pasadena, Harris County, TX 77503
Gross Building Area (SF):	76,098
Net Rentable Area (SF):	76,098
Year Built:	1968 (2022)
Land Area:	3.404 acres; 148,261 SF
Zoning:	None
Highest and Best Use - As Vacant:	A Multifamily Use
Highest and Best Use - As Improved:	Seniors Housing Use
Analysis Details	
Valuation Date:	
Market Value "As Is"	June 4, 2026
Inspection Date and Date of Photos:	June 4, 2026
Report Date:	June 9, 2026
Report Type:	Appraisal Report
Client:	First Commerce Bank
Intended Use:	Mortgage Loan Underwriting and no other use is permitted.
Intended User:	First Commerce Bank and/or its affiliates and no other user is permitted by any other party for any other purpose.
Appraisal Premise:	Market Value "As Is"
Intended Use and User:	The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and Newmark will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.
Interest Appraised:	Fee Simple
Exposure Time (Marketing Period) Estimate:	12 Months (12 Months)

Compiled by Newmark

Valuation Summary			
Cost Approach		$/SF	$ Total
Replacement Cost New (Including Dev. Profit)			$7,364,667
Depreciated Cost			$3,738,477
Land Value			$960,000
Deferred Maintenance			$0
Near Term Capital Expenses			$0
Indicated Cost Approach Value	As Is	$61.76	$4,700,000
Sales Comparison Approach		$/SF	$ Total
Number of Sales			5
Range of Sale Dates			Jul-21 to Sep-24
Adjusted Range of Comparables ($/SF)			$44.05 to $90.85
Indicated Sales Comparison Approach Value	As Is	$65.05	$4,950,000
Market Value Conclusions	**As Is**	**$65.05**	**$4,950,000**

Compiled by Newmark

Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. None

A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The value conclusions are based on the following hypothetical conditions that may affect the assignment results.

1. None

Compiled by Newmark

Introduction

OWNERSHIP HISTORY

The current owner is PINE TREE AL LLC. The following summarizes a three-year history of ownership, the current listing status, and pending transactions for the subject property (as applicable).

Ownership History

To the best of our knowledge, no sale or transfer of ownership has taken place within the three-year period prior to the effective date of the appraisal.

Listing Status:	Not Listed For Sale
Current or Pending Contract:	None Reported
Sales in the Previous Three Years:	None

Compiled by Newmark

As previously discussed, the subject is currently listed on CoStar through a listing posted by ownership at an undisclosed asking price. Although ownership indicated that the listing is not active and should not be considered a current offering in the marketplace, publicly available marketing history reflects prior asking prices ranging from approximately $2,500,000 to $3,500,000 over the past four years. Discussions with ownership indicate that the property has generated limited serious buyer interest during its marketing history. It is further noted that the historical asking prices appear to be below market-supported levels based on the analysis herein. This may be attributable to the property being marketed directly by ownership rather than through a brokerage firm with specialized senior housing expertise.

INTENDED USE AND USER

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to non-client, non-intended users does not extend reliance to any other party and Newmark will not be responsible for unauthorized use of the report, its conclusions or contents used partially or in its entirety.

- The intended use of the appraisal is for mortgage loan underwriting and no other use is permitted.
- The client is First Commerce Bank.
- The intended user is First Commerce Bank and/or its affiliates and no other user is permitted by any other party for any other purpose.

DEFINITION OF VALUE

Market value is defined as:

"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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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."

(Source: Code of Federal Regulations, Title 12, Chapter I, § 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

APPRAISAL REPORT

This appraisal is presented in the form of an appraisal report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. This report incorporates sufficient information regarding the data, reasoning and analysis that were used to develop the opinion of value in accordance with the intended use and user.

PURPOSE OF THE APPRAISAL & INTEREST APPRAISED

The primary purpose of the appraisal is to develop an opinion of the Market Value "As Is" of the Fee Simple interest in the property. (Please see Glossary of Terms for definition(s) of interest(s) appraised)

Purpose of the Appraisal

Appraisal Premise	Interest Appraised	Date of Value
Market Value "As Is"	Fee Simple	6/4/2026

Compiled by Newmark

SCOPE OF WORK

Extent to Which the Property is Identified

- Physical characteristics
- Legal characteristics
- Economic characteristics

Extent to Which the Property is Inspected

Newmark inspected the subject property on June 4, 2026 as per the defined scope of work. Karen M. Rodriguez made a personal inspection of the property that is the subject of this report. Esin Locke, MAI has not personally inspected the subject.

Type and Extent of the Data Researched

- Exposure and marketing time;
- Neighborhood and land use trends;
- Demographic trends;
- Market trends relative to the subject property type;
- Physical characteristics of the site and applicable improvements;
- Flood zone status;
- Zoning requirements and compliance;
- Real estate tax data;
- Relevant applicable comparable data; and
- Investment rates

We have utilized a large language model to assist with the narrative report writing in the economic analysis section of this report. Newmark has our own internal and secure ChatGPT 4.0 instance (known as "NewmarkAI") that is private and cannot be accessed by the public or by OpenAI, the developer.

Type and Extent of Analysis Applied

We analyzed the property and market data gathered through the use of appropriate, relevant, and accepted market-derived methods and procedures. Further, we employed the appropriate and relevant approaches to value, and correlated and reconciled the results into an estimate of market value, as demonstrated within the appraisal report. The applied scope of work is appropriate and sufficient to produce credible assignment results for the intended use of this report.

Economic Analysis

NATIONAL TRENDS AND UNCERTAINTIES

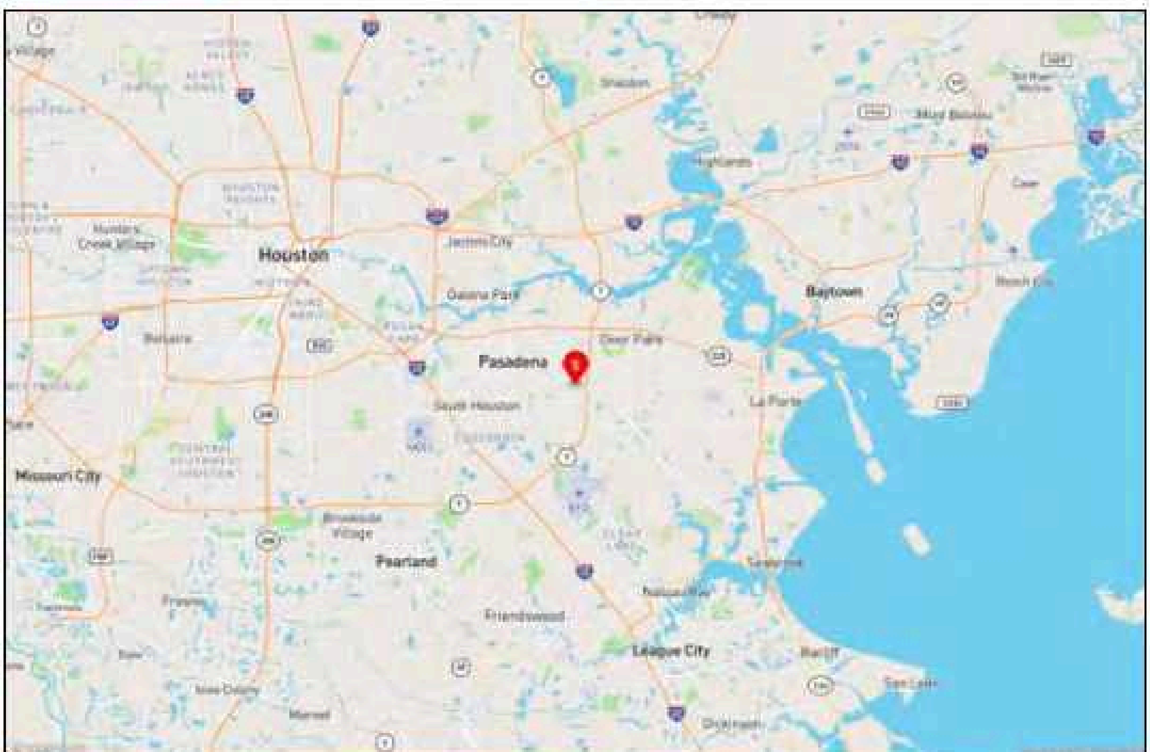
Commercial real estate capital markets entered April 2026 with a constructive but more selective tone than the early-2026 "cautious optimism" narrative. Newmark Capital Market Research gives primary support for that view, noting that early 1Q26 transactions and debt data were strong, but that the war in the Middle East, oil around $110 per barrel, and the 10-year Treasury fluctuating between 4.3% and 4.4% create meaningful liquidity risk if rates remain elevated. Green Street similarly reports that U.S. GDP growth was 2.1% last year, its 2026 GDP forecast increased to 2.3%, and consumers are still spending, but higher energy prices have increased downside risk while employment growth remains weak. Taken together, the market backdrop is still improving from a capital availability standpoint, but underwriting remains highly sensitive to rates, inflation expectations, and geopolitical volatility.

Property values and liquidity have both improved from 2025 levels, though gains are uneven by sector and market. Green Street's CPPI increased 2.6% over the past twelve months through March 2026, and its April monthly update shows private-market real estate is approximately fairly valued, with weighted-average risk-adjusted expected returns of 7.4% versus 7.2% for high-yield bonds and 6.1% for Baa corporate bonds. Newmark Capital Markets Research's preliminary 1Q26 data indicate especially strong liquidity in industrial, with estimated year-to-date transaction volume growth of 67% and debt origination growth of 34%, while office transaction volume was up 65%, retail transaction volume up 6%, and retail debt origination up 17% versus 1Q25. Green Street's market work also shows improving apartment recovery in selected Sun Belt metros, ongoing strength in data centers, and continued preference for coastal industrial markets with limited supply pressure.

Investor and lender sentiment has improved, but it is increasingly differentiated by asset type and execution risk. Newmark Capital Markets Research reports that bank debt origination volume was up 80% in 1Q26 from 1Q25, with refinancing still driving a large share of lending and banks becoming less restrictive after the 2023-2024 tightening cycle. MSCI likewise estimates that commercial property lending rebounded in 2025, with national banks increasing volume 130% year over year and overall market average LTVs rising 190 basis points, while Green Street says cap rates in most sectors were unchanged over the past year and pricing is broadly in equilibrium rather than poised for a major repricing. PwC's 1Q26 survey adds that the average overall cap-rate shift across all surveyed markets was just a 2 basis-point increase quarter over quarter, with 65% of participants expecting cap rates to hold steady over the next six months, reinforcing a view that capital markets participants have largely adjusted to the current rate regime.

The clearest opportunities remain in sectors with either structural demand tailwinds or improving supply discipline, while the main uncertainties center on rates, power constraints, and refinancing pressure. Green Street identifies senior housing and data center fundamentals as especially strong, with NOI growth estimates for 2026-2027 revised upward by roughly 2% per year, while industrial fundamentals are improving as supply slows and apartment deliveries are past peak in most markets. PwC also highlights growing investor interest in niche sectors such as medical office, self-storage, student housing, and data centers, with data centers benefiting from durable AI and cloud demand but facing power-delivery and entitlement bottlenecks that are lengthening development timelines. At the same time, MSCI estimates that as much as about $1.15 trillion of commercial property mortgages could come due in 2026 when scheduled maturities and likely extensions are combined, a reminder that refinancing and asset selection will remain central to valuation, capitalization-rate, discount-rate, rent-growth, and market-condition judgments throughout this appraisal and report.

AREA ANALYSIS



Area Map

The subject is located within Pasadena and Harris County, Texas. It is part of the Houston-Pasadena-The Woodlands metro area (Houston-Pasadena MSA).

Moody's Analytics' Economy.com provides the following economic summary for the Houston-Pasadena MSA as of February, 2026.

Moody's Analytics Précis® Metro Indicators: Houston-Pasadena MSA

2019	2020	2021	2022	2023	2024	INDICATORS	2025	2026	2027	2028	2029	2030
485.8	479.4	497.9	507.3	563.3	587.5	Gross metro product (C17$ bil)	604.0	630.3	650.6	672.4	697.5	725.4
3.7	-1.3	3.9	1.9	11.1	4.3	% change	2.8	4.4	3.2	3.3	3.7	4.0
3,162.2	3,002.1	3,074.8	3,253.3	3,380.6	3,432.3	Total employment (ths)	3,467.8	3,495.5	3,544.5	3,589.0	3,635.9	3,684.4
2.3	-5.1	2.4	5.8	3.9	1.5	% change	1.0	0.8	1.4	1.3	1.3	1.3
3.8	8.6	6.2	4.2	4.2	4.4	Unemployment rate (%)	4.4	4.5	4.3	4.3	4.3	4.3
4.5	2.3	11.2	8.2	8.4	5.8	Personal income growth (%)	4.7	5.1	5.7	5.3	5.5	5.7
67.6	69.0	71.1	74.3	78.2	81.4	Median household income ($ ths)	84.8	88.6	92.2	95.4	98.5	102.0
7,077.2	7,169.3	7,247.5	7,404.2	7,595.9	7,803.1	Population (ths)	7,919.5	8,023.7	8,122.5	8,219.8	8,319.0	8,433.6
1.2	1.3	1.1	2.2	2.6	2.7	% change	1.5	1.3	1.2	1.2	1.2	1.4
35.7	51.3	43.8	116.8	142.7	158.5	Net migration (ths)	67.5	55.3	49.8	48.0	49.7	64.9
39,901	50,632	53,315	48,485	50,992	52,703	Single-family permits (#)	45,872	42,916	44,509	43,811	42,640	41,115
24,165	20,625	16,544	28,027	18,311	13,044	Multifamily permits (#)	18,337	13,992	13,856	12,981	11,936	11,280
3.9	4.5	9.7	15.5	4.7	3.6	FHFA house price index (% change)	1.9	1.3	1.6	2.1	2.4	2.5

Source: Moody's Analytics Précis® US Metro

Moody's summarizes the area's economic performance in recent months as follows:

Recent Performance

Employment in Houston-Pasadena MSA has been essentially flat during 2025, just as it has nationally. Over the past year, core professional services and manufacturing have declined more than their respective national totals. The local manufacturing PMI has been in contractionary territory for five months. Only healthcare and state government employment have risen significantly during that time, as jobs in higher-paying industries have fallen. The unemployment rate has risen slightly to 4.5%, equal to the U.S. rate, but it would have risen more were it not for below-average labor force growth. Housing market data have been weak.

Market Comparison

The following table illustrates key economic indicators and a comparison of the Houston-Pasadena MSA to the regional grouping as a whole. As indicated, Houston-Pasadena is projected to outperform the National Region Metros in four of eight performance categories shown over the next five years.

Comparison of Key Economic Indicators - Houston-Pasadena MSA Metro to National Region

	Houston-Pasadena MSA			Annual Growth		National			Annual Growth	
Indicator	2019	2024	2029	2019 - 2024	2024 - 2029	2019	2024	2029	2019 - 2024	2024 - 2029
Gross metro product (C17$ bil)	485.8	587.5	697.5	3.9%	3.5%	20,692	22,896	25,388	2.0%	2.1%
Total employment (ths)	3,162.2	3,432.3	3,635.9	1.7%	1.2%	150,906	158,612	161,729	1.0%	0.4%
Unemployment rate (%)	3.8%	4.4%	4.3%			3.7%	4.0%	4.0%		
Personal income growth (%)	4.5%	5.8%	5.5%			4.7%	4.7%	4.6%		
Population (ths)	7,077.2	7,803.1	8,319.0	2.0%	1.3%	330,487	336,438	342,546	0.4%	0.4%
Single-family permits (#)	39,901	52,703	42,640	5.7%	-4.1%	888,667	1,035,880	1,124,838	3.1%	1.7%
Multifamily permits (#)	24,165	13,044	11,936	-11.6%	-1.8%	402,833	345,083	370,405	-3.0%	1.4%
FHFA house price index (% change)	3.9	3.6	2.4	-1.6%	-7.8%	N/A	N/A	N/A	N/A	N/A

Houston-Pasadena MSA outperforming National Region Metros

Houston-Pasadena MSA underperforming National Region Metros

Source: Moody's Analytics Précis® US Metro, Compiled by Newmark

Employment Sectors and Trends

Employment data by occupation and business/industry sectors provides an indication of the amount of diversification and stability in the local economy. Job sector composition also gives an indication of the predominant drivers of current and future demand for supporting commercial real estate sectors. The following tables display employment data by occupation sector and by business/industry sector for the area and region.

Current Employment by Occupation Sector

Occupation Sector	77503		Pasadena City		Harris County		Houston-Pasadena-The Woodlands, TX MSA		Texas	
Administrative Support	1,454	12.0%	7,821	10.8%	252,235	9.8%	377,157	9.7%	1,614,812	10.4%
Management/Business/Financial	1,107	9.2%	7,424	10.2%	452,432	17.6%	728,323	18.8%	2,789,278	18.0%
Professional	1,824	15.1%	11,611	16.0%	604,906	23.6%	961,529	24.8%	3,742,461	24.2%
Sales and Sales Related	1,252	10.4%	6,546	9.0%	225,167	8.8%	343,077	8.8%	1,378,995	8.9%
Services	**1,911**	**15.8%**	**12,194**	**16.8%**	**409,741**	**16.0%**	**584,793**	**15.1%**	**2,476,407**	**16.0%**
Construction/Extraction	1,647	13.6%	9,657	13.3%	191,002	7.4%	260,229	6.7%	964,400	6.2%
Farming/Fishing/Forestry	6	0.0%	80	0.1%	2,535	0.1%	5,712	0.1%	46,248	0.3%
Installation/Maintenance/Repair	794	6.6%	4,172	5.7%	81,227	3.2%	123,131	3.2%	502,888	3.2%
Production	805	6.7%	5,462	7.5%	124,221	4.8%	180,815	4.7%	696,076	4.5%
Transportation/Material Moving	1,275	10.6%	7,769	10.7%	221,667	8.6%	314,092	8.1%	1,278,392	8.3%
Total Employees (16+ Occupation Base)	**12,075**	**100.0%**	**72,736**	**100.0%**	**2,565,133**	**100.0%**	**3,878,858**	**100.0%**	**15,489,957**	**100.0%**

Source: ESRI, Compiled by Newmark

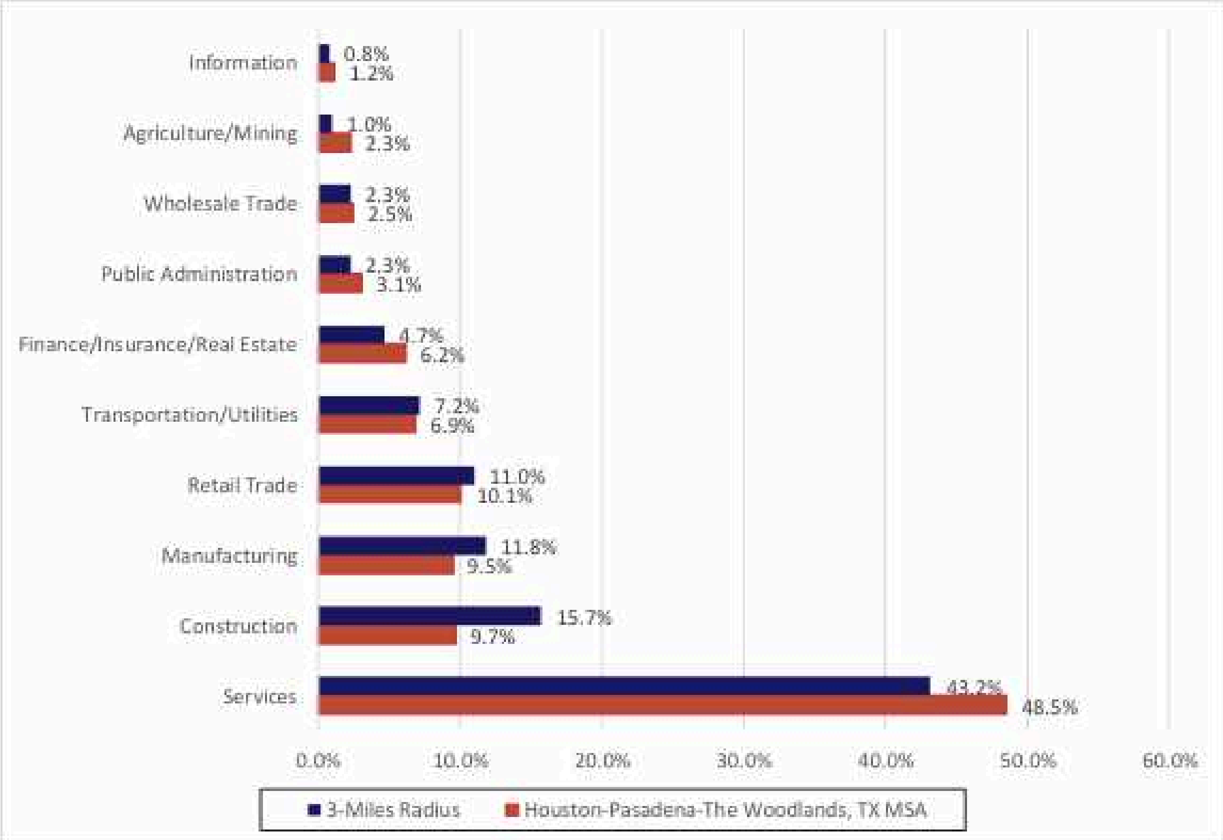
Current Employment by Industry Sector

Industry Sector	77503		Pasadena City		Harris County		Houston-Pasadena-The Woodlands, TX MSA		Texas	
Agriculture/Mining	73	0.6%	611	0.8%	52,459	2.0%	87,912	2.3%	311,199	2.0%
Construction	1,746	14.5%	11,414	15.7%	262,951	10.3%	377,283	9.7%	1,330,651	8.6%
Manufacturing	1,640	13.6%	9,083	12.5%	237,268	9.2%	367,018	9.5%	1,298,890	8.4%
Wholesale Trade	211	1.7%	1,680	2.3%	66,431	2.6%	98,775	2.5%	338,361	2.2%
Retail Trade	1,568	13.0%	8,441	11.6%	257,820	10.1%	390,466	10.1%	1,642,230	10.6%
Transportation/Utilities	875	7.2%	4,997	6.9%	185,244	7.2%	268,585	6.9%	1,021,349	6.6%
Information	99	0.8%	656	0.9%	30,323	1.2%	47,239	1.2%	248,100	1.6%
Finance/Insurance/Real Estate	502	4.2%	3,532	4.9%	158,984	6.2%	240,922	6.2%	1,087,529	7.0%
Services	5,092	42.2%	30,354	41.7%	1,244,187	48.5%	1,879,818	48.5%	7,547,579	48.7%
Public Administration	269	2.2%	1,968	2.7%	69,466	2.7%	120,840	3.1%	664,069	4.3%
Total Employees (16+ Occupation Base)	**12,075**	**100.0%**	**72,736**	**100.0%**	**2,565,133**	**100.0%**	**3,878,858**	**100.0%**	**15,489,957**	**100.0%**

Source: ESRI, Compiled by Newmark

Comparing the industry sectors for the local market area (3-Miles Radius) to Houston-Pasadena-The Woodlands, TX MSA indicates the local market area is somewhat more heavily weighted toward the Construction, Manufacturing, Retail Trade, and Transportation/Utilities sectors. By contrast, the industry employment totals for Houston-Pasadena-The Woodlands, TX MSA indicate somewhat higher proportions within the Services, Finance/Insurance/Real Estate, Agriculture/Mining, Public Administration, Information, and Wholesale Trade sectors. The following graphic further illustrates this comparison.

Employment Comparison

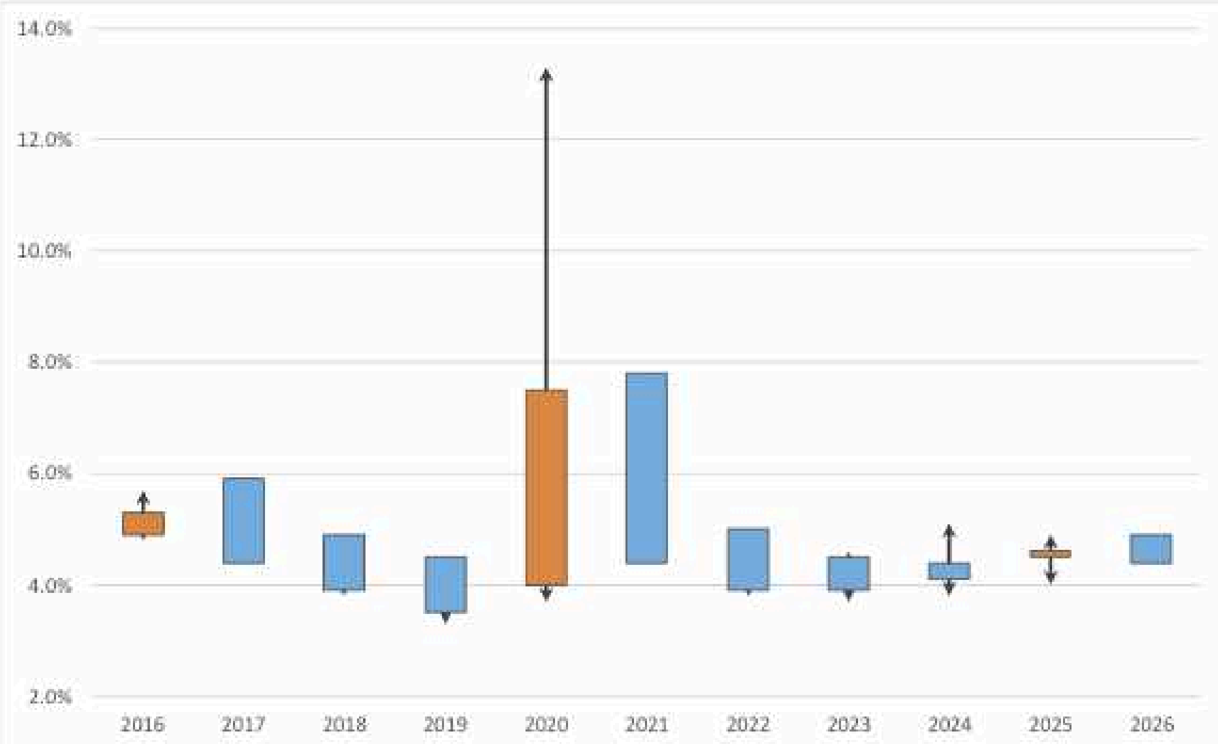


Source: ESRI; Compiled by Newmark

Unemployment

The following table displays the historical unemployment data for the area derived from the US Department of Commerce, Bureau of Labor Statistics. The most recent reported unemployment rate for the Houston-Pasadena-The Woodlands, TX Metropolitan Statistical Area is 4.4% (March 2026).

Unemployment Rate: Houston-Pasadena-The Woodlands, TX Metropolitan Statistical Area



Bars represent beginning to end range of unemployment rates in each year
Orange bars denote increasing unemployment from beginning to end of year
Blue bars are declining unemployment from beginning to end of year
Arrows are range of unemployment rates over the year

Compiled by Newmark

Major Employers

The following table lists a number of major employers with the Houston-Pasadena MSA as reported by Moody's. While not all-encompassing, this list provides further indication of the types of economic sectors that are drivers for the area.

Selected Major Employers: Houston-Pasadena MSA

Rank	Employer	Employees	Rank	Employer	Employees
1	NASA Johnson Space Center	11,000	11	Houston Methodist The Woodlands Hospital	2,398
2	University of Texas Medical Branch	10,684	12	St. Luke's Health The Woodlands Hospital	2,187
3	ExxonMobil Corp.	10,000	13	ConocoPhillips	2,040
4	Shell Oil Co.	9,000	14	Alight Solutions	1,520
5	Chevron Corp.	8,000	15	LJA Engineering	653
6	Halliburton Co.	7,500	16	Audubon Engineering	348
7	Schlumberger Ltd.	7,000	17	Satterfield & Pontikes Construction Inc.	275
8	Boehringer Ingelheim Corp.	6,238		Source: Houston Business Journal 2023	
9	Memorial Hermann The Woodlands Medical C	3,030			
10	Academy Sports and Outdoors Inc.	2,544			

Source: Moody's Analytics Précis® US Metro

Analysis

Further economic analysis from Moody's is detailed as follows:

Manufacturing

Heavy industry will struggle in 2026. Demand depends on the pace of energy exploration, which drives the need for locally made fabricated metal products and drilling equipment, as well as storage facilities, pipeline construction, engineering services and oilfield services. Houston-Pasadena is a global center for all these activities and manufacturing's share of metro area GDP in Houston-Pasadena is 40% higher than the national share, even though its share of total employment is a bit below average, reflecting its high capital intensity. Active drill rigs statewide have fallen to their lowest number since 2021, largely because West Texas Intermediate has fallen to the low-$60 per barrel range, below breakeven. The major reason is that OPEC boosted supply to regain market share much faster than expected. Another driver is weaker global growth, as the Trump administration's imposition of tariffs and other trade restrictions will reduce exports from foreign economies.

Distribution

Logistics will face downward pressure in 2026. The Port of Houston is the center of much of the metro area's distribution activity. Over the 10 years through 2024, container traffic through the port doubled to a record high, making it the largest port in the nation by tonnage. However, over the course of 2025, nominal imports through the Houston-Pasadena customs district declined by 20% for a couple of reasons. The first is the decline in oil prices, which lowers nominal shipments even if the volume is unchanged. The second is that the Trump administration's tariffs negatively impacted U.S. imports directly. The expectation of weaker global growth increases the risk that demand for U.S. exports will also fall. Once the tariff issue begins to diminish, the prospects are better. And recent expansion projects by the Port of Houston have enabled it to gain market share at the expense of more congested ports on the West Coast.

Homebuilding

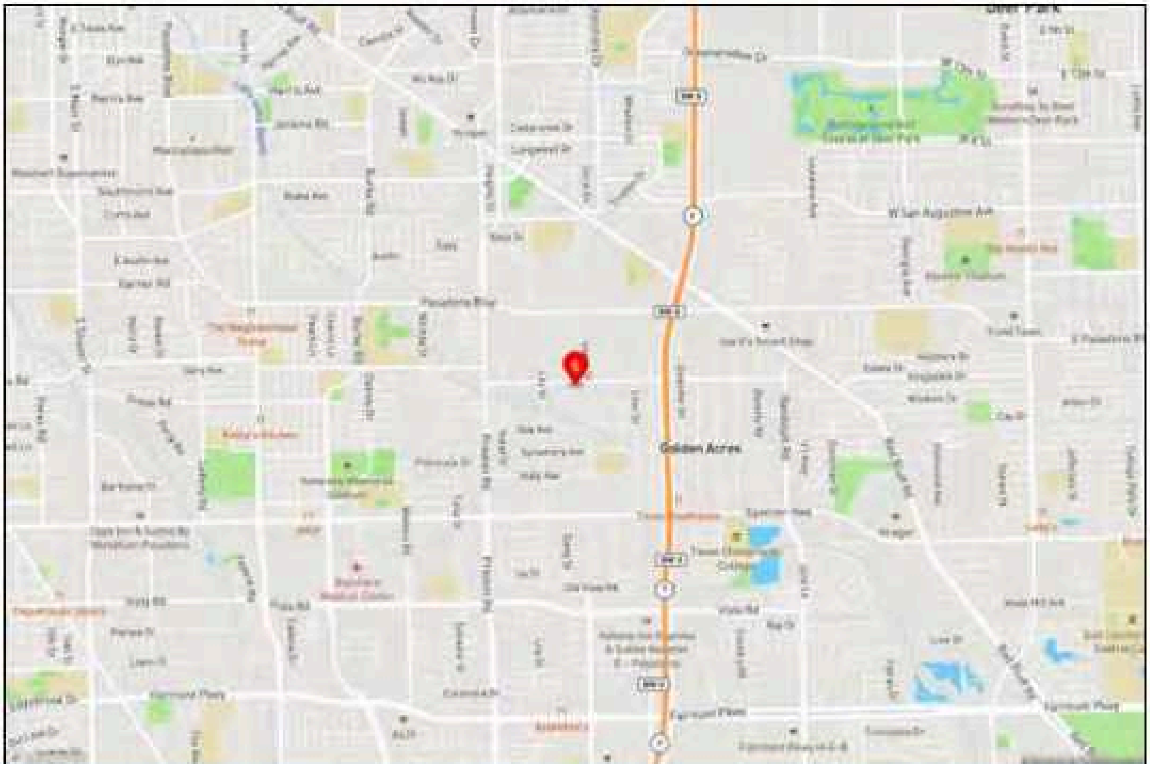
Residential construction will begin to improve in 2026, though the gains will be slow. New permits for single-family homes fell about 20% during 2025, compared with an 11% decline nationally. The industry is important for the overall economy since Houston-Pasadena accounts for 5% of total national permits, twice its share of national population. Still-elevated mortgage rates are a source of the weakness. But now the Federal Reserve has begun to lower interest rates, improving credit availability. Longer term, the fundamentals are positive because Houston-Pasadena's population growth is twice the national average, and its share of residents in the prime homebuying age range is also above average.

Conclusion

Positive Attributes	Negative Attributes
– Leadership in oil and gas technology supports technical and professional service jobs. – Significant trade and export links due to HOP's location on the Gulf Coast of Texas.	– Unpredictable energy markets add to the economy's volatility. – Industrial diversity is lower than in other metro areas of comparable size.

Houston-Pasadena MSA will advance slowly in the near term due to weakness in the energy industry and the negative effects of tariffs. Longer term, the concentration of energy-related industries; above-average population growth; and expansion in housing, transportation and distribution will help propel above-average gains for Houston-Pasadena.

NEIGHBORHOOD ANALYSIS



Neighborhood Map

Boundaries

The subject is located in the southeastern area of Pasadena, TX. This area is generally delineated as follows:

North	State Highway 8
South	Interstate 45
East	State Highway 225
West	State Highway 35

Surrounding Area of Influence Trends

Description

The subject's surrounding area is viewed as suburban, mostly commercial uses and residential uses along major thoroughfares.

Access

Primary Access

Primary access to the area is provided by Pine Avenue, State Highway 8, Interstate 45, State Highway 225 and State Highway 35. State Highway 225 provides direct regional connectivity between Pasadena, Houston, Deer Park, La Porte, and the Port of Houston industrial area. The highway is located closest to the property and offers convenient access to major employment centers, petrochemic-al facilities, commercial districts, and freight transportation networks. Through its interchanges with Interstate 610, Beltway 8, and Interstate 45, SH 225 facilitates efficient travel throughout the Houston metropolitan area. Its role as a major commuter and industrial corridor makes it the most significant roadway influencing accessibility, economic activity, and market appeal for the subject property.

Major Thoroughfares

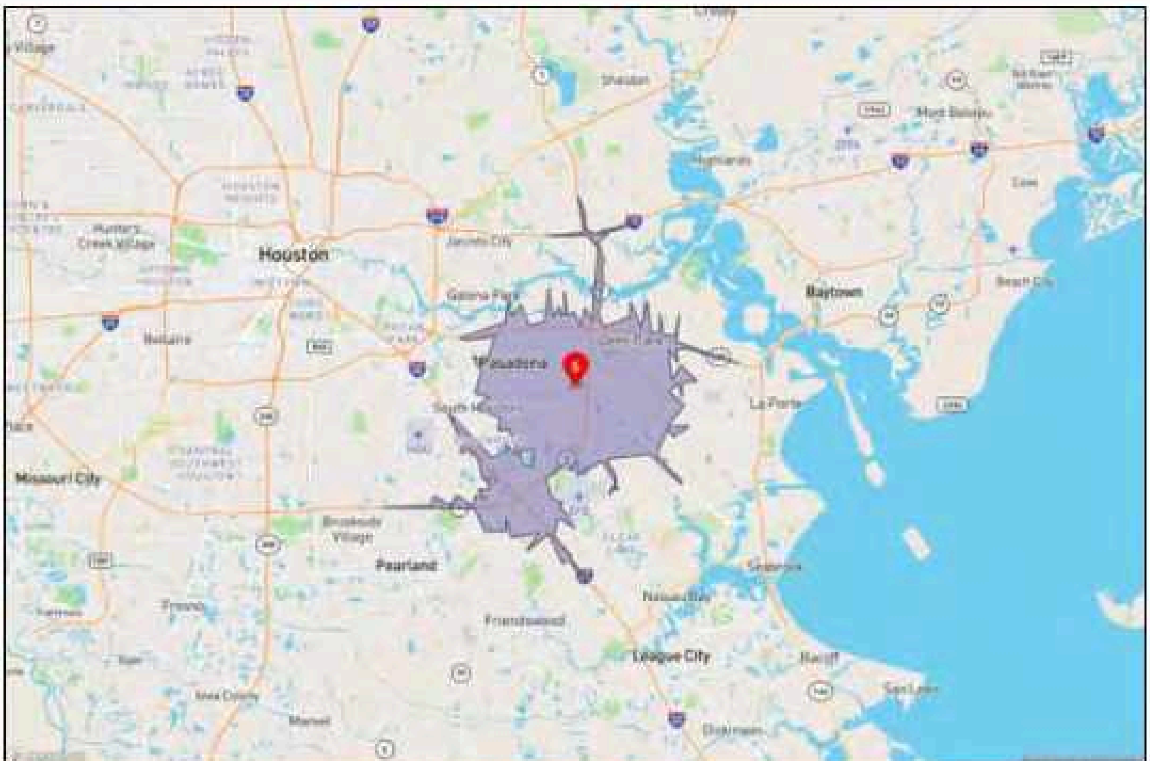
Major throughfares include Pasadena Boulevard, Preston Avenue, Lily Street and Pansy Street.

Transportation

The primary mode of transportation is the automobile.

Distance from Key Locations

The following illustrates the 15 minute drive time from the subject.

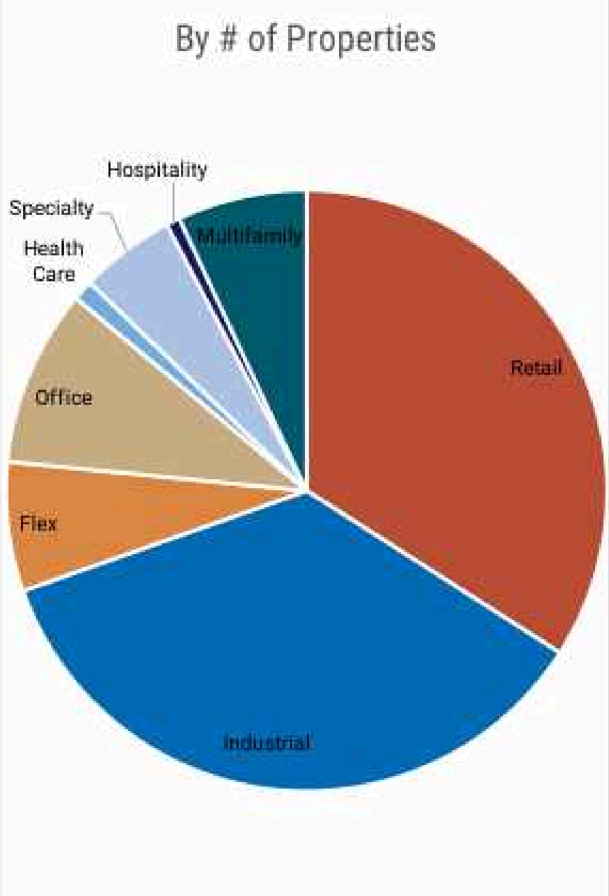


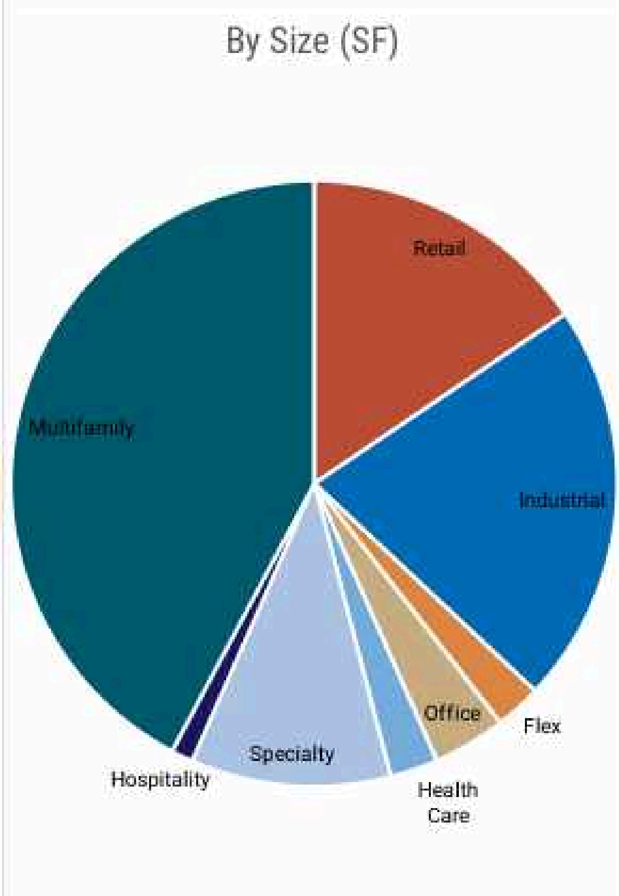
Drive Time Map

Land Use

The following was developed from Costar data for the major property types in the surrounding 1.0 mile radius around the subject.

Surrounding Area Commercial Property Characteristics





Souce: Costar; Compiled by Newmark

Within the immediate area of the subject, property uses include the following:

- Industrial
- Multifamily
- Retail
- Specialty

Demographics

A demographic summary for the defined area is illustrated as follows:

Demographic Analysis	1-Mile Radius	3-Miles Radius	5-Miles Radius	77503	Pasadena City	Harris County	Houston-Pasadena-The Woodlands, TX MSA	Texas
Population								
2020 Total Population	11,658	132,026	243,174	25,302	151,950	4,731,145	7,149,642	29,145,505
2025 Total Population	11,399	128,491	238,148	24,627	148,508	4,926,283	7,703,067	31,161,977
2030 Total Population	11,291	126,759	236,482	24,359	146,752	5,083,365	8,171,199	32,906,035
Projected Annual Growth %	-0.2%	-0.3%	-0.1%	-0.2%	-0.2%	0.6%	1.2%	1.1%
Households								
2020 Total Households	4,088	44,963	80,242	8,484	51,284	1,692,730	2,520,491	10,491,147
2025 Total Households	4,102	45,141	81,186	8,481	51,951	1,817,815	2,789,439	11,517,470
2030 Total Households	4,134	45,385	82,233	8,540	52,437	1,912,903	3,007,191	12,352,897
Projected Annual Growth %	0.2%	0.1%	0.3%	0.1%	0.2%	1.0%	1.5%	1.4%
Income								
2025 Median Household Income	$53,695	$69,115	$70,344	$69,156	$69,407	$76,963	$83,774	$79,964
2025 Average Household Income	$74,045	$89,899	$93,632	$84,392	$92,030	$114,029	$119,890	$112,832
2025 Per Capita Income	$26,515	$31,510	$31,867	$29,125	$32,226	$42,117	$43,462	$41,787
Housing								
2025 Owner Occupied Housing Units	41.7%	51.1%	54.3%	48.9%	50.0%	49.8%	56.3%	56.6%
2025 Renter Occupied Housing Units	50.6%	42.4%	38.1%	44.1%	42.1%	42.4%	35.5%	34.1%
2025 Median Home Value	$185,177	$230,380	$241,432	$195,274	$236,988	$303,897	$330,016	$317,618
2025 Median Contract Rent	$1,140	$1,158	$1,162	$1,245	$1,163	$1,342	$1,362	$1,323
Median Year Structure Built	1974	1976	1976	1971	1976	1988	1992	1990
Miscellaneous Data Items								
2025 Bachelor's Degree	10.2%	12.3%	12.3%	9.2%	12.6%	22.7%	23.8%	22.8%
2025 Grad/Professional Degree	3.9%	4.8%	5.3%	3.1%	6.3%	13.8%	14.3%	12.9%
2025 College Graduate %	14.1%	17.1%	17.6%	12.2%	18.9%	36.6%	38.1%	35.7%
2025 Average Household Size	2.75	2.82	2.92	2.87	2.84	2.68	2.73	2.65
2025 Median Age	34.1	34.4	34.3	34.1	34.5	35.3	36.2	36.5

Source: ESRI, Compiled by Newmark

- As shown above, the current population in the 3-mile radius of the subject is 128,491 and the average household size is 2.82. Population in the area has significantly declined since the 2020 census, and this trend is projected to decline over the next five years.
- Median household income is $69,115 which is lower than the household income for Houston MSA.
- Renter-occupied housing units' percentage is lower in the market, and state compared to the subject vicinity.
- There are 51,951 households in Pasadena city with an average household size of 2.84. persons. Approximately 42.1% of households in Pasadena city are renters.
- Population growth in the surrounding area has been strong with income levels increasing. However, in terms of income levels the market is behind the subject vicinity.

SUBMARKET REVIEW

Historically, operators and investors focused on various types of demographic analysis to determine the overall health of the submarket for their properties. In recent years, there has been a shift to occupancy rates and the presence of concessions as the primary drivers when assessing the submarket. Our review of the subject's submarket will include the following:

- Supply/demand analysis
- Occupancy Rates
- Rent Concessions

Supply/Demand Analysis

The steps that we used in conducting this analysis are as follows:

- Identify and delineate the primary market area (PMA) for the property;
- Discuss market conditions and influences in the PMA;
- Identify existing and proposed competition in the PMA;
- Analyze the demographic trends relating to the property type in the PMA; and
- Analyze current and future demand in the PMA.

Primary and Competitive Market Area

One of the most important aspects of the analysis is to determine from what area most of the residents reside prior to relocating to the subject or other local competitors. Operators of seniors housing assets typically refer to this as their primary market area: the subject's city limits, county, a distance radius from the subject, or zip codes.

To delineate the subject's PMA, our analysis evaluated industry trends, an interview with the subject's management, as well as representatives at some of the competitive properties we used in our analysis. A study by the Assisted Living Federation of America indicated the following statistics regarding relocation trends for senior housing properties.

Nationwide Resident Origin (%): Assisted Living vs. Independent Living

Community Type	# of Communities	<1 Mile %	1-3 Miles %	3-5 Miles %	5-10 Miles %	10-15 Miles %	15-25 Miles %	25-50 Miles %	50+ Miles %	< 50 Miles %
Assisted Living	12,219	7.19%	18.26%	11.88%	16.64%	8.32%	7.30%	6.09%	24.31%	75.68%
Independent Living	3,714	5.25%	17.33%	12.49%	16.17%	7.38%	6.24%	5.40%	29.74%	70.26%
Variance (%)		1.94%	0.93%	-0.61%	0.47%	0.94%	1.06%	0.69%	-5.43%	5.42%

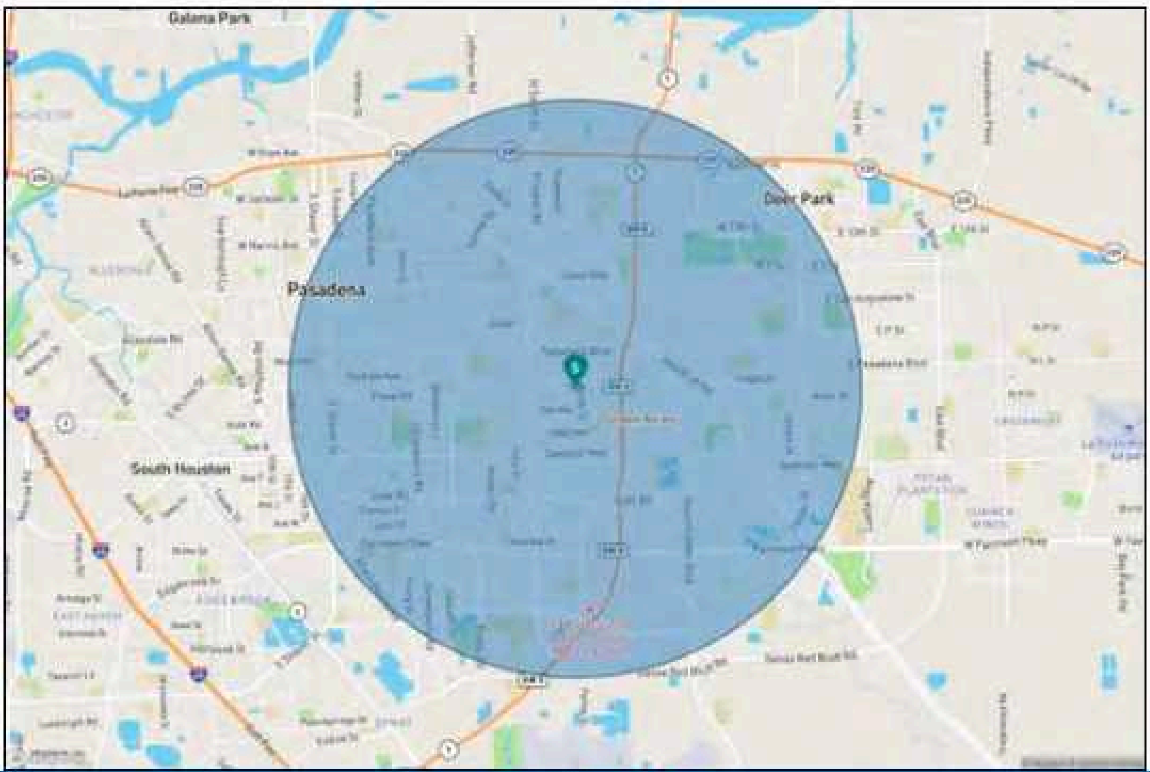
Compiled by Newmark

- Within a five- mile radius, 37% of residents relocated from their homes to assisted living residences and 35% moved into the IL component
- Within a 10-mile radius, 54% of residents moved into an AL community and 51% into IL communities.

The amenities near the subject site are additionally considered by investors and operators. The following are examples:

- Proximity to a hospital is an important factor (less so for independent living versus assisted living / memory care and skilled nursing)
- Proximity to geriatric specialties such as cancer and diabetes treatment centers are also given consideration
- Proximity to social amenities such as grocery stores, retail, and restaurants are more important to less acute seniors than those with higher acuity and less mobility.
- Proximity of other communities existing within the subject site. Prospective residents will typically consider a range of five to ten communities when seeking new senior housing arrangements (PMA should typically include a similar supply of competitors).

Based on the data presented, as well as from our analysis of competitive supply, the Primary Market Area (PMA) for the subject property is approximately a 5-Miles Radius surrounding the property which is displayed on the following map.



Primary Market Area Map

Demand Estimate

The following analysis of current demand for similar senior housing uses that are situated within the subject's market area will include the following:

- Demographic trends for the local area (delineated from the demographic data presented earlier)
- Statistical data relating to the prevalence of the population requiring assistance with instrumental activities of daily living (IADLs) and activities of daily living (ADLs)
- Projected demand for the subject within its market area.

Age Qualification

The demographic data used in our analysis was obtained from ESRI. The current year estimates are as of 2025 and estimates/projections are provided for the year 2030.

In the following table, we have summarized the senior population for the subject's primary market area which considers 65+ age group for seniors housing while the 45-64 age group represents the adult children.

PMA Population by Age

Age Group	2020	2025	2030	% Change 2020-2025	% Change 2025-2030
5-Miles Radius					
Total Population	243,174	238,148	236,482	-2.1%	-0.7%
Population Age 45-54	29,480	29,006	28,113	-1.6%	-3.1%
Population Age 55-64	27,085	25,124	24,371	-7.2%	-3.0%
Population Age 65-74	17,667	19,840	20,907	12.3%	5.4%
Population Age 75-84	7,765	9,244	11,492	19.0%	24.3%
Population Age 85+	2,829	2,833	3,330	0.1%	17.5%
Age 65+	28,261	31,917	35,729	12.9%	11.9%
Age 75+	10,594	12,077	14,822	14.0%	22.7%
Age 85+	2,829	2,833	3,330	0.1%	17.5%

Source: ESRI; Compiled by Newmark

Acuity Qualification

Independent and Assisted Living: Data presented by the US Department of Health & Human Services and the Centers for Disease Control & Prevention reports the number of individuals requiring assistance with activities of daily living and instrumental activities of daily living.

- Instrumental activities of daily living (IADLs) include everyday household chores, doing necessary business, shopping, or getting around for other purposes. We find that individuals requiring assistance with IADLs are mostly in independent living communities.
- Activities of Daily living (ADLs) include needing the help of other persons with bathing or showering, dressing, eating, getting in or out of bed or chairs, using the toilet

(including getting to the toilet), and getting around inside the home. We find that individuals requiring assistance with ADLs are mostly in assisted living communities.

– In a January 2026 interview with officials at the CDC, they indicated that current research data suggests most assisted living residents fall into the IADL and ADL categories listed in the chart below.

The data is distributed on the following chart.

Seniors Requiring Assistance

Age Group	IADLs	ADLs	IADLs and ADLs
Age 65-74	4.00%	2.00%	6.00%
Age 75-84	6.60%	3.90%	10.50%
Age 85+	19.40%	11.60%	31.00%

Source: Summary of Healthy People: National Health Interview Survey, 2018 US Department of Health & Human Services - Centers for Disease Control & Prevention; Compiled by Newmark

For independent and assisted living, we have considered the previously discussed data and these rates have been applied for both the current year and five years forward to the respective senior population by age.

The results in the charts below calculate the age and acuity-qualified population for independent and assisted living within the PMA.

Age & Acuity-Qualified Population - Independent Living

Year 2025

	Population		% Demand		Qualified Demand
Age 65-74	19,840	x	4.00%	=	794
Age 75-84	9,244	x	6.60%	=	610
Age 85+	2,833	x	19.40%	=	550
Qualified Population - Year 2025					1,953

Year 2030

	Population		% Demand		Demand
Age 65-74	20,907	x	4.00%	=	836
Age 75-84	11,492	x	6.60%	=	758
Age 85+	3,330	x	19.40%	=	646
Qualified Population - Year 2030					2,241

Compiled by Newmark

Age & Acuity-Qualified Population - Assisted Living

Year 2025

	Population		% Demand		Qualified Demand
Age 65-74	19,840	x	6.00%	=	1,190
Age 75-84	9,244	x	10.50%	=	971
Age 85+	2,833	x	31.00%	=	878
Qualified Population - Year 2025					3,039

Year 2030

	Population		% Demand		Demand
Age 65-74	20,907	x	6.00%	=	1,254
Age 75-84	11,492	x	10.50%	=	1,207
Age 85+	3,330	x	31.00%	=	1,032
Qualified Population - Year 2030					3,493

Compiled by Newmark

Memory Care

As a subset of assisted living, we also have considered the demand for memory care, dementia, or Alzheimer's care within the primary market area. The Alzheimer's Association, a national authority on the state of dementia and related diseases within the U.S., has published the *2025 Alzheimer's Disease Facts and Figures* study that reports the prevalence rate of Alzheimer's disease by age within the United States. This study reports the following:

- There are a total of 5.8 million Americans currently living with Alzheimer's
- The age of Americans living with Alzheimer's and other dementias is approximately 17% within the age range 65-74; 47% are age 75-84, and the remaining 36% are 85 and over.

We have related these figures to the total U.S. population within the same age groups to estimate the percentage of seniors within each age group living with Alzheimer's. This calculation is as follows:

Prevalence Rate of Alzheimer's / Dementia by Age

Age 65-74	26.3%	x	7,200,000	=	1,893,600	÷	36,373,342	=	5.21%
Age 75-84	39.0%	x	7,200,000	=	2,808,000	÷	20,584,226	=	13.64%
Age 85+	34.8%	x	7,200,000	=	2,505,600	÷	6,779,473	=	36.96%

Compiled by Newmark using data from ESRI and 2025 Alzheimer's Disease Facts and Figures - Alzheimer's Association

Applying Alzheimer's prevalence rates to the PMA population results in the following age and acuity-qualified population for those in need of memory care services:

Age & Acuity-Qualified Population - Memory Care

Year 2025

	Population		% Demand		Qualified Demand
Age 65-74	19,840	x	5.21%	=	1,033
Age 75-84	9,244	x	13.64%	=	1,261
Age 85+	2,833	x	36.96%	=	1,047
Qualified Population - Year 2025					3,341

Year 2030

	Population		% Demand		Demand
Age 65-74	20,907	x	5.21%	=	1,088
Age 75-84	11,492	x	13.64%	=	1,568
Age 85+	3,330	x	36.96%	=	1,231
Qualified Population - Year 2030					3,887

Compiled by Newmark

Skilled Nursing

Skilled nursing prevalence is measured in total population of nursing homes nationally from the Long-Term Care Services in the United States 2013 Overview.

We have divided this SNF population by the same total population by age group resulting in a percentage demand for age groups, found in the chart below:

Skilled Nursing Resident - Prevalence by Age - South

	Min	Sample	Max
Age 0-64	0.06%	0.07%	0.08%
Age 65-74	0.79%	0.91%	1.03%
Age 75-84	3.32%	3.70%	4.08%
Age 85+	12.00%	13.36%	14.72%

Source: 2004 National Nursing Home Survey US Department of Health & Human Services - Centers for Disease Control & Prevention; Compiled by Newmark

For skilled nursing demand, our prevalence calculations are presented as a percentage of population currently residing in nursing facilities, therefore these residents are already income and acuity-qualified.

- All payer types are included: private pay, Medicare, Medicaid, private insurance, and other sources

Applying the skilled nursing prevalence by age for the current and future population to the PMA population results in gross skilled nursing demand as follows:

Skilled Nursing PMA Demand

Year 2025

	Population		% Demand				Qualified Demand		
			Min	Sample	Max		Min	Sample	Max
Age 0-64	206,231	x	0.06%	0.07%	0.08%	=	120	140	161
Age 65-74	19,840	x	0.79%	0.91%	1.03%	=	157	180	204
Age 75-84	9,244	x	3.32%	3.70%	4.08%	=	307	342	377
Age 85+	2,833	x	12.00%	13.36%	14.72%	=	340	379	417
Qualified Population - Year 2025							923	1,041	1,159

Year 2030

	Population		% Demand				Qualified Demand		
			Min	Sample	Max		Min	Sample	Max
Age 0-64	200,753	x	0.06%	0.07%	0.08%	=	116	137	157
Age 65-74	20,907	x	0.79%	0.91%	1.03%	=	165	190	215
Age 75-84	11,492	x	3.32%	3.70%	4.08%	=	382	425	469
Age 85+	3,330	x	12.00%	13.36%	14.72%	=	400	445	490
Qualified Population - Year 2030							1,063	1,197	1,331

Source: 2004 National Nursing Home Survey US Department of Health & Human Services - Centers for Disease Control & Prevention; Compiled by Newmark

Income Qualification

For skilled nursing, all of the age and acuity-qualified demand is income qualified because most nursing home residents receive some amount of non-private funding such as Medicaid, Medicare, or private insurance.

For independent living, assisted living, and memory care the next consideration for the demand calculation is the ability of those seniors to afford such services within the primary market area. In examining rental comparable providing similar services within the PMA, we have determined the minimum monthly rental amount by care type. In addition, we have determined an overall annual income needed for residency within each care type, considering the following factors:

- Monthly fee as a percentage of income, income taxes, and additional income from home equity and other sources.

These assumptions include:

- A monthly fee as percentage of income of 60% for independent living, 85% for assisted living, and 90% for memory care, based on the assumption that as acuity and assistance increases, residents are less likely to have expenses outside of the community. These estimates are based on the traditional 50/30/20 rule for personal finance that is modified for the 65+ age group.
- Personal tax rates are assumed to be 15%.

- Home equity interest income is estimated at 4.00% of the median housing value within the PMA multiplied by a 90% average home equity ratio.
- Income from other sources such as the sale of assets that form the balance of the senior's net worth (stocks, bonds, etc.) is also assumed at 5.00% of the pre-tax income.

Based on the market rent comparables, we estimate that minimum fees in the market are roughly $2,000 per month for independent living, $4,500 per month for assisted living, and $6,000 per month for memory care. The minimum rate calculations by care type are presented as follows:

Annual Income Needed

		IL	AL	MC
Minimum Monthly Fee		$2,000	$4,500	$6,000
Monthly Fee as Percentage of Income	÷	60%	85%	90%
After Tax Income Needed (Annual)		$40,000	$63,529	$80,000
Tax Rate	÷	85%	85%	85%
Pre-tax Income Needed (Annual)		$47,059	$74,740	$94,118
Less Additional Income from Home Equity		$4,717	$4,717	$4,717
Less Additional Income from Other Sources		$2,353	$3,737	$4,706
Adjusted Annual Income Needed		**$39,989**	**$66,287**	**$84,695**

Compiled by Newmark

The next step is to determine the quantity of seniors within the primary market area which can afford the care needed. Using ESRI data of income levels by age, we have determined the population by income bracket and their proportions of the total population for the current year as well as five years forward. This data is as follows:

PMA Households by Household Income by Age of Householder

	Ages 65-74				Ages 75-84				Ages 85+			
Income Levels	2025		2030		2025		2030		2025		2025	
5-Miles Radius												
Household Income <$15,000	1,092	9.2%	944	7.7%	552	10.1%	616	9.1%	169	10.1%	178	9.1%
Household Income $15,000-$24,999	1,243	10.5%	1,040	8.5%	846	15.4%	859	12.7%	259	15.4%	249	12.7%
Household Income $25,000-$34,999	1,103	9.3%	960	7.8%	824	15.0%	876	13.0%	252	15.0%	254	13.0%
Household Income $35,000-$49,999	1,676	14.1%	1,540	12.5%	886	16.1%	1,007	14.9%	271	16.1%	292	14.9%
Household Income $50,000-$74,999	2,165	18.3%	2,296	18.7%	892	16.3%	1,133	16.8%	274	16.3%	328	16.8%
Household Income $75,000-$99,999	1,536	13.0%	1,665	13.5%	549	10.0%	720	10.7%	168	10.0%	209	10.7%
Household Income $100,000-$149,999	1,650	13.9%	1,941	15.8%	503	9.2%	763	11.3%	154	9.2%	221	11.3%
Household Income $150,000-$199,999	793	6.7%	1,042	8.5%	286	5.2%	475	7.0%	87	5.2%	138	7.0%
Household Income $200,000+	600	5.1%	872	7.1%	153	2.8%	298	4.4%	47	2.8%	86	4.4%
	11,858		12,300		5,490		6,747		1,682		1,955	

Source: ESRI, Compiled by Newmark

As the data is grouped into broad ranges of incomes rather than $1,000 increments, we have assumed an even distribution throughout each bracket. Therefore, if required incomes fall at a point within the range, the data is interpolated based on where that value falls within the income bracket.

Applying the previously determined income requirements for assisted living and memory care results in an income-qualified demand ratio as presented in the following tables. Multiplying the income-qualified demand ratio to the previously-determined age and acuity-qualified demand results in a gross demand figure for each care type, presented as follows:

Income Qualification Ratio - Indpendent Living								
			2025	2026	2027	2028	2029	2030
65+ Households with Income above	$40,000		11,746	12,212	12,679	13,146	13,613	14,080
Number of Total Senior Households		÷	19,030	19,424	19,819	20,213	20,608	21,002
Income-qualified Demand Ratio			61.72%	62.87%	63.98%	65.04%	66.06%	67.04%
Age & Acuity-qualified Demand			1,953	2,011	2,068	2,126	2,183	2,241
Age, Acuity, & Income-qualified Demand			**1,206**	**1,264**	**1,323**	**1,383**	**1,442**	**1,502**

Compiled by Newmark

Income Qualification Ratio - Assisted Living								
			2025	2026	2027	2028	2029	2030
65+ Households with Income above	$66,000		7,725	8,137	8,548	8,960	9,371	9,783
Number of Total Senior Households		÷	19,030	19,424	19,819	20,213	20,608	21,002
Income-qualified Demand Ratio			40.59%	41.89%	43.13%	44.33%	45.47%	46.58%
Age & Acuity-qualified Demand			3,039	3,130	3,221	3,312	3,403	3,493
Age, Acuity, & Income-qualified Demand			**1,234**	**1,311**	**1,389**	**1,468**	**1,547**	**1,627**

Compiled by Newmark

Income Qualification Ratio - Memory Care								
			2025	2026	2027	2028	2029	2030
65+ Households with Income above	$85,000		5,625	5,978	6,332	6,685	7,039	7,392
Number of Total Senior Households		÷	19,030	19,424	19,819	20,213	20,608	21,002
Income-qualified Demand Ratio			29.56%	30.78%	31.95%	33.07%	34.16%	35.20%
Age & Acuity-qualified Demand			3,341	3,450	3,559	3,668	3,778	3,887
Age, Acuity, & Income-qualified Demand			**987**	**1,062**	**1,137**	**1,213**	**1,290**	**1,368**

Compiled by Newmark

Supply Estimate

The next step in our analysis is to estimate the portion of gross demand already satisfied by the market through existing competitive supply. Accounting for these direct supply sources will allow us to estimate the net demand for new beds/units in the market.

Current and Future Supply

The following chart details the current and future supply of independent living, assisted living, memory care, and skilled nursing beds within the subject's defined PMA.

Supply Summary (Effective Capacity)								
	Year 2025				Year 2030			
Facility	IL	AL	MC	SNF	IL	AL	MC	SNF
Existing Facilities								
Reserve at Pasadena	-	63	10	-	-	63	10	-
Paradigm at Faith Memorial	-	-	-	109	-	-	-	109
Focused Care of Pasadena	-	-	-	125	-	-	-	125
Pasadena Post Acute	-	-	-	116	-	-	-	116
Vista Nursing and Rehabilitation Center	-	-	-	124	-	-	-	124
Morada Deer Park	120	-	-	-	120	-	-	-
Courtyard at Pasadena	-	-	-	196	-	-	-	196
Parsons House La Porte	-	61	-	-	-	61	-	-
Baywood Crossing Rehabilitation and Health Care Center	-	-	-	124	-	-	-	124
The Medical Resort At Bay Area	-	-	-	50	-	-	-	50
Sodalis Deer Park	-	70	24	-	-	70	24	-
Apex Oaks at Clear Lake	-	-	28	-	-	-	28	-
Proposed Facilities								
Totals	**120**	**194**	**62**	**844**	**120**	**194**	**62**	**844**

Source: NIC Maps, The New Hampshire Department of Health and Human Services, Bureau of Health Facilities Administration ,Compiled by Newmark

As shown within the above chart, the PMA has several facilities. In our analysis of the subject's market, we spoke with local planning officials, market participants, and reviewed local news publications. Based on our research, we are not aware of any proposed or under construction senior living facilities within the subject's primary market area.

Net Demand Indication

The final step in our demand estimate is subtracting the existing supply and alternative care options from the gross demand, resulting in a net demand of beds (positive), or an oversupply of beds (negative).

Independent Living

These calculations are presented as follows for independent living:

Net Demand - Independent Living		2025	2026	2027	2028	2029	2030
Gross Demand - Independent Living		1,393	1,462	1,530	1,599	1,667	1,736
Independent Living Supply	-	120	120	120	120	120	120
Net Demand - Independent Living		**1,273**	**1,342**	**1,410**	**1,479**	**1,547**	**1,616**

Compiled by Newmark

According to the calculations, independent living has current excess demand of 1,273 beds with gross annual growth of 69 units per year growing to 2025 excess demand of 1,616 units.

Assisted Living

These calculations are presented as follows for assisted living. As memory care is a subset of assisted living, according to the 2025 Alzheimer's Disease Facts and Figures, typically report that around 42% memory care residents overlap with assisted living. Therefore, we have subtracted 42% of memory care supply from the assisted living demand to account for overlap in acuity levels.

Net Demand - Assisted Living								
			2025	2026	2027	2028	2029	2030
Gross Demand - Assisted Living			1,426	1,517	1,608	1,699	1,789	1,880
Memory Care Utilization Ratio	42%	-	599	637	675	713	752	790
Assisted Living Supply		-	194	194	194	194	194	194
Net Demand - Assisted Living			**633**	**686**	**738**	**791**	**844**	**897**

Compiled by Newmark

According to the calculations, assisted living has current excess demand of 633 beds also with gross annual growth of 53 beds per year which increases demand to 897 beds by 2030.

Memory Care

As memory care is a subset of assisted living, we have subtracted both the memory care supply and standard assisted living supply in our memory care demand calculation. As reported by The Assisted Living Overview, on average 36% of residents in freestanding assisted living residences (those with no secured memory care area) actually do have memory care needs; thus, we have also subtracted 36% of the assisted living supply from the gross memory care demand. Similarly, we estimate that approximately 10% of residents in the PMA's nursing facilities have memory care needs in addition to their ADL needs, and we have subtracted this amount as well. This is adjustment is intended to reflect seniors whose ADL needs make them appropriate for a skilled nursing setting but who also have dementia care needs and therefore appear in the gross demand numbers prior to the adjustment.

Net Demand - Memory Care								
			2025	2026	2027	2028	2029	2030
Gross Demand - Memory Care			1,141	1,229	1,317	1,405	1,493	1,581
Demand Filled by ALRs (% of supply)	36%	-	22	22	22	22	22	22
Demand Filled by SNFs (% of supply)	10%	-	84	84	84	84	84	84
Memory Care Supply		-	0	0	0	0	0	0
Net Demand - Memory Care			**1,035**	**1,123**	**1,211**	**1,299**	**1,387**	**1,475**

Compiled by Newmark

According to the calculations, the memory care segment has current excess demand of 1,035 beds with gross annual growth of 88 beds per year to 2030 excess demand of 1,475 beds.

Skilled Nursing

These calculations are presented as follows for skilled nursing:

Net Demand - Skilled Nursing

	2025		2026		2027		2028		2029		2030	
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Gross SN Demand	1,067	1,340	1,099	1,372	1,131	1,404	1,164	1,437	1,196	1,469	1,228	1,538
SN Supply -	844	844	844	844	844	844	844	844	844	844	844	844
Net SN Demand	223 -	496	255 -	528	287 -	560	320 -	593	352 -	625	384 -	694

Compiled by Newmark

The skilled nursing demand calculation indicates current excess demand from 223 beds to 496 beds which is projected to have a gross growth rate, at a pace of 36 per annum, to a range from 384 beds to 694 beds in five years should there be no other construction in the market.

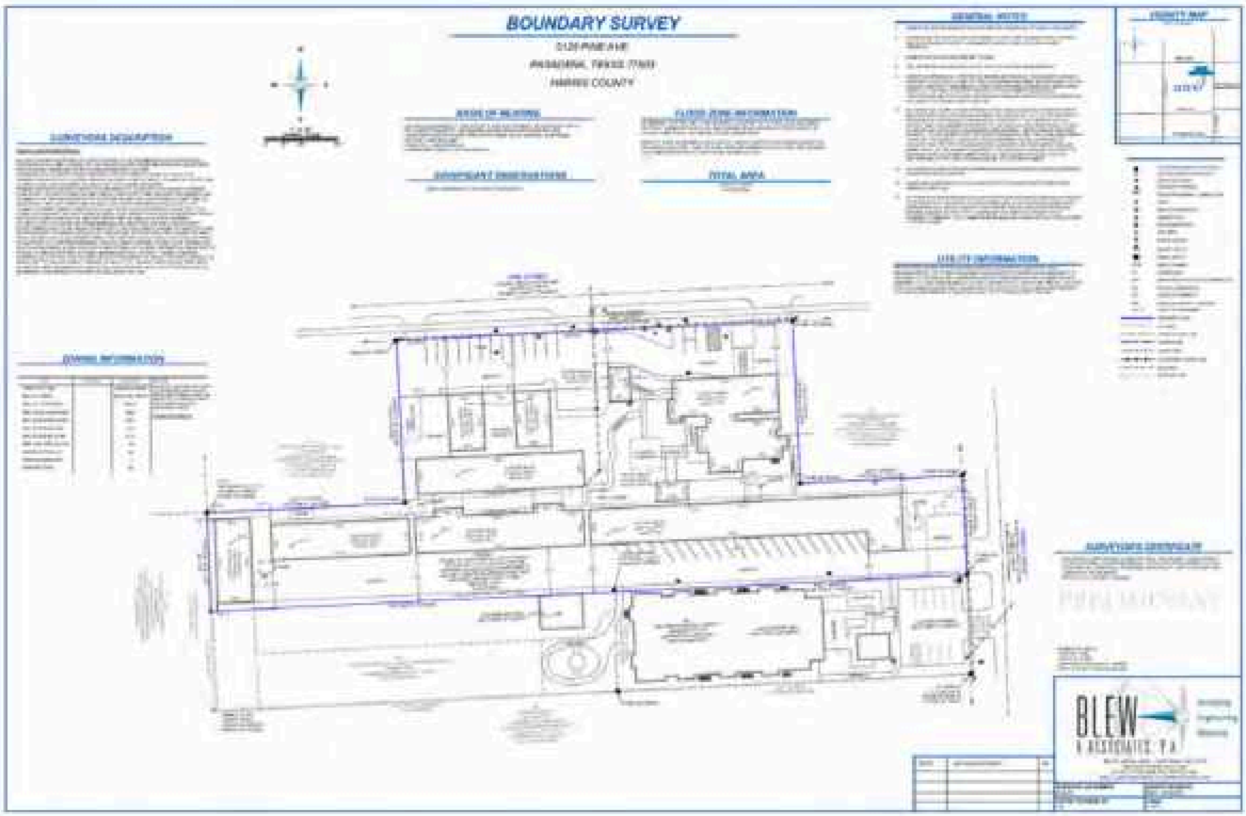
Migration

As the current population is not the only driver of senior living demand, we have also considered the population of adult children within the PMA, as seniors often migrate closer to children when it comes time to enter a community, due to their deteriorate health conditions. This fact is widely recognized by seniors housing operators who indicate that market areas exhibiting a higher concentration of adults between the age of 45 and 65 can generally support a much larger supply of seniors housing than would be shown through analyzing only the percentage of seniors currently residing in the market area. Most operators view migration as wash since residents that leave the PMA are mostly offset by a similar percentage of ones moving to the area. Any negative impact form migration will be offset by the unmet demand in the PMA.

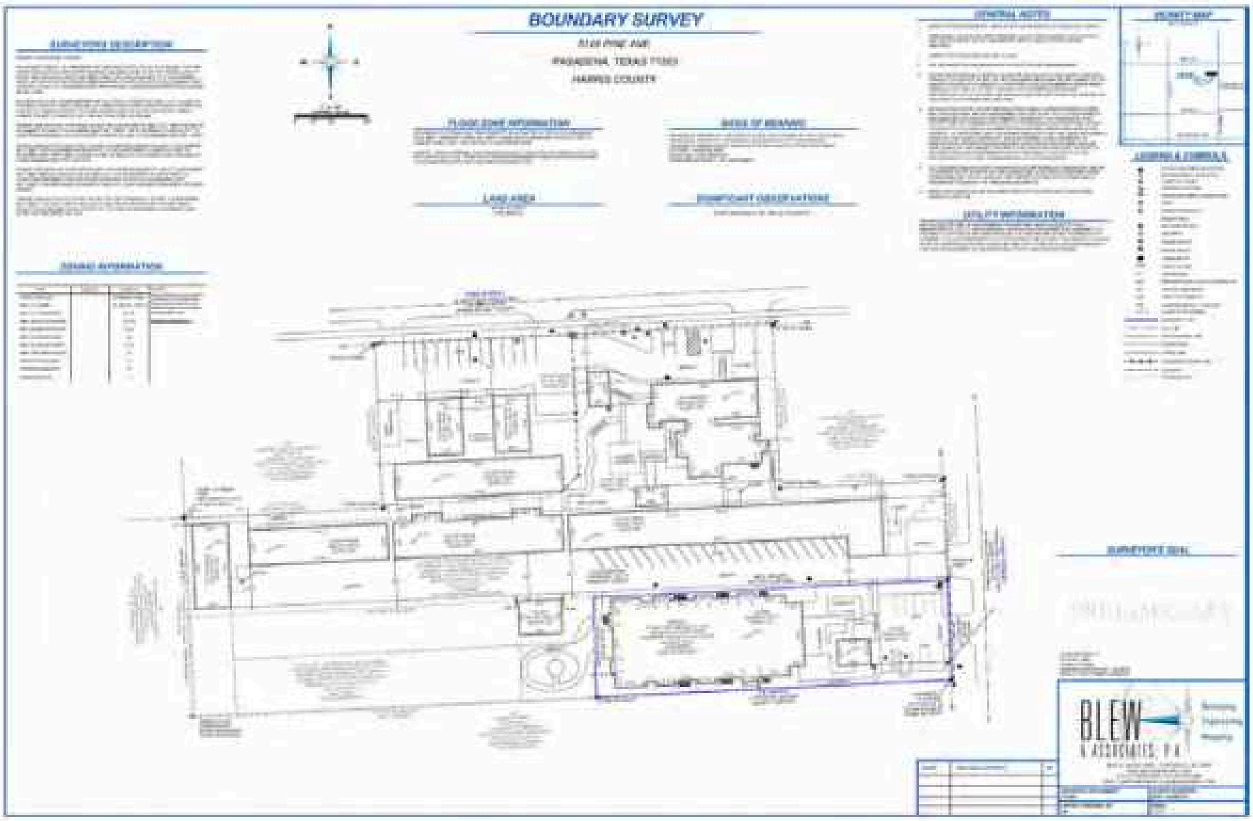
Conclusion

For independent living, assisted living, memory care, and skilled nursing services, the market is generally in equilibrium.

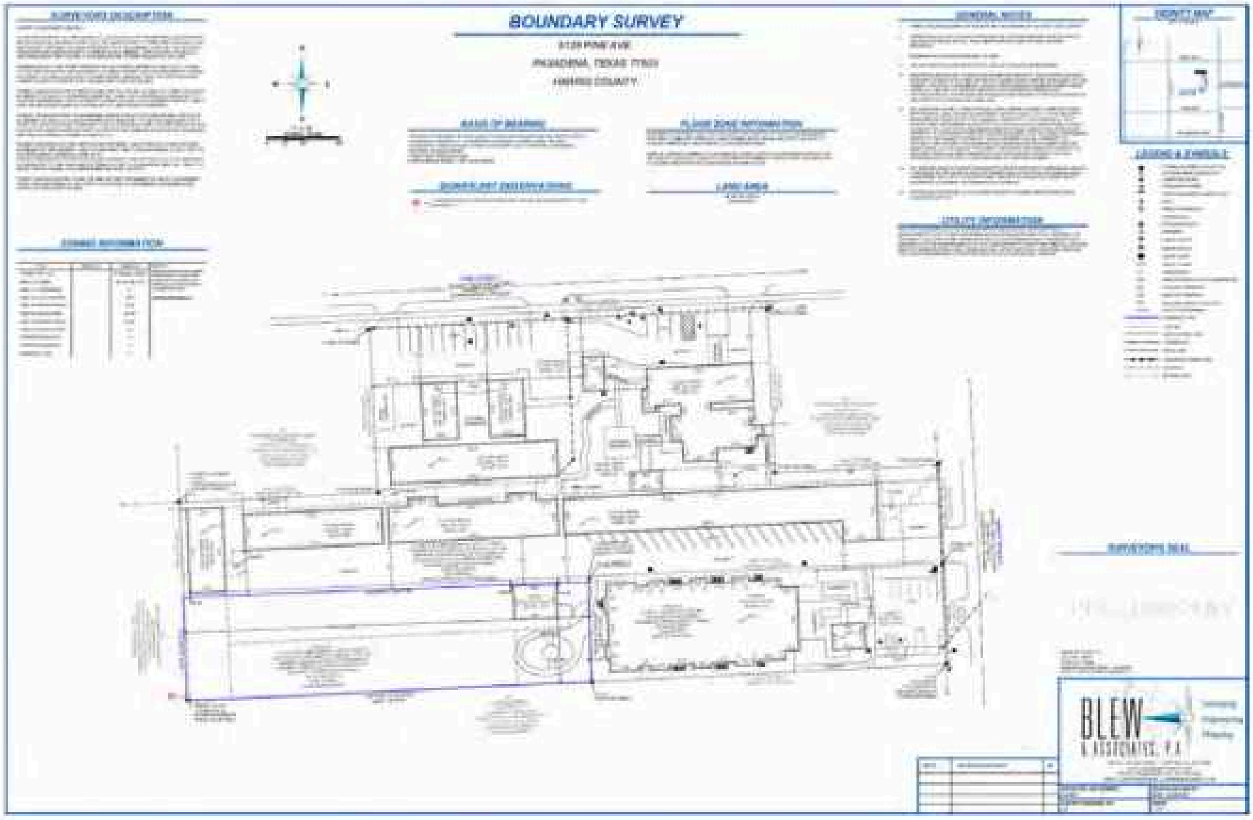
Land and Site Analysis



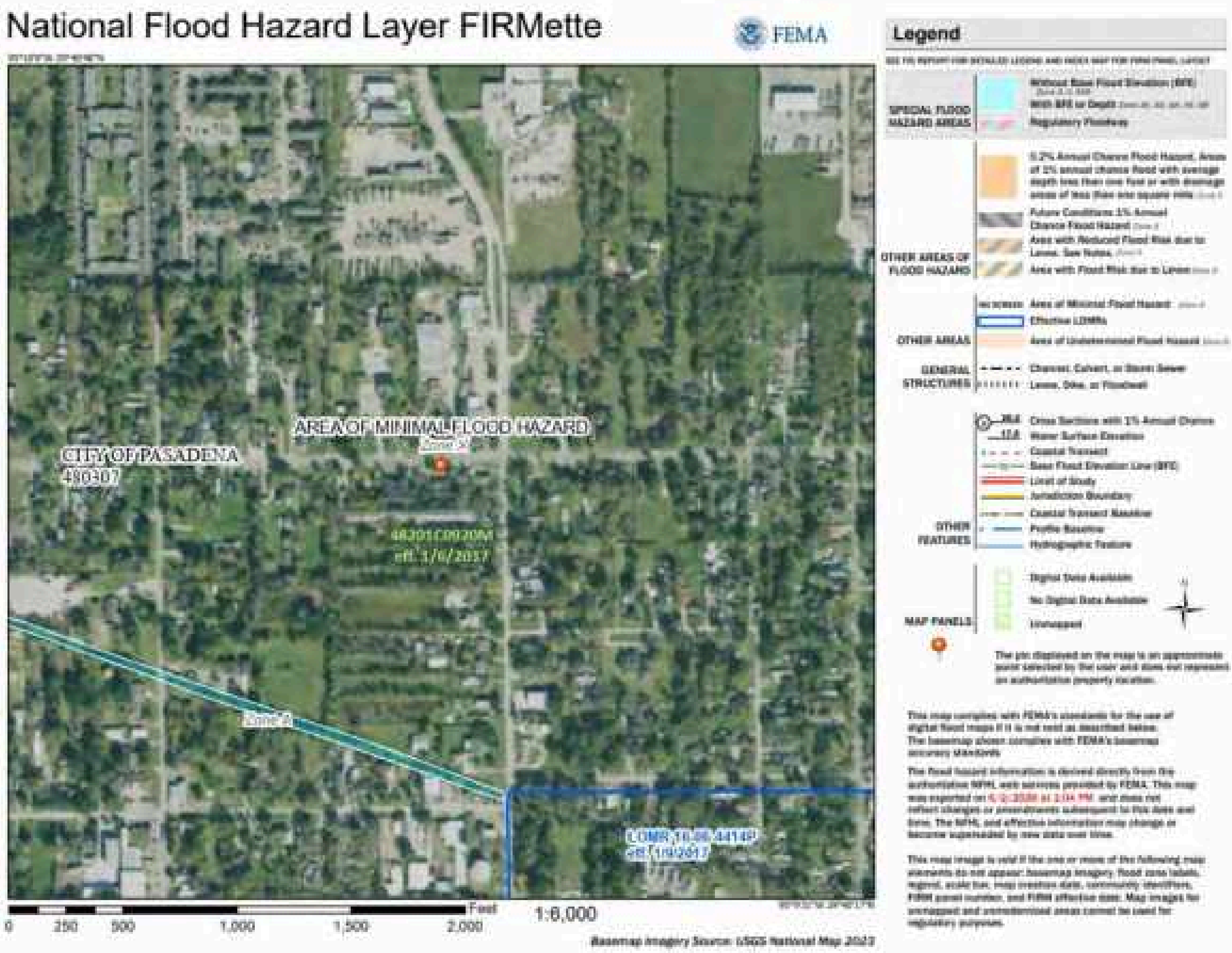
Survey – Northern Tracts



Survey – Southeastern Tract



Survey – Southwestern Tract


National Flood Hazard Layer FIRMette
FEMA
Legend
SPECIAL FLOOD HAZARD AREAS
OTHER AREAS OF FLOOD HAZARD
OTHER AREAS
GENERAL STRUCTURES
OTHER FEATURES
MAP PANELS
AREA OF MINIMAL FLOOD HAZARD
Zone X
CITY OF PASADENA
480307
48201C0920M
eff. 1/6/2017
Zone A
LOMR 16-06-4414P
eff. 1/9/2017
0 250 500 1,000 1,500 2,000
Feet
1:6,000
Basemap Imagery Source: USGS National Map 2023

Flood Map

Land Parcels

Parcel Summary	Associated APN(s)	Classification	Land Area (SF)	Land Area (Acres)
Site	Various	Primary Site 1	148,261	3.4036
Total Gross Land Area			148,261	3.4036
Total Usable Land Area			148,261	3.4036
Total Surplus Land Area			0	0.0000
Total Excess Land Area			0	0.0000

Compiled by Newmark

Land Description

Total Land Area	3.4036 Acres; 148,261 SF
Usable Land Area	3.4036 Acres; 148,261 SF
Excess Land Area	None
Surplus Land Area	None
Source of Land Area	Assessor Records
Location	South side of Pine Avenue, just west of Pansy Street
Site Characteristics	
Primary Street Frontage	Pine Avenue (300 FF)
Traffic Control at Entry	Stop sign
Traffic Flow	Moderate
Accessibility Rating	Average
Visibility Rating	Average
Shape	Irregular
Corner	No
Rail Access	No
Topography	Level
Site Vegetation	Trees, Grass & Shrubs
Easement/Encroachments	None Noted
Environmental Issue	None Noted
Flood Zone Analysis	
Flood Area Panel Number	48201C0920M
Date	1/6/2017
Zone	Zone X
Description	Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level.
Insurance Required?	No
Utilities	
Utility Services	Electricity, gas, sewer, water

Compiled by Newmark

EXCESS OR SURPLUS LAND

No excess or surplus land is noted.

EASEMENTS, ENCROACHMENTS AND RESTRICTIONS

We were not provided a current title report to review. Further, there do not appear to be any easements, encroachments, or restrictions other than those that are typical for the property type. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

ENVIRONMENTAL ISSUES

No environmental issues were observed or reported. Newmark is not qualified to detect the existence of potentially hazardous issues such as soil contaminants, the presence of abandoned underground tanks, or other below-ground sources of potential site contamination. The existence of such substances may affect the value of the property. For this assignment, we have specifically assumed that any hazardous materials that would cause a loss in value do not affect the subject.

CONCLUSION

- The site is improved with an existing assisted living and memory care facility that was originally developed as a multifamily residential project. The apartment-style unit configuration, existing common areas, and supporting infrastructure provide for continued senior housing use.
- The subject benefits from frontage along Pine Avenue with convenient access to major area thoroughfares, including SH 225 and Beltway 8, providing reasonable accessibility for residents, visitors, employees, and service providers.
- The subject's existing improvements, site configuration, and historical use as an assisted living facility are considered consistent with prevailing market demand for senior housing properties. Furthermore, the site size and existing infrastructure are adequate to support the current use and do not present any apparent limitations that would adversely impact the property's utility or marketability.

Zoning and Legal Restrictions

Zoning Summary	
Category	**Description**
Zoning Jurisdiction	City of Pasadena
Zoning Designation	None
Description	N/A
Legally Conforming?	Yes
Zoning Change Likely?	Unlikely
Permitted Uses	All uses are permitted
Other	None noted

Compiled by Newmark

The subject is located in the city of Pasadena, which does not have a formal zoning ordinance.

Improvements Analysis

The subject property consists of an assisted living and memory care facility totaling approximately 76,098 square feet. The improvements were originally constructed between 1968, 1993, and 1998 as a multifamily apartment community and were subsequently converted to assisted living use. The facility contains 74 two-bedroom apartment units, as well as 18 two-bedroom cottage units. The improvements include a main residential building ("The Lodge"), and a dedicated memory care building ("The Cottage"). Additionally, the subject displays administrative offices, dining facilities, activity rooms, a beauty salon, chapel, and other common areas typical of assisted living operations.

The improvements are more fully described in the following table.

Improvements Description						
Component Structures						
Improvements (Structures)	Resident Housing	Resident Housing	Community Building	Office	Chapel	**Subtotal**
General Improvement Type	Seniors Housing	Seniors Housing	Seniors Housing	Seniors Housing	Seniors Housing	
Use Description	Assisted Living	Assisted Living	Assisted Living	Assisted Living	Assisted Living	
No. Buildings	1	1	1	1	1	5
GBA (SF)	58,022	10,582	5,503	973	1,008	76,098
Rentable SF	58,022	10,582	5,503	973	1,008	76,098
Construction Status	Existing, Stabilized Operations	Existing, Stabilized Operations	Existing, Stabilized Operations	Existing, Stabilized Operations	Existing, Stabilized Operations	
Construction Class	D	D	D	D	D	
Quality	Low	Low	Low	Low	Low	
Current Condition	Average	Average	Average	Average	Average	
Age/Life Depreciation Analysis						
Year Built	1968	1998	1993	1998	1998	
Year Renovated	1994 & 2022	N/A	N/A	N/A	N/A	
Actual Age (Yrs.)	58	28	33	28	28	
Economic Life (Yrs.)	50	50	45	45	45	
Effective Age (Yrs.)	25	25	20	20	20	
Remaining Economic Life (Yrs.)	25	25	25	25	25	
Percent Depreciation	50.00%	50.00%	44.44%	44.44%	44.44%	
Floor Area Analysis						
Number of Stories	2	2	1	1	1	1.48
Est. Ground Floor Area (GBA)	29,016	5,291	5,503	973	1,008	41,791
Attributed Site Area (SF)	102,959	18,771	19,503	3,450	3,576	148,261
Site Coverage	28.2%	28.2%	28.2%	28.2%	28.2%	28.2%
Floor Area Ratio (FAR)	0.564	0.564	0.282	0.282	0.282	0.513
Land to Building Ratio	1.77:1	1.77:1	3.55:1	3.55:1	3.55:1	1.95:1
Load Factor	1.000	1.000	1.000	1.000	1.000	1.000
Parking Type	Surface Lot	Surface Lot	Surface Lot	Surface Lot	Surface Lot	
Open Parking Spaces	50					50
Total Parking Spaces	50					50
Parking Ratio Per 1,000 SF NRA	0.86					0.66
Construction Details	**Assisted Living**	**Assisted Living**	**Assisted Living**	**Assisted Living**	**Assisted Living**	
Foundation	Concrete	Concrete	Concrete	Concrete	Concrete	
Basement	None	None	None	None	None	
Structural Frame/Construction Summary	Wood Frame	Wood Frame	Wood Frame	Wood Frame	Wood Frame	
Exterior Walls	Combination of Masonry, Brick and Wood Panels	Combination of Masonry, Brick and Wood Panels	Combination of Masonry, Brick and Wood Panels	Combination of Masonry, Brick and Wood Panels	Combination of Masonry, Brick and Wood Panels	
Windows	Double pane (Low-E) glass with vinyl frames	Double pane (Low-E) glass with vinyl frames	Double pane (Low-E) glass with vinyl frames	Double pane (Low-E) glass with vinyl frames	Double pane (Low-E) glass with vinyl frames	
Roof	Pitched	Pitched	Pitched	Pitched	Pitched	
Interior Finish	Assisted Living	Assisted Living	Assisted Living	Assisted Living	Assisted Living	
Floors	Commercial grade flooring	Commercial grade flooring	Commercial grade flooring	Commercial grade flooring	Commercial grade flooring	
Walls	Textured and painted sheetrock	Textured and painted sheetrock	Textured and painted sheetrock	Textured and painted sheetrock	Textured and painted sheetrock	
Ceilings	Suspended Acoustic Tile	Suspended Acoustic Tile	Suspended Acoustic Tile	Suspended Acoustic Tile	Suspended Acoustic Tile	
Lighting	LED Fixtures	LED Fixtures	LED Fixtures	LED Fixtures	LED Fixtures	
Engineering & Mechanical	**Assisted Living**	**Assisted Living**	**Assisted Living**	**Assisted Living**	**Assisted Living**	
HVAC	Roof Mounted HVAC	Roof Mounted HVAC	Roof Mounted HVAC	Roof Mounted HVAC	Roof Mounted HVAC	
Electrical	Assumed adequate	Assumed adequate	Assumed adequate	Assumed adequate	Assumed adequate	
Plumbing	Assumed adequate	Assumed adequate	Assumed adequate	Assumed adequate	Assumed adequate	
Utility Meters	Individually metered	Individually metered	Individually metered	Individually metered	Individually metered	
Elevators	1	0	0	0	0	
Rest Rooms	Assumed adequate	Assumed adequate	Assumed adequate	Assumed adequate	Assumed adequate	
Fire Sprinklers	Wet	Wet	Wet	Wet	Wet	
Improvement Features and Amenities	Assisted Living	Assisted Living	Assisted Living	Assisted Living	Assisted Living	
Property Amenities	Wheelchair accessible	Wheelchair accessible	Wheelchair accessible	Wheelchair accessible	Wheelchair accessible	
Site Features	Concrete paving, perimeter fencing and landscaping	Concrete paving, perimeter fencing and landscaping	Concrete paving, perimeter fencing and landscaping	Concrete paving, perimeter fencing and landscaping	Concrete paving, perimeter fencing and landscaping	

Compiled by Newmark

SPACE TYPE/CLASSIFICATION

Improvements Summary				
Building Summary	Property Type	No. Buildings	GBA (SF)	Rentable SF
Resident Housing	Seniors Housing-Assisted Living	1	58,032	58,032
Resident Housing	Seniors Housing-Assisted Living	1	10,582	10,582
Community Building	Seniors Housing-Assisted Living	1	5,503	5,503
Office	Seniors Housing-Assisted Living	1	973	973
Chapel	Seniors Housing-Assisted Living	1	1,008	1,008
Property Type Subtotals				
Seniors Housing-Assisted Living		5	76,098	76,098
Improvements Total		**5**	**76,098**	**76,098**

Compiled by Newmark

PROPERTY CONDITION

Recent Renovations

Public records indicate that the subject was renovated in 2022. However, no details regarding the renovation were provided to the appraiser.

Deferred Maintenance

Our observation of the property indicated no significant items of deferred maintenance.

OTHER PROPERTY CONSIDERATIONS

Functional Utility

Based on our inspection and consideration of its current and future use, there do not appear to be any significant items of functional obsolescence.

Environmental Assessment

Although requested, we were not provided a Phase I Environmental Assessment. We did not observe any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. However, it is noted that we did not search for such materials and are not qualified to detect such materials. The existence of said hazardous materials (if any) may have an effect on the value of the property. Therefore, for the purpose of this appraisal, we have specifically assumed that the property is not affected by any hazardous materials that may be present on or in the improvements. We strongly recommend that a qualified environmental engineering firm be retained by the Client prior to making a business decision.

Personal Property

No personal property items were observed that would have any material contribution to market value.

CONCLUSION

- The improvements are of low to average quality construction and are in average condition.
- The improvements are considered to be functional for the existing use.
- Overall, the improvements are well suited for the existing use.
- Overall, the quality, condition, and functional utility of the improvements are rated as below average for their age and location.

Real Estate Taxes

Taxes and Assessments									
Tax Year 2025	Assessor's Market Value				Tax Rates	Taxes and Assessments			
Tax ID	Land	Improvements	Total	Assessment Ratio	Land & Improvements	Ad Valorem Taxes	Direct Assessment	Total	
612060120010	$524,700	$2,909,677	$3,434,377	100.0%	2.4213%	$83,158	$0	$83,158	
612060120011	$156,870	$792,259	$949,129	100.0%	2.4213%	$22,982	$0	$22,982	
612060120003	$54,450	$0	$54,450	100.0%	2.4213%	$1,318	$0	$1,318	
612060120017	$166,320	$75,147	$241,467	100.0%	2.4213%	$5,847	$0	$5,847	
	$902,340	$3,777,083	$4,679,423	100.0%	2.4213%	$113,304	$0	$113,304	

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Under The Texas Property Tax Code, assessed value is intended to represent 100% of market value via the use of all three approaches to value. However, equal and uniform regulations make this difficult. Additionally, Texas is a non-disclosure state and the sales price is not on any public document and does not have to be divulged. Finally, the owners of the subject property have the ability to protest the subject's valuation in any given tax year regardless of whether or not there is an increase.

Notifications of assessed value as of January 1st are mailed in March and April and the Appraisal District has to be notified of a value protest by May 15th. Tax rates, set by the individual taxing authorities, are not determined until November of that year.

TAX COMPARABLES

Tax Comparables				
Tax Year 2025	1	3	4	Subject (Actual)
Property Name	Silverado Hermann Park Memory Care Community	2000 Beaumont Boulevard	11395 Richmond	5128 Pine Avenue
City, County, State	Houston, Harris County, Texas	Baytown, Harris County, Texas	Houston, Harris County, Texas	Pasadena, Harris, TX
Year Built	1963 & 2012 / 2017	1966 / 2008	1998 / 2016	1968
Improvements SF	45,268	24,463	28,060	76,098
Total Assessed Value	$7,137,860	$1,068,769	$2,700,000	$4,679,423
Assessed Value/SF	$157.68	$43.69	$96.22	$61.49

Compiled by Newmark

SUBJECT TAX CONCLUSION

Ad Valorem Tax Analysis				
	Comparable Data		Subject History	Conclusion
	Range	Average	2025	
Total Assessed Value			$4,679,423	$4,679,423
Total Assessed Value/SF	$43.69 - $157.68	$99.20	$61.49	$61.49
Tax Rate			2.42133%	2.4213%
Ad Valorem Taxes			$113,304	$113,304
Direct Assessments			$0	$0
Actual / Pro Forma Taxes			$113,304	$113,304
Reported Tax Delinquencies			None	None
Tax Exemptions or Abatements			None	None

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Tax assessments for comparable properties range from $43.69 - $157.68 per square foot. The subject's 2025 total assessed value of $61.49 per square foot is below the indicated average, but within range. Therefore, is considered reasonable to use for our analysis herein.

Highest and Best Use

AS VACANT

The site is located in the city of Pasadena, which does not have a formal zoning ordinance. Based on available data and analysis, no other legal restrictions such as easements or deed covenants are present which would impair the utility of the site.

The subject site contains 148,261 square feet (3.404 acres), has favorable topography, adequate access, and all necessary utilities to support the range of legally permissible uses. No significant physical limitations were noted. In total, the site is physically capable of supporting the legally permissible uses.

Of the legally permissible and physically possible uses, only multifamily is considered to be reasonably probable. As presented in the Market Analysis section of this report, the subject submarket is supportive of this potential use.

Given the underlying market conditions and activity, it appears that a multifamily development would have a sufficient degree of feasibility.

AS IMPROVED

The existing seniors housing improvements are legally conforming. There are no known legal restrictions to the continued use of the improvements as they were designed. As previously discussed, the improvements are rated as low for their age and location. The improvements conform to the expectations of the market. Based on our analysis and review, the improvements do not appear to suffer from significant functional obsolescence. Therefore, continuation of the existing seniors housing property use is reasonably probable and appropriate.

Although the subject is currently vacant, the existing improvements have historically been utilized as an assisted living and memory care facility and remain generally suited for that use. As demonstrated by the sales comparison approach, market participants continue to acquire vacant senior housing properties, indicating ongoing demand for this property type. Furthermore, the concluded value of the property as improved exceeds the value of the underlying land, indicating that retention of the existing improvements is financially preferable to demolition and redevelopment. Accordingly, continued use of the property as an assisted living facility is considered financially feasible.

The existing seniors housing improvements are legally permissible, physically possible, and financially feasible. The concluded value as though improved exceeds the value of the underlying land and removal of the improvements for redevelopment or substantial conversion to an alternative use is not indicated based on current neighborhood trends. Given no alternatives, the highest and best use of the subject as improved is the existing seniors housing property use. Market and economic conditions are supportive of this continued use. The most likely buyer would be an owner-user, regional senior housing operator, or private investment group specializing in healthcare and senior housing properties.

Appraisal Methodology

COST APPROACH

The cost approach is based on the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when it is improved with relatively unique or specialized improvements for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the property units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value.

INCOME CAPITALIZATION APPROACH

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

Application of Approaches to Value

Approach	Comments
Cost Approach	The Cost Approach is applicable and is utilized in this appraisal.
Sales Comparison Approach	The Sales Comparison Approach is applicable and is utilized in this appraisal.
Income Capitalization Approach	The Income Capitalization Approach is not applicable and is not utilized in this appraisal.

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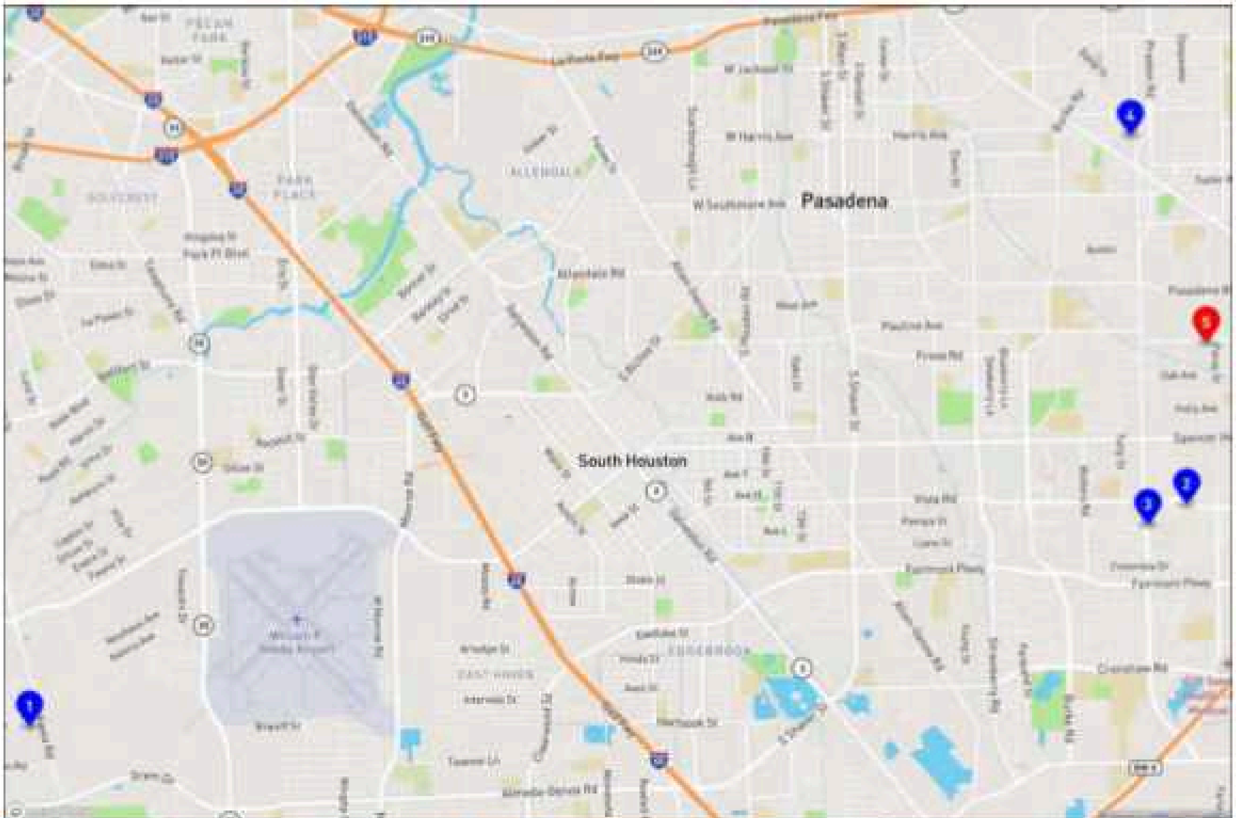
The income capitalization approach was not used because the subject is not viewed as an income producing property and this approach does not reflect market behavior for this property type. The exclusion of this approach is not considered to impact the reliability of the appraisal.

Land Valuation

Land value can be developed from a number of different methodologies. In this case, we have employed the sales comparison as sufficient comparable data exists from which to derive a reliable indication of value. Based on a review of market activity, the appropriate unit of comparison is Price Per Usable Land SF.



Land Comparables Map

Comparable Land Sales Summary	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	5128 Pine Avenue	10010 Mykawa Road	Southeast Corner Lily Street and Vista Road	3606 Preston Road	West side of Preston Avenue
City, State	Pasadena, TX	Houston, TX	Pasadena, TX	Pasadena, TX	Pasadena, TX
Useable Acres	3.40 Acres	5.79 Acres	5.66 Acres	1.23 Acres	8.06 Acres
Useable Land SF	148,261 SF	252,387 SF	246,589 SF	53,579 SF	351,002 SF
Shape/Topography	Irregular/Level	Rectangular/Level	Generally rectangular/Generally level	Rectangular/Generally level	Irregular/Generally level
Utilities Available	Electricity, gas, sewer, water	Electricity, Sewer, Water	Electricity, Sewer, Water	Electricity, Sewer, Water	Electricity, Sewer, Water
Transaction Type		Closed	Closed	Closed	Listing
Buyer		Thomas Edmond	THE HUGHEN CENTER INC	JACKELINE GONZALEZ ATTY AT LAW PLLC	Listing
Seller		Mykawa Property Group, LLC	ESTATE OF SOUHEIL S HADDAD	JD Real Estate LLC	Listing
Interest Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Date		Mar-24	May-24	Jul-25	Jun-26
Price		$1,500,000	$1,700,000	$305,000	$3,506,580
Adj. Sale Price		$1,500,000	$1,700,000	$305,000	$3,506,580
Price Per Usable Land SF		$5.94	$6.89	$5.69	$9.99
Price per Front Foot		$5,455	N/Ap	N/Ap	N/Ap

Compiled by Newmark

ANALYSIS OF LAND COMPARABLES

Comparable One

Sale Comparable One represents the March 2024 sale of 5.794 acres of land located at 10010 Mykawa Road, Houston, Texas. This property is located at the southwest corner of Mykawa Road and Madden Land. This property is rectangular in shape, has access to all public utilities, and is not located within a flood hazard area.

No transaction adjustments were warranted.

An upward adjustment was applied for size due to economies of scale. An upward adjustment was applied for shape due to its inferior shape, which might limit future development. Combining transaction and physical adjustments, an overall net upward adjustment is indicated resulting in a price per usable land SF indication of $6.53.

Comparable Two

Sale Comparable Two represents the May 2024 sale of 5.661 acres of land located at Southeast Corner Lily Street and Vista Road, Pasadena, Texas. The property is located on the Southeast Corner Lily Street and Vista Road. The site is generally rectangular in shape, and generally level in topography. The site is outside of the floodplain.

No transaction adjustments were warranted.

An upward adjustment was applied for size due to economies of scale. Combining transaction and physical adjustments, an overall net upward adjustment is indicated resulting in a price per usable land SF indication of $7.23.

Comparable Three

Sale Comparable Three represents the July 2025 sale of 1.230 acres of land located at 3606 Preston Road, Pasadena, Texas. Property is located on the east side of Preston Road, just south of Vista Road. The site is rectangular in shape, with generally level topography and is outside the floodplain.

No transaction adjustments were warranted.

A downward adjustment was applied for size due to economies of scale. Combining transaction and physical adjustments, an overall net downward adjustment is indicated resulting in a price per usable land SF indication of $5.41.

Comparable Four

Sale Comparable Four represents the June 2026 listing of 8.058 acres of land located at West side of Preston Avenue, Pasadena, Texas. Property is located on the west side of Preston Avenue, just north of Red Bluff Road. The site is irregular in shape, with generally level topography and outside the floodplain.

A downward adjustment was applied for conditions of sale due to the fact that this is an active listing to account for negotiations in the sales price.

A downward adjustment was applied for location due to its superior commercial and residential surrounding development. An upward adjustment was applied for size due to economies of scale. Combining transaction and physical adjustments, an overall net downward adjustment is indicated resulting in a price per usable land SF indication of $8.54.

Summary of Adjustments / Adjustment Grid

Based on our comparative analysis, the following table summarizes the adjustments warranted to each land sale.

Comparable Land Sales Adjustment Grid	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	5128 Pine Avenue	10010 Mykawa Road	Southeast Corner Lily Street and Vista Road	3606 Preston Road	West side of Preston Avenue
City, State	Pasadena, TX	Houston, TX	Pasadena, TX	Pasadena, TX	Pasadena, TX
Usable Land Area (Acres)	3.40 Acres	5.79 Acres	5.66 Acres	1.23 Acres	8.06 Acres
Usable Land Area (SF)	148,261 SF	252,387 SF	246,589 SF	53,579 SF	351,002 SF
Transaction Type	--	Closed	Closed	Closed	Listing
Transaction Date	--	Mar-24	May-24	Jul-25	Jun-26
Price Per Usable Land SF		$5.94	$6.89	$5.69	$9.99
Transaction Adjustments					
Property Rights		0%	0%	0%	0%
Financing		0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	-10%
Market Conditions (Time)		0%	0%	0%	0%
Subtotal (adjustments are multiplied)		0%	0%	0%	-10.0%
Transaction Adjusted Price Per Usable Land SF		$5.94	$6.89	$5.69	$8.99
Physical Adjustments					
Location		0%	0%	0%	-10%
Size		5%	5%	-5%	5%
Shape		5%	0%	0%	0%
Topography		0%	0%	0%	0%
Utilities		0%	0%	0%	0%
Subtotal (adjustments are summed)		10%	5%	-5%	-5%
Gross Adjustment		10%	5%	5%	25%
Overall Adjustment		10.0%	5.0%	-5.0%	-14.5%
Indicated Price Per Usable Land SF		**$6.53**	**$7.23**	**$5.41**	**$8.54**

Compiled by Newmark

LAND VALUE CONCLUSION

- Prior to adjustments, the sales reflect a range of $5.69 to $9.99 per usable land sf.
- After adjustment, the range is narrowed to $5.41 to $8.54 per usable land sf, with an average of $6.93 per usable land sf.
- Primary weight was placed on Comparables 2 and 3 as they have the least amount of gross adjustments. Secondary weight was placed on Comparables 1 and 4.

Land Value Conclusion		
Useable Land SF		148,261
Comparable Sales Indications	**Range**	**Average**
Unadjusted Price Per Usable Land SF	$5.69 - $9.99	$7.13
Adjusted Price Per Usable Land SF	$5.41 - $8.54	$6.93
Reconciled Value Per Usable Land SF		$6.50
Total Indicated Value		$963,697
	Rounded	$960,000

Compiled by Newmark

Cost Approach

REPLACEMENT COST NEW

In estimating the replacement cost new for the subject, the following methods/data sources have been utilized, if available:

- Marshall Valuation Service (MVS) cost guide, published by Marshall and Swift, LLC; a nationally recognized publication containing construction costs.
- Actual/budget construction cost figures available for comparable properties; and
- The subject's actual construction costs (if available).

MVS Conclusion

Building and Site Improvements - Cost Summary

Improvements (Structures)		Site Improvements	Resident Housing	Resident Housing	Community Building	Office	Chapel	Subtotal
MVS Improvement Type			Seniors Housing - Assisted Living	Seniors Housing - Assisted Living	Seniors Housing - Assisted Living	Seniors Housing - Assisted Living	Seniors Housing - Assisted Living	
Construction Class			D	D	D	D	D	
Quality			Low	Low	Low	Low	Low	
MVS Section			12	12	11	15	16	
MVS Page			16	16	30	17	10	
Source Date			Jun 26	Jun 26	Jun 26	Jun 26	Jun 26	
Base Cost PSF			$58.64	$90.00	$93.50	$95.00	$97.00	
Subtotal Base Cost PSF			$58.64	$90.00	$93.50	$95.00	$97.00	
Height & Size Refinements								
# of Stories Multiplier			1.000	1.000	1.000	1.000	1.000	
Ceiling Height Multiplier			1.000	1.000	1.000	1.000	1.000	
Perimeter Multiplier			1.000	1.000	1.000	1.000	1.000	
Refined Base Cost PSF			$58.64	$90.00	$93.50	$95.00	$97.00	
Final Calculations								
Current Cost Multiplier			1.040	1.040	1.000	1.020	1.030	
Local Area Multiplier			0.920	0.920	0.920	0.920	0.920	
Other Multiplier (Site Congestion, etc.)			1.000	1.000	1.000	1.000	1.000	
Building Cost PSF		$1.70	$56.11	$86.11	$86.02	$89.15	$91.92	
x Structure Size (SF GBA per building)		75,896	89,062	10,582	5,558	973	1,008	
Direct Cost per Building		$129,168	$4,997,253	$911,237	$478,102	$86,741	$92,653	
x Number of Buildings		1	1	1	1	1	1	
Total Direct Cost of Buildings		$129,168	$4,997,253	$911,237	$478,102	$86,741	$92,653	$6,695,152
+ Indirect Costs @	10.00%	$12,917	$499,724	$91,124	$47,810	$8,674	$9,265	$669,515
MVS Indicated Cost New Before Profit		$142,085	$5,496,977	$1,002,361	$525,912	$95,415	$101,918	$7,364,667

Compiled by Newmark

Site Improvements - Cost New

Item	Unit	Measure	Cost/Unit	Cost New	Current Mult.	Local Mult.	Adj. Cost New
Surface Parking	Spaces	50	$2,200	$110,000	1.040	0.920	$105,248
Landscaping & Irrigation	Lump Sum	1	$25,000	$25,000	1.040	0.920	$23,920
Totals				$135,000			$129,168

Compiled by Newmark

Entrepreneurial Profit

- Entrepreneurial profit is generally associated with the compensation required by a developer for undertaking the risks associated with the development, construction, and stabilization of a property. As the subject represents an existing facility rather than a proposed development, and given the age of the improvements and current vacant status of the property, no separate allowance for entrepreneurial profit has been included in the cost approach. Accordingly, an allowance of 0.00% of total direct and indirect costs is considered appropriate.

Entrepreneurial Profit								
Building and Site Improvements		Site Improvements	Resident Housing	Resident Housing	Community Building	Office	Chapel	Subtotal
Reconciled Cost New Before Profit		$142,895	$5,496,977	$1,802,361	$525,912	$95,415	$101,918	$7,364,667
Entrepreneurial Profit @	0.00%	$0	$0	$0	$0	$0	$0	$0
Replacement Cost New (RCN)		$142,895	$5,496,977	$1,802,361	$525,912	$95,415	$101,918	$7,364,667

Compiled by Newmark

DEPRECIATION

- Physical deterioration, both curable and incurable;
- Functional obsolescence, both curable and incurable; and
- External obsolescence.

Physical Deterioration

- The subject has no observed major deferred maintenance.

Functional Obsolescence

- Based on observation of the improvements, no forms of functional obsolescence were noted.

External Obsolescence

- No external obsolescence was noted.

Depreciated Replacement Cost

The calculation of depreciated replacement cost is shown as follows.

Depreciated Replacement Cost							
Building and Site Improvements	Site Improvements	Resident Housing	Resident Housing	Community Building	Office	Chapel	Subtotal
Replacement Cost New	$142,895	$5,496,977	$1,802,361	$525,912	$95,415	$101,918	$7,364,667
Less: Age/Life Depreciation	$45,000	$2,748,488	$901,180	$233,739	$42,407	$45,297	$3,626,191
Adjusted RCN	$97,895	$2,748,488	$901,180	$292,173	$53,008	$56,621	$3,738,477
Less: Functional Obsolescence	$0	$0	$0	$0	$0	$0	$0
Adjusted RCN	$97,895	$2,748,488	$901,180	$292,173	$53,008	$56,621	$3,738,477
Less: External Obsolescence	$0	$0	$0	$0	$0	$0	$0
Depreciated Replacement Cost	$97,895	$2,748,488	$901,180	$292,173	$53,008	$56,621	$3,738,477
$ PSF	$1.14	$47.36	$47.36	$53.89	$54.48	$56.17	$49.13

Compiled by Newmark

COST APPROACH CONCLUSION

Cost Approach Conclusions	
As Is	**Value Indication**
Depreciated Replacement Cost of Building and Site Improvements	$3,738,477
Land Value	$960,000
As Is Value	$4,698,477
Rounded	**$4,700,000**

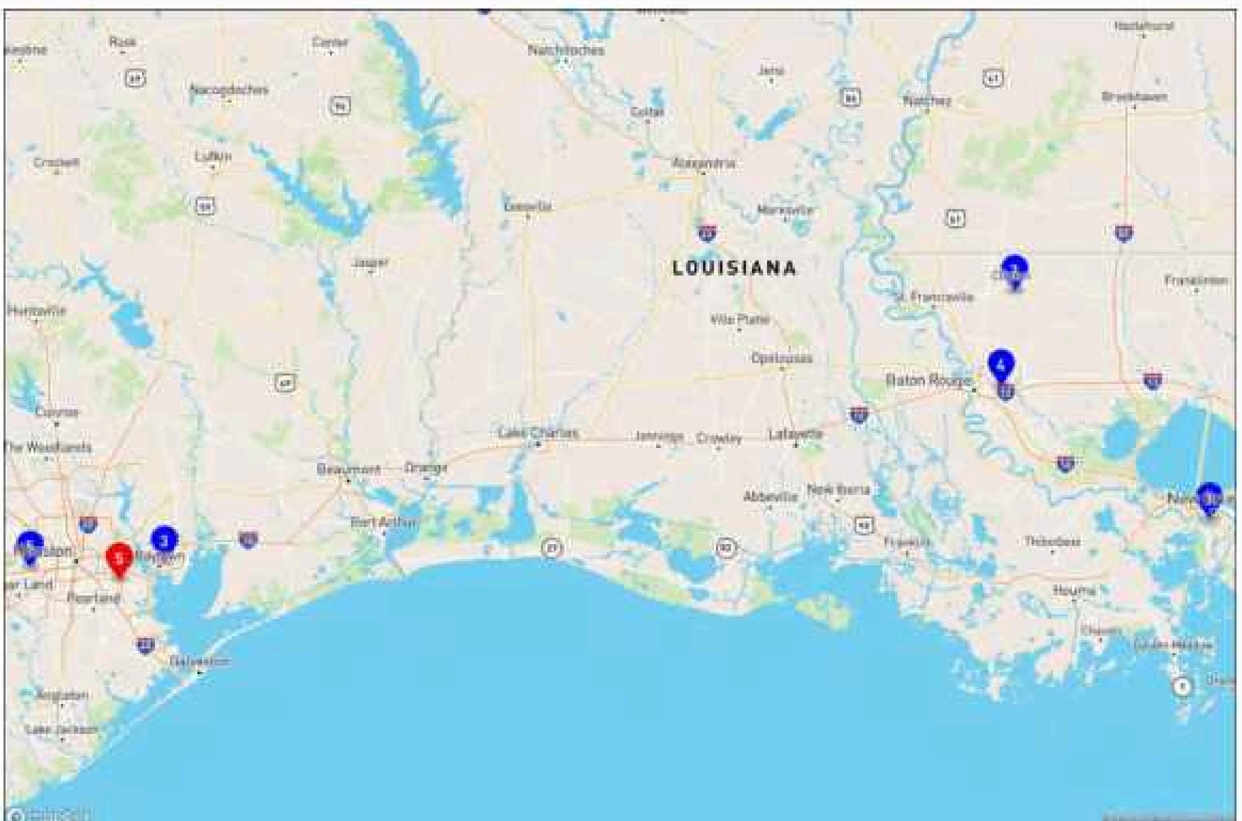
Compiled by Newmark

Sales Comparison Approach

The sales comparison approach value is derived by analyzing closed sales, listings, or pending sales of properties that are similar to the subject. The sales comparison approach includes the following steps.

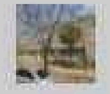
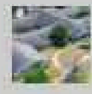
- Research and verify information on properties in the competitive market that are similar to the subject and that have recently sold, are listed for sale, or are under contract.
- Select the most relevant units of comparison in the market and develop a comparative analysis.
- Examine and quantify via adjustments differences between the comparable sales and the subject property using all appropriate elements of comparison.
- Reconcile the various value indications to a value bracket and then a single value indication.

The unit of comparison applied in this sales comparison analysis is price per square foot as it mirrors the primary comparison method used by market participants.



Comparable Map

Comparable Sales Summary

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
						
Property Name	5128 Pine Avenue	1101 Aline Street - "Mother House" Laurel Senior Living	FORMER GRACE NURSING HOME	Vacant Senior Living Facility	Former Care Center Nursing	Colonial Oaks at Westchase
Address	5128 Pine Avenue	1101 Aline Street	9725 Grace Lane	2000 Beaumont Road	11188 Florida Boulevard	11395 Richmond Avenue
City, State	Pasadena, TX	New Orleans, LA	Clinton, LA	Baytown, TX	Baton Rouge, LA	Houston, TX
Land Size	3.40 Acres	1.05 Acres	5.00 Acres	0.00 Acres	1.77 Acres	4.00 Acres
Rentable Area (SF)	76,098 SF	84,137 SF	32,000 SF	24,463 SF	27,017 SF	28,060 SF
Year Built (Renovated)	1968, 1993 & 1998 / 2022	1950 (2023)	1972	1966	1965	1998
Occupancy/Owner Occ.		0%	0%	0%	0%	0%
Construction	D	Masonry	Wood frame	Wood frame	Wood frame	Wood
Condition	Average	Good	Average	Average	Average	Average
Buyer	–	1101 Aline St. LLC	Harmony Behavioral Health Services, LLC (Collis Te	Halyard Capital Group LLC	Stoa RE, LLC (James Clancy)	11395 Richmond Avenue LLC
Seller	–	Homelife in the Gardens LLC	Grace Clinton Property, LLC (Martin M. Scott)	Sabra Texas Holdings Lp	Florida Boulevard Property Company, LLC	11395 Richmond Avenue Holdings Limited Partnership
Interest Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Transaction Status	–	Closed	Closed	Closed	Closed	Closed
Transaction Date	–	Jul-21	Feb-23	May-23	Jul-23	Sep-24
Price	–	$10,400,000	$1,600,000	$775,000	$2,000,000	$2,835,000
Operating Status at Sale		Vacant	Vacant	Vacant	Vacant	Vacant
Price per SF	–	$123.61	$50.00	$31.68	$74.03	$101.03

Compiled by Newmark

ANALYSIS OF IMPROVED COMPARABLE DATA

The appraisers searched the subject's market area for comparable sales, listings and pending sales for the analysis. The search focused on properties with 10,000-100,000 square feet, constructed in the period from 1960 – 2025 and located within the same market area. Due to the dearth of comparables and the lack of listings/pending sales deemed sufficiently comparable in the immediate market area, the appraiser expanded the search to the include other areas of Texas and Louisiana.

Comparable One

Sale Comparable One represents the July 2021 sale of an 84,137 square foot assisted property located at 1101 Aline Street, New Orleans, Louisiana. The comparable is a Class A 84,137 SF assisted living located at 1101 Aline Street New Orleans, LA. The Property was built in 1950. The property was delivered vacant and the buyer intended on renovating the property and return the use as an upgraded assisted living facility.

An upward adjustment for market conditions (time) is applicable due to increasing value trends in the local market. Recent listing and closed transaction data indicates net price appreciation has occurred since July, 2021.

We have applied an upward adjustment to this comparable for location due to its inferior market and submarket area. We have applied a downward adjustment for features/amenities due to its superior amenities. With regard to quality, a downward adjustment was deemed appropriate. This is due to its superior construction quality. Net downward property adjustments were indicated. Combining transaction and property adjustments, results in a price per SF indication of $90.85.

Comparable Two

Sale Comparable Two represents the February 2023 sale of a 32,000 square foot assisted property located at 9725 Grace Lane, Clinton, Louisiana. There was no operating license or CON in place. Operating license and reimbursement agreements were transferred to a new facility. At the time of sale. The property was vacant at sale. It was acquired for conversion to a mental health facility.

An upward adjustment for market conditions (time) is applicable due to increasing value trends in the local market. Recent listing and closed transaction data indicates net price appreciation has occurred since February, 2023.

We have applied an upward adjustment to this comparable for location due to its inferior market and submarket area. A downward adjustment was warranted for size due to economies of scale. This comparable required an upward adjustment for age/condition due to its inferior overall condition. We have applied an upward adjustment for features/amenities due to its inferior amentities. Net upward property adjustments were indicated. Combining transaction and property adjustments, results in a price per SF indication of $61.80.

Comparable Three

Sale Comparable Three represents the May 2023 sale of a 24,463 square foot assisted property located at 2000 Beaumont Road, Baytown, Texas. Property is located on the east side of Beaumont Road, just north of Knowlton Road. The property is a former assisted living facility with common areas, private offices, and courtyard area.

An upward adjustment for market conditions (time) is applicable due to increasing value trends in the local market. Recent listing and closed transaction data indicates net price appreciation has occurred since May, 2023.

We have applied an upward adjustment to this comparable for location due to its inferior submarket area. A downward adjustment was warranted for size due to economies of scale. This comparable required an upward adjustment for age/condition due to its inferior overall condition. We have applied an upward adjustment for features/amenities due to its inferior amentities. Net upward property adjustments were indicated. Combining transaction and property adjustments, results in a price per SF indication of $44.05.

Comparable Four

Sale Comparable Four represents the July 2023 sale of a 27,017 square foot assisted property located at 11188 Florida Boulevard, Baton Rouge, Louisiana. There was no operating license or

CON in place. Operating license and reimbursement agreements were transferred to a new facility. At the time of sale. The property was vacant at sale.

An upward adjustment for market conditions (time) is applicable due to increasing value trends in the local market. Recent listing and closed transaction data indicates net price appreciation has occurred since July, 2023.

We have applied a downward adjustment to this comparable for location due to its superior commercial and residential surrounding development. A downward adjustment was warranted for size due to economies of scale. This comparable required an upward adjustment for age/condition due to its inferior overall condition. No net property adjustment was indicated. Combining transaction and property adjustments, results in a price per SF indication of $76.25.

Comparable Five

Sale Comparable Five represents the September 2024 sale of a 28,060 square foot assisted property located at 11395 Richmond Avenue, Houston, Texas. This sale is of a 1-story, 28,060 square foot building located at 11395 Richmond Avenue in Houston, TX. The building was built in 1998 and was formerly an assisted living facility. At the time of sale, the property was 100% vacant. The property was listed by Marcus and Millichap. The property sold $2,835,000 ($101.03 PSF).

An upward adjustment for market conditions (time) is applicable due to increasing value trends in the local market. Recent listing and closed transaction data indicates net price appreciation has occurred since September, 2024.

We have applied a downward adjustment to this comparable for location due to its superior submarket area and surrounding commercial and residential development. A downward adjustment was warranted for size due to economies of scale. This comparable required an upward adjustment for age/condition due to its inferior overall condition. Net downward property adjustments were indicated. Combining transaction and property adjustments, results in a price per SF indication of $72.14.

Summary of Adjustments / Adjustment Grid

Based on our comparative analysis, the following table summarizes the adjustments warranted to each comparable.

Comparable Sales Adjustment Grid

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Property Name	5128 Pine Avenue	1101 Aline Street - "Mother House" Laurel Senior Living	FORMER GRACE NURSING HOME	Vacant Senior Living Facility	Former Care Center Nursing	Colonial Oaks at Westchase
Address	5128 Pine Avenue	1101 Aline Street	9725 Grace Lane	2000 Beaumont Road	11188 Florida Boulevard	11395 Richmond Avenue
City	Pasadena, TX	New Orleans, LA	Clinton, LA	Baytown, TX	Baton Rouge, LA	Houston, TX
Land Size	3.40 Acres	1.05 Acres	5.00 Acres	0.00 Acres	1.77 Acres	4.00 Acres
Rentable Area (SF)	76,098 SF	84,137 SF	32,000 SF	24,463 SF	27,017 SF	28,060 SF
Year Built (Renovated)	1968, 1993 & 1998 / 2022	1950 (2023)	1972	1966	1965	1998
Transaction Type	–	Closed	Closed	Closed	Closed	Closed
Transaction Date	–	Jul-21	Feb-23	May-23	Jul-23	Sep-24
Actual Sale Price	–	$10,400,000	$1,600,000	$775,000	$2,000,000	$2,835,000
Price per SF	–	$123.61	$50.00	$31.68	$74.03	$101.03
Occupancy		0%	0%	0%	0%	0%
Cap Rate	–	0.00%	0.00%	0.00%	0.00%	0.00%
Transaction Adjustments						
Property Rights		0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%
Market Conditions (Time)	6/4/2026	5%	3%	3%	3%	2%
Subtotal (adjustments are multiplied)		5.0%	3.0%	3.0%	3.0%	2.0%
Transaction Adjusted Price per SF		$129.79	$51.50	$32.63	$76.25	$103.05
Property Adjustments						
Location		10%	10%	10%	-5%	-30%
Size		0%	-5%	-5%	-5%	-5%
Age/Condition		0%	10%	20%	10%	5%
Features/Amenities		-20%	5%	10%	0%	0%
Quality		-20%	0%	0%	0%	0%
Subtotal (adjustments are summed)		-30%	20%	35%	0%	-30%
Gross Adjustment		55%	33%	48%	23%	42%
Overall Adjustment		-26.5%	23.6%	39.05%	3.0%	-28.6%
Indicated Price per SF		**$90.85**	**$61.80**	**$44.05**	**$76.25**	**$72.14**

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SALES COMPARISON APPROACH CONCLUSION

- Prior to adjustments, the sales reflect a range of $31.68 to $123.61 per SF.
- After adjustment, the range is narrowed to $44.05 to $90.85 per SF, with an average of $69.02 per SF.
- Primary weight was placed on Comparables 2-5 as they have the least amount of adjustments. Secondary weight was placed on Comparable 1.

Based on the preceding analysis, the value indication by the sales comparison approach is as follows:

Sales Comparison Approach Conclusion			
Reconciliation of Price per SF Indication			**Value Indication**
Adjusted Value Range - Low			$44.05
Adjusted Value Range - High			$90.85
Reconciled As Stabilized Value - Price per SF	Effective Date:	6/4/2026	$65.00
Subject Rentable Area (SF)			76,098
Reconciled As Stabilized Value - Price per SF Analysis			$4,946,370
Reconciled As Stabilized Value - Sales Comparison Approach	Effective Date:	6/4/2026	$4,946,370

Value Indications			
As Is			**Value Indication**
Reconciled As Stabilized Value	Effective Date:	6/4/2026	$4,946,370
Deferred Maintenance			$0
Capital Expenditures			$0
As Is Value	Effective Date:	6/4/2026	$4,946,370
Rounded			**$4,950,000**

Compiled by Newmark

Reconciliation of Value

The values indicated by our analyses are as follows:

Market Value Indications	
Market Value Premise	**As Is**
As of Date:	**June 4, 2026**
Cost Approach:	$4,700,000
Sales Comparison Approach:	$4,950,000
Income Capitalization Approach:	Not Used
Market Value Conclusion	$4,950,000

Compiled by Newmark

Cost Approach

The Cost Approach has best applicability for properties with new or nearly new improvements. It is a summation approach in that the underlying land value is added to the depreciated replacement cost for the indicated value. In this case, the underlying land value was well established through sales comparison and is considered reliable. The replacement cost was developed through Marshall Valuation Service data. The weakness to the cost approach is the estimate of depreciation. Accordingly, the cost approach is given limited weight in this appraisal.

Sales Comparison Approach

The Sales Comparison Approach is focused on comparing the subject to sale and other market transactions with the aim to develop an indication of value that is founded on the theory of substitution. Basically, the intention is to determine value through considering the prices of properties which would be a substitute property to the subject. Given the subject's current vacant status and the absence of an operating business, the Sales Comparison Approach provides the most direct indication of market value. Accordingly, primary weight has been placed on this approach in the final reconciliation.

Income Capitalization Approach

The income approach was not developed herein.

FINAL VALUE CONCLUSIONS

Value Conclusions			
Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value Conclusion**
Market Value "As Is"	Fee Simple	6/4/2026	$4,950,000

Compiled by Newmark

Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is defined in USPAP as an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results.

1. None

A hypothetical condition is defined in USPAP as a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The value conclusions are based on the following hypothetical conditions that may affect the assignment results.

1. None

Compiled by Newmark

EXPOSURE TIME

Exposure time is the estimated length of time the subject property would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Recent sales transaction data for similar properties, supply and demand characteristics for the local seniors housing market, and the opinions of local market participants were reviewed and analyzed. Based on this data and analysis, it is our opinion that the probable exposure time for the subject at the concluded market value stated previously is 12 months.

MARKETING TIME

Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. As no significant changes in market conditions are foreseen in the near term, it is our opinion that a reasonable marketing period for the subject is likely to be the same as the exposure time. Accordingly, we estimate the subject's marketing period at 12 months.

Assumptions and Limiting Conditions

The Appraisal contained in this Report (herein "Report") is subject to the following assumptions and limiting conditions:

1. Unless otherwise stated in this report, title to the property which is the subject of this report (herein "Property") is assumed to be good and marketable and free and clear of all liens and encumbrances and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. No responsibility is assumed for the legal description, zoning, condition of title or any matters which are legal in nature or otherwise require expertise other than that of a professional real estate appraiser. This report shall not constitute a survey of the Property.
2. Unless otherwise stated in this report, it is assumed: that the improvements on the Property are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the Property and improvements conform to all applicable local, state, and federal laws, codes, ordinances and regulations including environmental laws and regulations. No responsibility is assumed for soil or subsoil conditions or engineering or structural matters. The Property is appraised assuming 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 estimates contained in this report is based, unless otherwise stated. The physical condition of the Property reflected in this report is solely based on a visual inspection as typically conducted by a professional appraiser not someone with engineering expertise. Responsible ownership and competent property management are assumed.
3. Unless otherwise stated in this report, this report did not take into consideration the existence of asbestos, PCB transformers or other toxic, hazardous, or contaminated substances or underground storage tanks, or the cost of encapsulation, removal or remediation thereof. Real estate appraisers are not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials and substances may adversely affect the value of the Property. Unless otherwise stated in this report, the opinion of value is predicated on the assumption that there is no such material or substances at, on or in the Property.

4. All statements of fact contained in this report as a basis of the analyses, opinions, and conclusions herein are true and correct to the best of the appraiser's actual knowledge and belief. The appraiser is entitled to and relies upon the accuracy of information and material furnished by the owner of the Property or owner's representatives and on information and data provided by sources upon which members of the appraisal profession typically rely and that are deemed to be reliable by such members. Such information and data obtained from third party sources are assumed to be reliable and have not been independently verified. No warranty is made as to the accuracy of any of such information and data. Any material error in any of the said information or data could have a substantial impact on the conclusions of this Report. The appraiser reserves the right to amend conclusions reported if made aware of any such error.
5. The opinion of value stated in this report is only as of the date of value stated in this report. An appraisal is inherently subjective and the conclusions stated apply only as of said date of value, and no representation is made as to the effect of subsequent events. This report speaks only as of the date hereof.
6. Any projected cash flows included in the analysis are forecasts of estimated future operating characteristics and are predicated on the information and assumptions contained within this report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of market expectations of future income and expenses. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. There is no warranty or assurances that these forecasts will occur. Projections may be affected by circumstances beyond anyone's knowledge or control. Any income and expense estimates contained in this report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
7. The analyses contained in this report may necessarily incorporate numerous estimates and assumptions regarding Property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by the analysis will vary from estimates, and the variations may be material.
8. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraphs, several events may occur that could substantially alter the outcome of the estimates such as, but not limited to changes

in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. In making prospective estimates and forecasts, it is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

9. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This report shall be considered only in its entirety. No part of this report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the Firm. Possession of this report, or a copy hereof, does not carry with it the right of publication.

11. Client and any other Intended User identified herein should consider this report and the opinion of value contained herein as only one factor together with its own independent considerations and underwriting guidelines in making any decision or investment or taking any action regarding the Property. Client agrees that Firm shall not be responsible in any way for any decision of Client or any Intended User related to the Property or for the advice or services provided by any other advisors or contractors. The use of this report and the appraisal contained herein by anyone other than an Intended User identified herein, or for a use other than the Intended Use identified herein, is strictly prohibited. No party other than an Intended User identified herein may rely on this report and the appraisal contained herein.

12. Unless otherwise stated in the agreement to prepare this report, the appraiser shall not be required to participate in or prepare for or attend any judicial, arbitration, or administrative proceedings.

13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. No survey or analysis of the Property has been made in connection with this report to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. No expertise in ADA issues is claimed, and the report renders no opinion regarding the Property's compliance with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

14. Acceptance and/or use of this report constitutes full acceptance of these Assumptions and Limiting Conditions and any others contained in this report, including any Extraordinary Assumptions and Hypothetical Conditions, and is subject to the terms and conditions contained in the agreement to prepare this report and full acceptance of any limitation of liability or claims contained therein.

Addendum A

Glossary of Terms

The following definitions are obtained from The Dictionary of Real Estate Appraisal, 8th ed. (Chicago: Appraisal Institute, 2026).

- ***Absorption Period:*** The actual or expected period required from the time a property, group of properties, or commodity is initially offered for lease, purchase, or use by its eventual users until all portions have been sold or stabilized occupancy has been achieved.
- ***Absorption Rate:*** 1) Broadly, the rate at which vacant space in a property or group of properties for sale or lease has been or is expected to be successfully sold or leased over a specified period of time. See also *capture rate* 2) In subdivision analysis, the rate of sales of lots or units in a subdivision.
- ***Ad Valorem Tax:*** The amount of property taxes levied based on the value of the property, or a proportion of the property value, subject to taxation. A tax that is measured by value. Note: this term is often used to refer only to property taxes or to general property taxes, although technically it is applicable to income taxes, ad valorem tariffs, special property taxes, etc. (IAAO)
- ***As Is Market Value:*** The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Interagency Appraisal and Evaluation Guidelines) Note that the use of the "as is" phrase is specific to appraisal regulations pursuant to FIRREA applying to appraisals prepared for regulated lenders in the United States. The concept of an "as is" value is not included in the Standards of Valuation Practice of the Appraisal Institute, Uniform Standards of Professional Appraisal Practice, or International Valuation Standards.
- ***Assessed Value:*** The value placed on property subject to taxation at market value or some legally authorized fraction thereof (IAAO).
- ***Capture Rate:*** The percentage of total market demand a specific property or group of properties is expected to capture, which is derived by comparing the competitive attributes of the specific property to the attributes of all the competitive properties in the area; also called *market share*.
- ***Cash Equivalency Analysis:*** An analytical process in which the sale price of a transaction with atypical financing or financing with unusual conditions or incentives is converted into a price equivalent or consistent with what a cash buyer would pay with all other factors the same.
- ***Cash-Equivalent Price:*** The sale price of a property that is equivalent to what a cash buyer would pay.
- ***Contract Rent:*** The amount of rental income specified in a lease.
- ***Cost Approach:*** A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a replacement for or reproduction of the existing structure, including indirect costs and an entrepreneurial incentive; deducting all forms of depreciation from the total cost; and adding the appraiser's opinion of land or site value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate to reflect the value of the property rights being appraised.
- ***Direct Capitalization:*** A method used to convert an estimate of a single year's income (net or gross) into an indication of value in one step, either by dividing it by the income by the capitalization rate or by multiplying it by an appropriate factor. Only one year's income is used. Yield, income changes, and value changes are implied, but not explicitly identified in a direct capitalization model.
- ***Discounted Cash Flow (DCF) Analysis:*** The procedure in which a discount rate is applied to a set of projected income streams or a reversion, if any. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate.
- ***Disposition Value:*** The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- An adequate marketing effort will be made during the exposure time.
- Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- 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.

This definition can also be modified to provide for valuation with specified financing terms.

- ***Economic Life:*** The period over which improvements to real estate contribute to property value.
- ***Effective Gross Income (EGI):*** The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income.
- ***Effective Rent:*** Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus the value of rent concessions provided at the landlord expense; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. See also *market rent*
- ***Excess Land:*** Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. See also *surplus land*.
- ***Excess Rent:*** The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, lessor concession that have already been enjoyed by the lessee, or an agreement of the parties.
- ***Exposure Time:*** 1. The time a property remains on the market. 2. An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. (USPAP, 2024 ed.)
- ***Extraordinary Assumption:*** An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or the integrity of data used in an analysis. (USPAP, 2024 ed.)
- ***Fee Simple Estate:*** 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.
- ***Floor Area Ratio (FAR):*** The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. See also *land-to-building ratio*
- ***Frictional Vacancy:*** The amount of vacant space needed in a market for its orderly operation. Frictional vacancy allows for move-ins and move-outs.
- ***Full Service (Gross) Lease:*** See *gross lease*.
- ***General Vacancy:*** A method of calculating any remaining vacancy and collection loss considerations when using discounted cash flow (DCF) analysis, where turnover vacancy has been used as part of the income estimate. The combined effects of turnover vacancy and general vacancy relate to total vacancy and collection loss. See also *turnover vacancy*

- ***Going-Concern Premise:*** One of the premises under which the total assets of a business can be valued; the assumption that a company is expected to continue operating well into the future (usually indefinitely).
- ***Going-Concern Value:*** An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. See also *market value of the going concern* and *market value of the total assets of the business (MVTAB)*.
- ***Going-In Capitalization Rate (R_o):*** The overall capitalization rate obtained by dividing a property's net operating income for the first year after purchase by the present value of the property.
- ***Gross Building Area (GBA):*** 1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. 2) Gross leasable area plus all common areas. 3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space.
- ***Gross Lease:*** A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called *full-service lease*.
- ***Highest and Best Use:*** 1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. 2) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions, as defined in Olson vs. United States 292 U.S. 246)
- ***Hypothetical Condition:*** 1) A condition that is presumed to be true when it is known to be false. (Appraisal Institute: The Standards of Valuation Practice [SVP, 2021]) 2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2024 ed.)
- ***Income Capitalization Approach:*** Specific appraisal techniques applied to develop a value indication for a property based on its earning capability.
- ***Intended Use:*** 1) The valuer's intent as to how the report will be used. (SVP, 2021) 2) The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment. (USPAP, 2024 ed.)
- ***Intended User:*** 1) The party or parties the valuer intends will use the report. (SVP, 2021) 2) The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment. (USPAP, 2024 ed.)
- ***Investment Value:*** 1) The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2) The value of an asset to the owner or a prospective owner given individual investment or operational objectives. This may also be known as "worth". (International Valuation Standards [IVS])
- ***Land-to-Building Ratio:*** The proportion of land area to gross building area; one of the factors determining comparability of properties. See also *floor area ratio*.
- ***Lease:*** A contract in which the rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified consideration such as rent.
- ***Leased Fee Interest:*** The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires or otherwise terminates.

- ***Leasehold Estate:*** The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.
- ***Lessee:*** One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement; a tenant.
- ***Lessor:*** One who owns a property and has a contractual agreement with a lessee or lessees for the rights and occupancy and use of that property; a landlord.
- ***Liquidation Value:*** The most probable price that a specified interest in property should bring under the following conditions:
  - Consummation of a sale within a short time period.
  - The property is subjected to market conditions prevailing as of the date of valuation.
  - Both the buyer and seller are acting prudently and knowledgeably.
  - The seller is under extreme compulsion to sell.
  - The buyer is typically motivated.
  - Both parties are acting in what they consider to be their best interests.
  - A normal marketing effort is not possible due to the brief exposure time.
  - Payment will be made in cash in US dollars (or the local currency) or in terms of financial arrangements comparable thereto.
  - 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.

  This definition can also be modified to provide for valuation with specified financing terms.
- ***Market Rent:*** The most probable rent that a property should bring in a competitive and open market under all conditions requisite to a fair lease transaction, the lessee and lessor each acting prudently and knowledgeably, and assuming the rent is not affected by undue stimulus. Implicit in this definition is the execution of a lease as of a specified date under conditions whereby
  - Lessee and lessor are typically motivated;
  - Both parties are well informed or well advised, and acting in what they consider their best interests;
  - Payment is made in terms of cash or in terms of financial arrangements comparable thereto; and
  - The rent reflects specified terms and conditions, such as permitted uses, use restrictions, expense obligations, duration, concessions, rental adjustments and revaluations, renewal and purchase options, and tenant improvements (TIs).
- ***Market Value:*** A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.[1]
- ***Market Value of the Going Concern:*** The market value of an established and operating business including the real property, personal property, financial assets, and the intangible assets of the business.
- ***Market Value of the Total Assets of the Business (MVTAB):*** The market value of all of the tangible and intangible assets of a business as if sold in aggregate as a going concern.
- ***Modified Gross Lease:*** A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease, net net lease, partial net lease, or semi-gross lease*. See also *net lease*.
- ***Net Lease:*** A lease in which the landlord passes on all expenses to the tenant. See also *gross lease*; *modified gross lease*.
- ***Net Net Net Lease:*** An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, triple net lease*, or *fully net lease*. See also *lease; net lease*.

[1] The actual definition of value used for this appraisal is contained within the body of the report.

- ***Net Operating Income (NOI or I_o):*** The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before deductions for mortgage debt service and noncash charges such as depreciation deductions allowed for income tax purposes are made. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization).
- ***Occupancy Cost:*** The periodic expenditure of money necessary to occupy a property, excluding expenses directly attributable to the operation of a business. For a tenant, occupancy costs constitute base rent and reimbursables. Occupancy costs vary by property type and region.
- ***Occupancy Rate:*** 1) The relationship or ratio between the potential income from the currently rented units in a property and the income that would be received if all the units were occupied (i.e. economic occupancy). 2) The ratio of occupied space to total rentable space in a building (i.e., physical occupancy).
- ***Operating Expenses:*** The periodic expenditures necessary to maintain the real estate and continue production of the effective gross income, assuming prudent and competition management.
- ***Overage Rent:*** The percentage rent due over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakpoint sales volume. See also *percentage rent*.
- ***Percentage Rent:*** Rental income received in accordance with the terms of a percentage lease; typically derived from retail store and restaurant tenants and based on a certain percentage of their gross sales. See also *overage rent*.
- ***Prospective Opinion of Value:*** A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.
- ***Rentable Area:*** For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.
- ***Retrospective Value Opinion:*** A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion."
- ***Sales Comparison Approach:*** The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.
- ***Shell Rent:*** The typical rent paid for retail, office, or industrial tenant space based on minimal "shell" interior finishes (called *vanilla finish* or *white wall finish* in some areas). Usually the landlord delivers the main building shell space or some minimum level of interior build-out, and the tenant completes the interior finish, which can include wall, ceiling, and floor finishes, mechanical systems, interior electricity, and plumbing. Typically these are long-term leases with tenants paying all or most property expenses.
- ***Surplus Land:*** Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. See also *excess land*.

- ***Turnover Vacancy:*** A method of calculating vacancy allowance that is estimated or considered as part of the potential income estimate when using discounted cash flow (DCF) analysis. As units or suites turn over and are available for re-leasing, the periodic vacancy time frame (vacancy window) to release the space is considered. See also *general vacancy*.
- ***Usable Area:*** 1) For office buildings, the actual occupiable area of a floor or an office space; computed by measuring from the finished surface of the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable areas, and to the inside finished surface of the dominant portion of the permanent outer building walls. Sometimes called *net building area* or *net floor area*. 2) The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas.
- ***Usable Site Area:*** The area of a site that can legally and physically accommodate buildings or significant site improvements. The usable site area equals the total site area less certain obstructions, such as flood hazard areas, required natural buffers, cemeteries, archeologically restricted areas, ecologically restricted areas, areas within certain restrictive easements, and other obstructions. The net site area or usable site area should be more precisely defined in each appraisal because the significance of improvements or the obstruction depends on the specific assignment.
- ***Use Value:*** The value of a property based on a specific use, which may or may not be the property's highest and best use.
- ***Value In Use:*** 1. The amount determined by discounting the future cash flows (including the ultimate proceeds of disposal) expected to be derived from the use of an asset at an appropriate rate that allows for the risk of the activities concerned. (FASB Accounting Standards Codification, Master Glossary) 2. Formerly used in valuation practice as a synonym for *contributory value* or *use value*. See also *use value*.

Addendum B

Engagement Letter

May 26, 2026

VIA EMAIL

Newmark Valuation & Advisory LLC
201 Route 17 North, 10th floor
Rutherford NJ 07070

REQUIREMENTS:	**Bank File #:**	**2026-5-2030**
	Borrower:	**Pine Tree Al LLC**
	Property Address:	**5128 Pine Ave Pasadena Texas**
	Parcel ID #0612060120010	
	Property Type:	**Special Use**

The above (5) items format will be required on all appraisal reports for First Commerce Bank.

Dear Mr. Victor,

First Commerce Bank would like to engage your services to appraise the subject property and to submit a written appraisal report, signed by a Certified Residential Appraiser for 1 to 4 family properties or a General Certified Appraiser for other than 1 to 4 family properties, to First Commerce Bank (the "Bank") in accordance with the terms and conditions presented herein. The written appraisal report is to be prepared in conformity with (i) the Uniform Standards of Professional Appraisal Practice (**USPAP**), (ii) supplemental standards applicable to federally related transactions (**FIRREA**) as well as any additional supplement standards that may be required by First Commerce Bank. **First Commerce Bank will require a minimum of two (2) approaches to value on all appraisals with the exceptions of land only appraisals and identified special purpose/use properties.** Additionally, in order to clearly support the analysis of every appraisal completed for this bank; in accepting this assignment it will be a requirement that every report must always include: (1) a full interior and exterior inspection of the property being appraised and (2) a building or field sketch with all dimensions shown of the subject property. Please incorporate a copy of the signed engagement letter in the completed appraisal.

PURPOSE OF APPRAISAL

The purpose of the appraisal is to aid the Bank in a lending decision. We require an estimate of the **"As-Is"** value of the subject property in compliance with (i & ii).

PROPERTY RIGHTS TO BE APPRAISED

The property is to be appraised for its Fee Simple and/or Leased Fee Interest, as if free and clear of any debt.

TYPE OF REPORT

Appraisal in Summary Format (X) FNMA Residential ( ) Other ( )

INTENDED USER

The Intended user of this report is First Commerce Bank and/or its affiliates.

DATES OF VALUE

The current as is market value must be estimated and reported as of the current date to be specified by the Appraiser but shall be no later than the date the subject property was inspected by the Appraiser as part of this engagement.

REPORT DELIVERY DATE

All reports must be submitted in PDF format, including all Appraiser signatures and photographs, to lendingreports@firstcommercebk.com. If you are unable to send the report electronically, please submit the written appraisal report (2 signed copies) to First Commerce Bank at 1700 Avenue of the States Suite 301, Lakewood, NJ 08701. The electronic or written report are due by **June 9, 2026.**

FEE FOR APPRAISAL SERVICE

The Bank agrees to pay the Appraisal Firm an appraisal fee of **4,000.00** as quoted, due and payable, within 30 days after delivery of the report, provided the appraisal report is delivered on or before the required delivery date. The appraisal report must be prepared in accordance with the terms of this agreement, and judged satisfactory, upon review by the Bank and by one of its Independent Review Appraisers.

CONTACT INFORMATION

Name:	Charles Pinter
Phone Number:	Cell (732)600-4355 & Work 1-800-588-7692 x202
E-Mail:	charles@texomamanagement.com

For the Bank: Nicole Indiero (732) 364-0032 x1278

Please copy the Bank on any correspondence and let the Bank know as soon as possible if you have any difficulty contacting or obtaining necessary information regarding the assignment from the contact person.

Please indicate your agreement with this letter by signing and returning it to the Bank **within 24 hours** of receipt.

Thank you very much for giving this matter your immediate attention.

Very truly yours,

Nicole Indiero

Nicole Indiero
Post Closing Representative/Third Party Report Coordinator

In accepting this assignment, you affirm that you have the knowledge and experience to complete the assignment competently, can act independently and hold the required State Licenses or Certificates to appraise this property.

AGREED AND ACCEPTED BY APPRAISER:

By: ______________________

Name: Esin Locke, MAI

Title: Executive Vice President

Date: 5/26/2026

Addendum C

Legal Description

HCAD Property Search

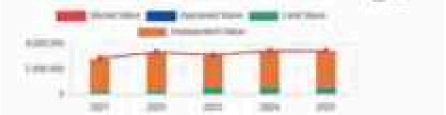
Hcad.org

5128 PINE AVE
PASADENA, TX 77503
Commercial

2025

Account: **0612060120010**
Name: PINE TREE AL LLC
Mailing Address: 184 LAKEWOOD NEW EGYPT RD
LAKEWOOD, NJ 08701-2932

Valuation History



Valuations

Certified

Land:	$524,700
Improvement:	$2,909,677
Market:	$3,434,377
Appraised:	$3,434,377

[File a protest]
Value Notice
Values on Same Street

Compare Valuation

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
021	PASADENA ISD		1.225500	1.172200
040	HARRIS COUNTY		0.385290	0.380960
041	HARRIS CO FLOOD CNTRL		0.048970	0.049660
042	PORT OF HOUSTON AUTHY		0.006150	0.005900
043	HARRIS CO HOSP DIST		0.163480	0.187610
044	HARRIS CO EDUC DEPT		0.004799	0.004798
047	SAN JACINTO COM COL D		0.154868	0.154615
074	CITY OF PASADENA		0.474834	0.465586

Exemption Type : None

Property Details

Legal Description	TRS A1 & B BLK 12 GOLDEN ACRES SEC 1
Land	87,450 SF
Building Area	63,635 SF
Building Class	E
Units	0
Net Rentable Area	0

Fiduciary

SOUTHLAND PROPERTY TAX - 00436

Status

Value Notice Date: Apr 21, 2025
Deadline to file a protest: May 21, 2025
ARB Status: Certified - Aug 22, 2025

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
F1 -- Real, Commercial	9732.02		1119 -- Pasadena	5954C	537U

Additional Links

Appraisal Review Board (ARB) Status
Property Owners Website
Property Tax Database

Land Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
	Market Value Land										
1	8005 -- Land Neighborhood Section 5 4317 -- Retirement Home	SF	87,450	1.00	1.00	1.00	--	1.00	06	6.00	524,700

Ownership History

Owner	Effective Date
PINE TREE AL LLC	02/07/2023
PINE TREE LODGE LLC	12/07/2022
PINE TREE AL LLC	03/27/2007
PINE TREE ASSISTED LIVING LP	11/29/2005
TLC COMMUNITY #1 INC	07/27/1993
FARM & HOME SAVINGS ASSOC	05/15/1989
PINE PLACE LTD	01/02/1984

Building Summary

Expand All	Building	Year Build	Remodeled	Type	Style	Quality	Impr Sq Ft
Expand	1	1980	2022	Retirement Home	8589 Elderly Assist. Multi. Res.	Average	504
Expand	2	1968	2022	Retirement Home	8589 Elderly Assist. Multi. Res.	Average	2,820
Expand	3	1968	2022	Retirement Home	8589 Elderly Assist. Multi. Res.	Average	2,820
Expand	4	1968	2022	Retirement Home	8589 Elderly Assist. Multi. Res.	Average	4,200
Expand	5	1968	2022	Retirement Home	8589 Elderly Assist. Multi. Res.	Average	6,400
Expand	6	1968	2021	Retirement Home	8589 Elderly Assist. Multi. Res.	Average	39,288
Expand	7	1993	2022	Restaurant	8350 Restaurant	Low	5,503

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving - Asphalt	Fair	Average	37,500	1968
2	Porch, Open	Average	Average	288	1987
3	Porch,Open Upper	Average	Average	488	1987
4	Porch, Open	Average	Average	488	1987
5	Porch,Open Upper	Average	Average	438	1987
6	Porch, Open	Average	Average	438	1987
7	Porch,Open Upper	Average	Average	188	1987
8	Porch, Open	Average	Average	188	1987
9	Porch,Open Upper	Average	Average	188	1987
10	Porch, Open	Average	Average	188	1987
11	CANOPY ROOF AND SLAB	Average	Average	1,759	1993
12	CANOPY ROOF AND SLAB	Average	Average	4,096	1968

HCAD Property Search

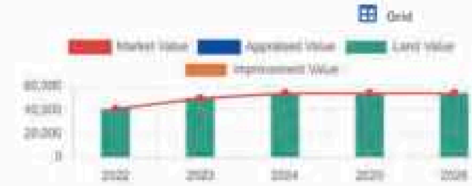
Hcad.org

0 PINE
PASADENA, TX 77503
Commercial

2026

Account: **0612060120003**
Name: PINE TREE ASSISTED LIVING LP
Mailing Address: % SAMUEL PINTER
805 AVENUE L STE A BROOKLYN, NY 11230-5114

Valuation History



Valuations

Land:	$54,450
Improvement:	$0
Market:	$54,450
Appraised:	$54,450

iFile a protest
Value Notice
Values on Same Street
Compare Valuations

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
021	PASADENA ISD		1.172200	0.000000
040	HARRIS COUNTY		0.380960	0.000000
041	HARRIS CO FLOOD CNTRL		0.049660	0.000000
042	PORT OF HOUSTON AUTHY		0.005900	0.000000
043	HARRIS CO HOSP DIST		0.187610	0.000000
044	HARRIS CO EDUC DEPT		0.004798	0.000000
047	SAN JACINTO COM COL D		0.154615	0.000000
074	CITY OF PASADENA		0.465586	0.000000

Exemption Type : None

Property Details

Legal Description	TR A3 BLK 12 GOLDEN ACRES SEC 1
Land	9,075 SF
Building Area	0 SF
Building Class	
Units	0
Net Rentable Area	0

Fiduciary

SOUTHLAND PROPERTY TAX - 00436

Status

Value Notice Date: Apr 17, 2026
Deadline to file a protest: May 18, 2026
ARB Status: Not Certified - Mar 13, 2026

Hearing Status

Meeting options: On-Site
Formal: Jun 04, 2026 04:45 PM

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
C2 -- Real, Vacant Commercial	9732.02		360 -- ISD 21 - Pasadena ISD	5954C	537U

Additional Links

Appraisal Review Board (ARB) Status
Property Owners Website
Property Tax Database

Land Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	8005 -- Land Neighborhood Section 5 4300 -- General Commercial Vacant	SF	9,075	1.00	1.00	1.00	--	1.00	06	6.00	54,450

Ownership History

Owner	Effective Date
PINE TREE ASSISTED LIVING LP	11/29/2005
TLC COMMUNITY #1 INC	11/12/1992
PINE PLACE LTD	01/02/1986

HCAD Property Search

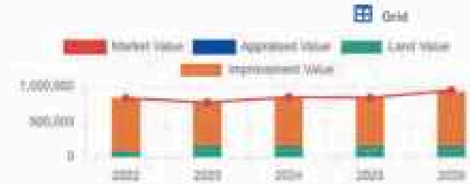
Hcad.org

2514 PANSY ST # 32
PASADENA, TX 77503
Commercial

2026

Account: **0612060120011**
Name: PINE TREE ASSISTED LIVEING LP
Mailing Address: 184 NEW EGYPT RD
LAKEWOOD, NJ 08701-2932

Valuation History



Valuations

Land:	$156,870
Improvement:	$792,259
Market:	$949,129
Appraised:	$949,129

iFile a protest
Value Notice
Values on Same Street
Compare Valuations

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
021	PASADENA ISD		1.172200	0.000000
040	HARRIS COUNTY		0.380960	0.000000
041	HARRIS CO FLOOD CNTRL		0.049660	0.000000
042	PORT OF HOUSTON AUTHY		0.005900	0.000000
043	HARRIS CO HOSP DIST		0.187610	0.000000
044	HARRIS CO EDUC DEPT		0.004798	0.000000
047	SAN JACINTO COM COL D		0.154615	0.000000
074	CITY OF PASADENA		0.465586	0.000000

Exemption Type : None

Property Details

Legal Description	TR C BLK 12 GOLDEN ACRES SEC 1
Land	26,145 SF
Building Area	11,555 SF
Building Class	E
Units	0
Net Rentable Area	0

Fiduciary

SOUTHLAND PROPERTY TAX - 00436

Status

Value Notice Date: Apr 17, 2026
Deadline to file a protest: May 18, 2026
ARB Status: Not Certified - Mar 13, 2026

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
F1 -- Real, Commercial	9732.02		1119 -- Pasadena	5954C	537U

Additional Links

Appraisal Review Board (ARB) Status
Property Owners Website
Property Tax Database

Land Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
					Market Value Land						
1	8005 -- Land Neighborhood Section 5 4317 -- Retirement Home	SF	26,145	1.00	1.00	1.00	--	1.00	06	6.00	156,870

Ownership History

Owner	Effective Date
PINE TREE ASSISTED LIVEING LP	11/30/2005
TLC ALZHEIMER CARE INC	10/23/1997
BROOKS LOUIS	12/31/1996
BROOKS LYNN B	01/02/1988

Building Summary

Expand All	Building	Year Build	Type	Style	Quality	Impr Sq Ft
Expand	1	1998	Retirement Home	8589 Elderly Assist. Multi. Res.	Average	10,582
Expand	2	1998	Office Bldgs. Low-Rise (1 to 4 Stories)	8344 Office Building	Average	973

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving - Light Concrete	Average	Average	10,000	1998

HCAD Property Search

Hcad.org

5128 PINE AVE
PASADENA, TX 77503

2026

Commercial

Account: **0612060120017**
Name: PINE TREE ASSISTED LIVING LP
Mailing Address: % SAMUEL PINTER
805 AVENUE L STE A BROOKLYN, NY 11230-5114

Valuation History

Valuations

Land:	$166,320
Improvement:	$75,147
Market:	$241,467
Appraised:	$241,467

iFile a protest
Value Notice
Values on Same Street

Compare Valuations

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
021	PASADENA ISD		1.172200	0.000000
040	HARRIS COUNTY		0.380960	0.000000
041	HARRIS CO FLOOD CNTRL		0.049660	0.000000
042	PORT OF HOUSTON AUTHY		0.005900	0.000000
043	HARRIS CO HOSP DIST		0.187610	0.000000
044	HARRIS CO EDUC DEPT		0.004798	0.000000
047	SAN JACINTO COM COL D		0.154615	0.000000
074	CITY OF PASADENA		0.465586	0.000000

Exemption Type : None

Property Details

Legal Description	TR C1 BLK 12 GOLDEN ACRES SEC 1
Land	27,720 SF
Building Area	1,008 SF
Building Class	E
Units	0
Net Rentable Area	0

Fiduciary

SOUTHLAND PROPERTY TAX - 00436

Status

Value Notice Date: Apr 17, 2026
Deadline to file a protest: May 18, 2026
ARB Status: Not Certified - Mar 13, 2026

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
F1 -- Real, Commercial	9732.02		5008 -- Inner Southeast	5954C	537U

Additional Links

Appraisal Review Board (ARB) Status
Property Owners Website
Property Tax Database

Land Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
	Market Value Land										
1	8005 -- Land Neighborhood Section 5 4373 -- Retail Single-Occupancy	SF	27,720	1.00	1.00	1.00	--	1.00	06	6.00	166,320

Ownership History

Owner	Effective Date
PINE TREE ASSISTED LIVING LP	11/29/2005
TLC COMMUNITY #1 INC	03/31/1994
TLC COMMUNITY NO 1 INC	11/12/1992
FARM & HOME SAVINGS	01/02/1989
PINE PLACE LTD	01/02/1984

Building Summary

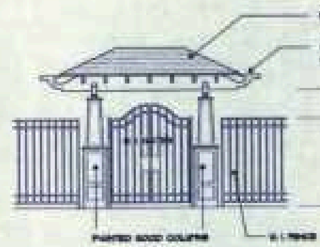
Expand All	Building	Year Build	Type	Style	Quality	Impr Sq Ft
Expand	1	1993	Retail Single-Occupancy	8353 Retail Store	Average	1,008

Extra Features

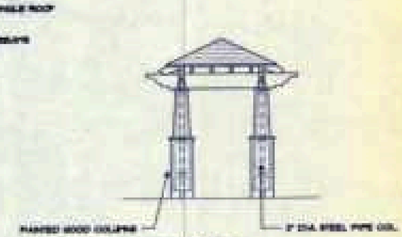
Line	Description	Quality	Condition	Units	Year Built
1	UTILITY BLDG - FRAME	Poor	Poor	140	1993

Addendum D

Property Information

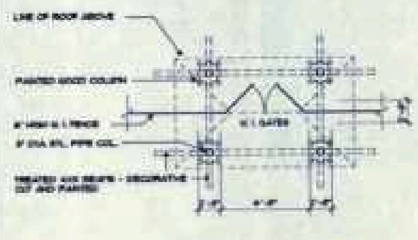


FRONT AND REAR

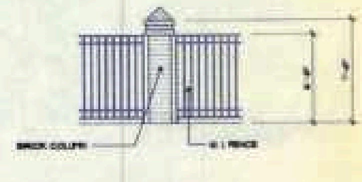


TYPICAL SIDE

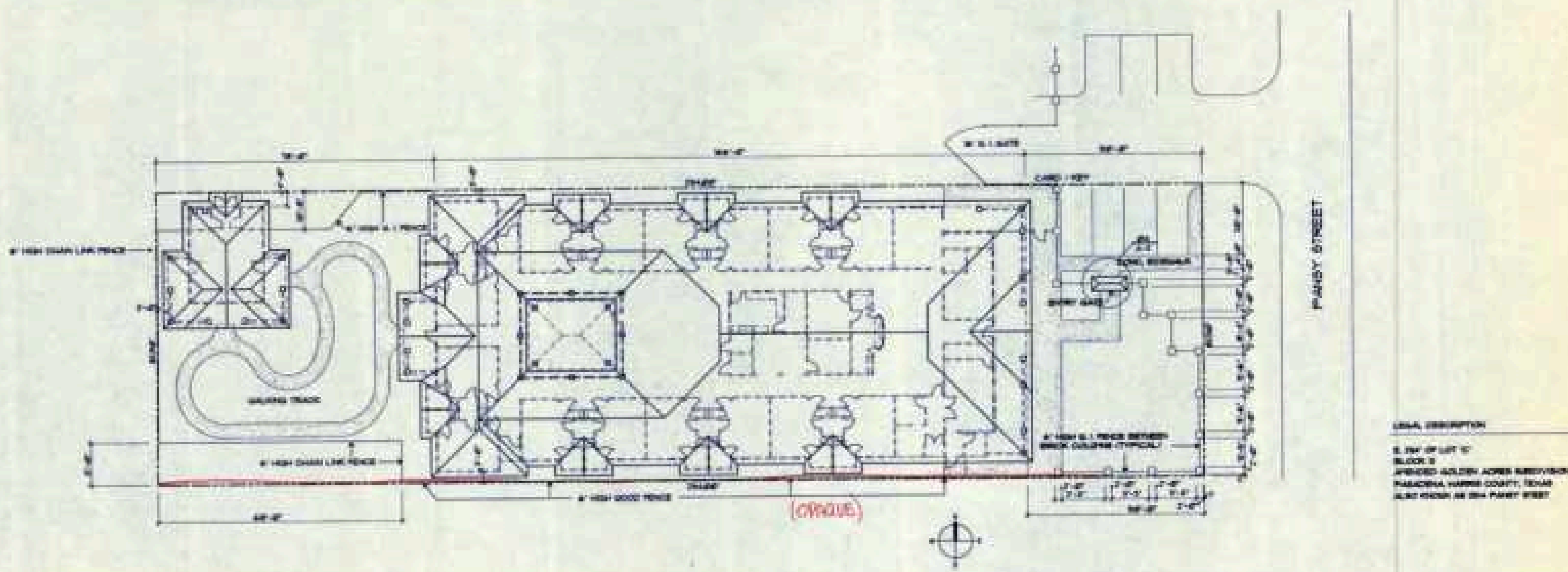
ENTRY GATE ELEVATIONS



ENTRY GATE PLAN



BRICK COLUMN AT W. I. FENCE



SITE PLAN

CARLIN/WHITE ASSOCIATES

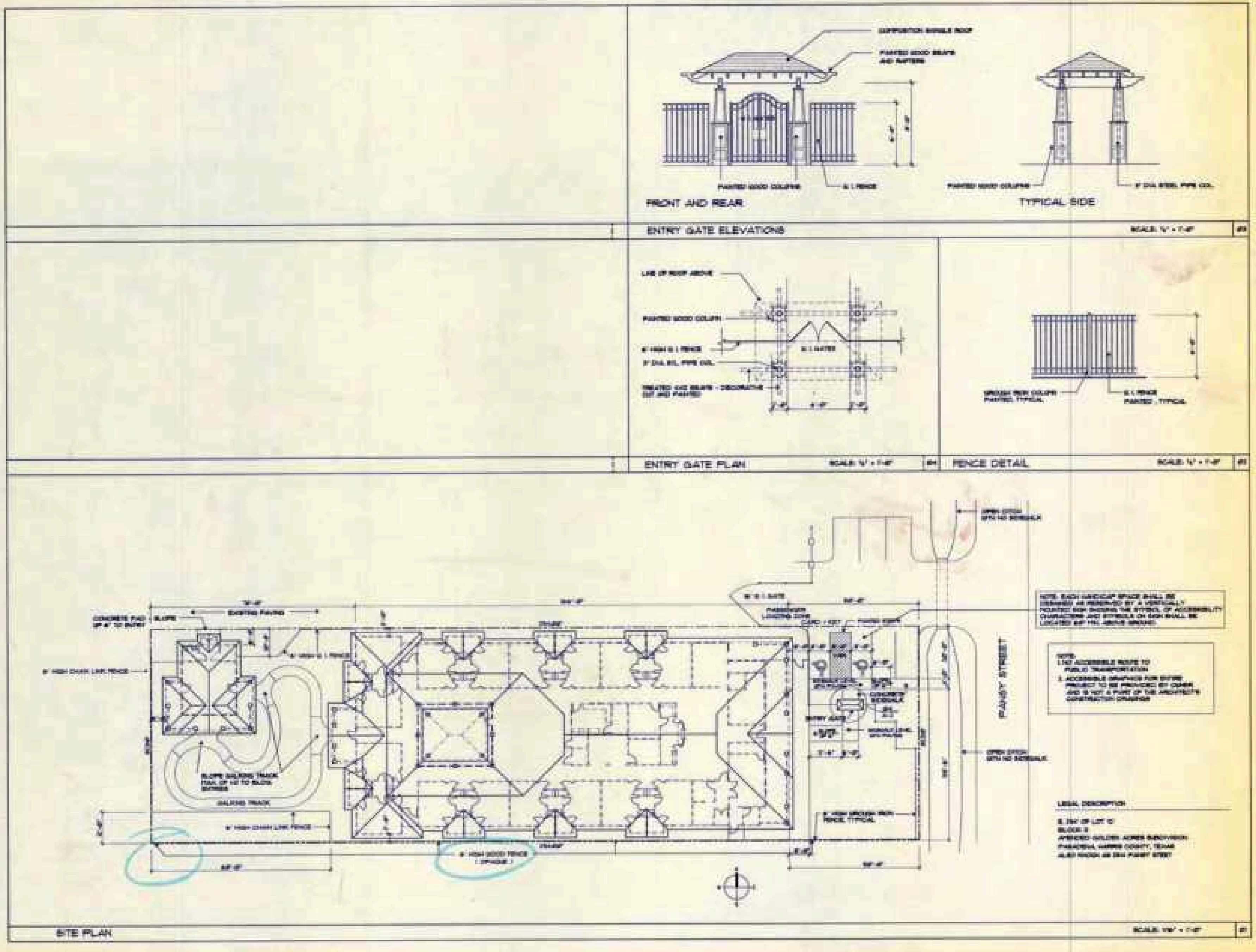
ARCHITECTURE • INTERIORS • MANAGEMENT

TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS

SITE PLAN

A-2



CARLIN/WHITE
ASSOCIATES

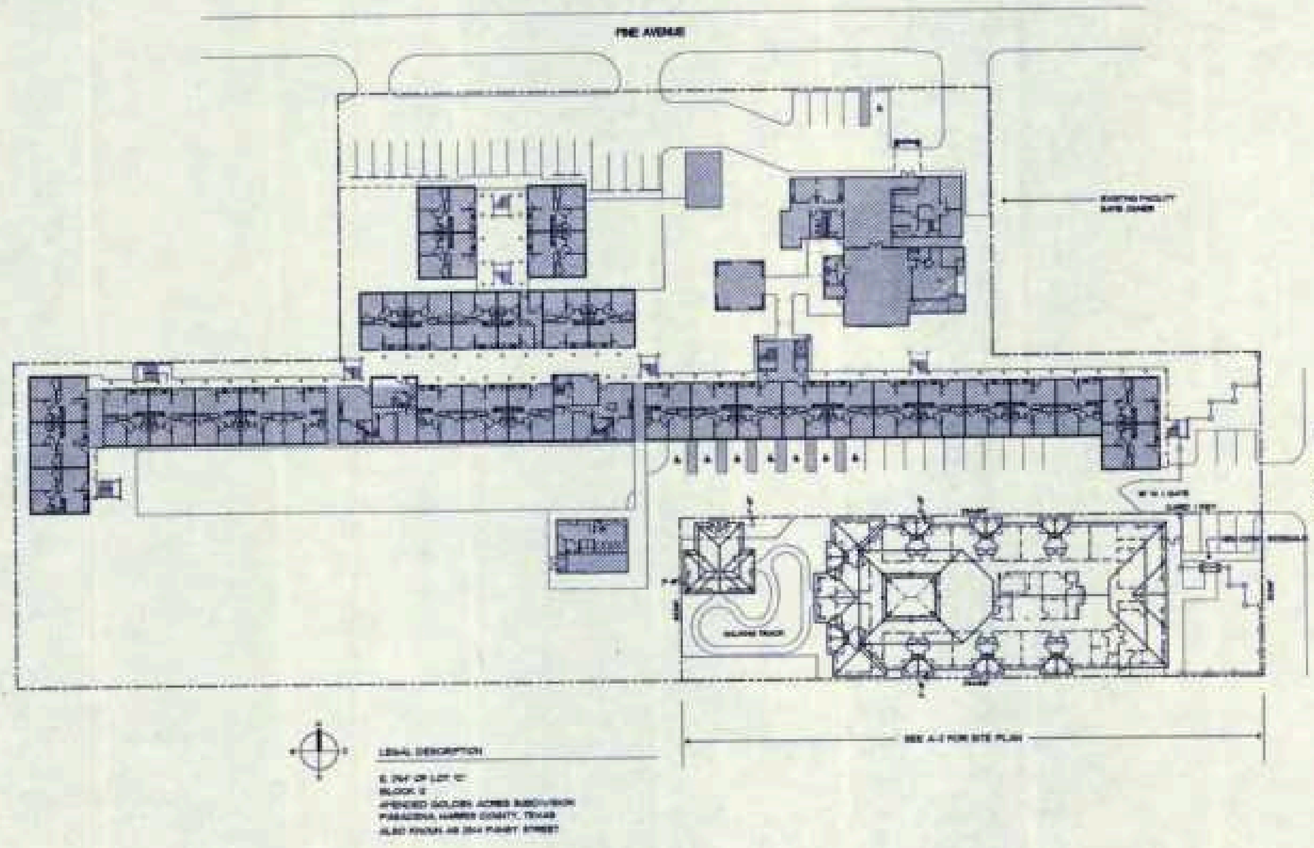
ARCHITECTURE • INTERIORS • MANAGEMENT

TLC
COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

SITE PLAN

A-2



CARLIN/WHITE ASSOCIATES

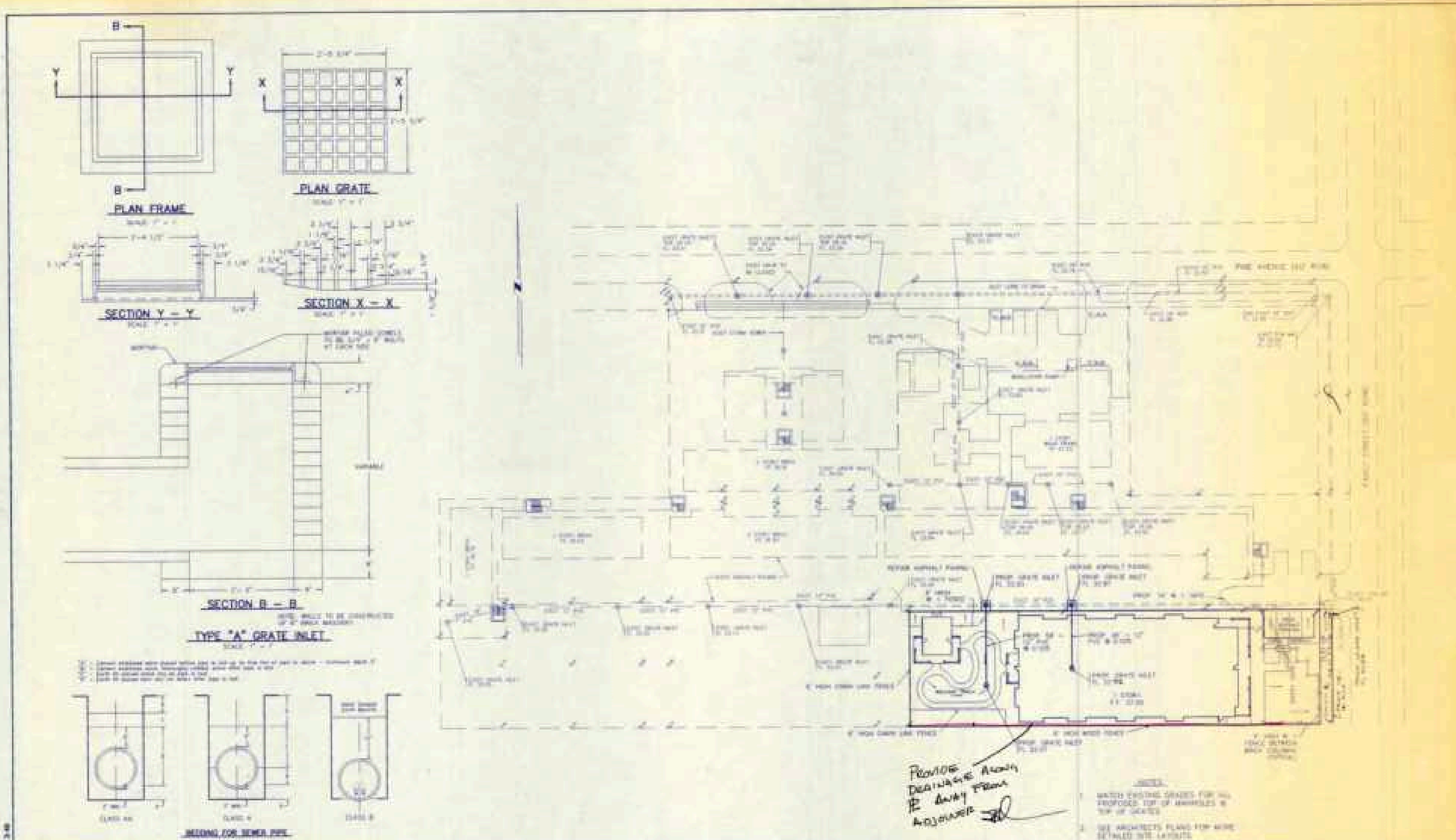
ARCHITECTURE • INTERIORS • MANAGEMENT

TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS

LOCATION PLAN

A-1



MUNICIPAL ENGINEERING CO., INC.

CONSULTING ENGINEERS

TLC COMMUNITIES ONE

PINE TREE LODGE

ALZHEIMER FACILITY

SITE AND DRAINAGE LAYOUT

TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

CODE SUMMARY·

Occupancy Type I - I	Code Used - BOCA 1993
Type 5A Construction	Exterior Wall is
Building is equiped with	One Hour Construction
Automatic Sprinkler System	

Project Architect
CARLIN / WHITE ASSOCIATES
6161 Savoy, Houston, Tx 77036, Suite 828, 713 783-8040

Civil Engineer
MUNICIPAL ENGINEERS
3301 FEDERAL ROAD, PASADENA, TX. 77504

Structural Engineer
SCA CONSULTING ENGINEERS
10101 SOUTHWEST FREEWAY, SUITE 600 HST. TX. 77074

MEP Engineer
DIAB ENGINEERING CONSULTANTS
12000 WESTHEIMER, SUITE 211, HOUSTON, TEXAS

Specifications
GARDES CONSTRUCTION ASSOCIATES, INC.
14027 MEMORIAL DR., SUITE 180, HOU. TX 77079

Drawing Schedule

A-1 LOCATION PLAN
A-2 SITE PLAN
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A-4 ROOF PLAN
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A-8 BUILDING CROSS SECTION
A-9 WALL SECTIONS
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A-12 INTERIOR ELEVATIONS
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A-14 REFLECTED CEILING PLAN
A-15 ACTIVITY BLDG. PLAN / ELEVATIONS

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S2.1 FOUNDATION DETAILS

S4.1 BRACING PLAN
S5.1 ROOF FRAMING PLAN
S6.1 FRAMING NOTES

S6.2 FRAMING NOTES

MEP-1 SITE PLAN
M-2 MECHANICAL PLAN
M-3 SCHEDULES / DETAILS

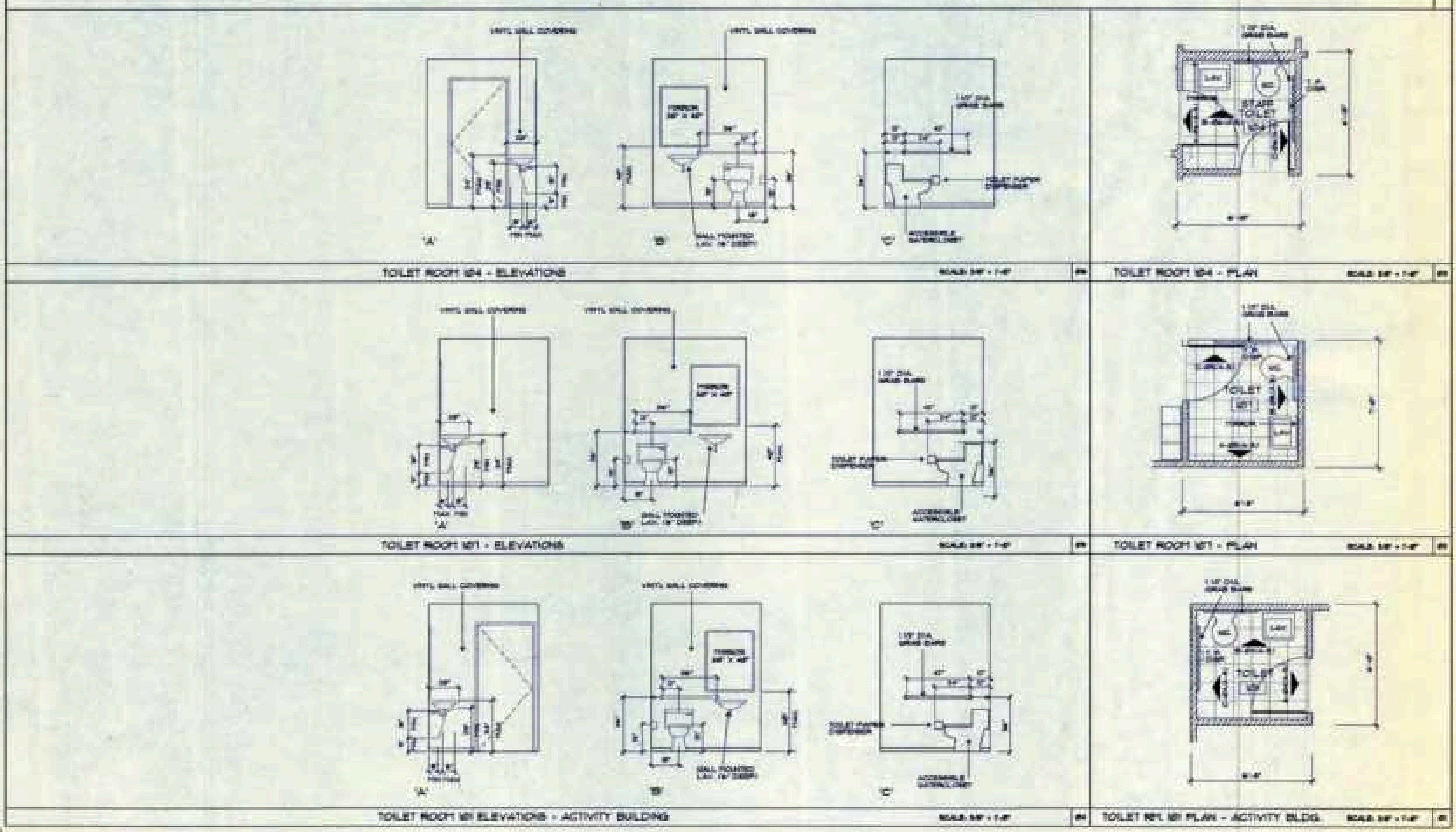
E-2 LIGHTING PLAN
E-3 POWER PLAN
E-4 SCHEDULES / SCHEMATICS

P-2 PLUMBING PLAN
P-3 RISERS AND DETAILS

CARLIN/WHITE
ASSOCIATES

7-22-97

1. add fixture sample wall post fixture from top
2. Provide wire or plastic shelving to food prep ... area.



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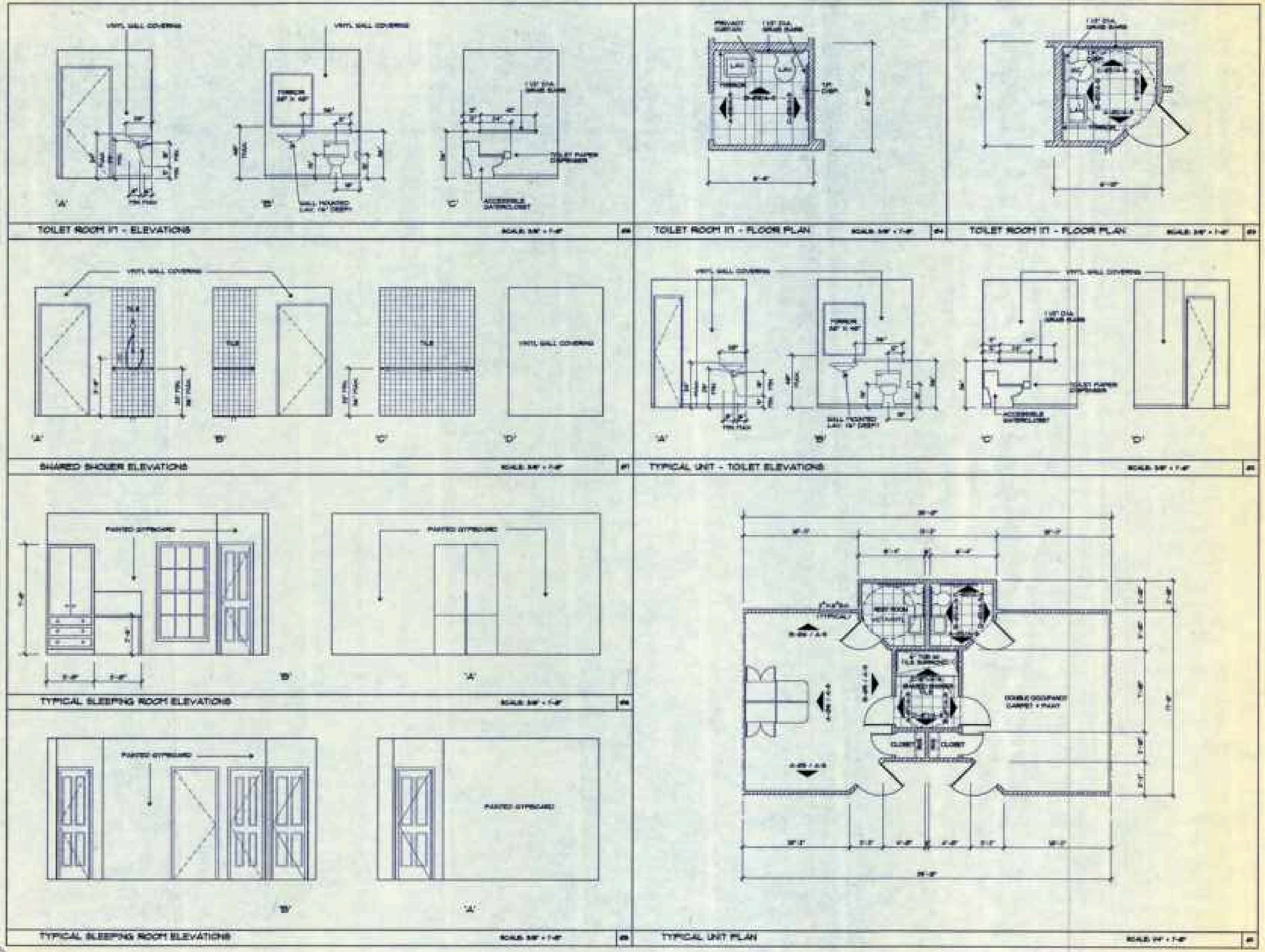
COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

INTERIOR ELEVATIONS

A-5.1



CARLIN/WHITE
ASSOCIATES

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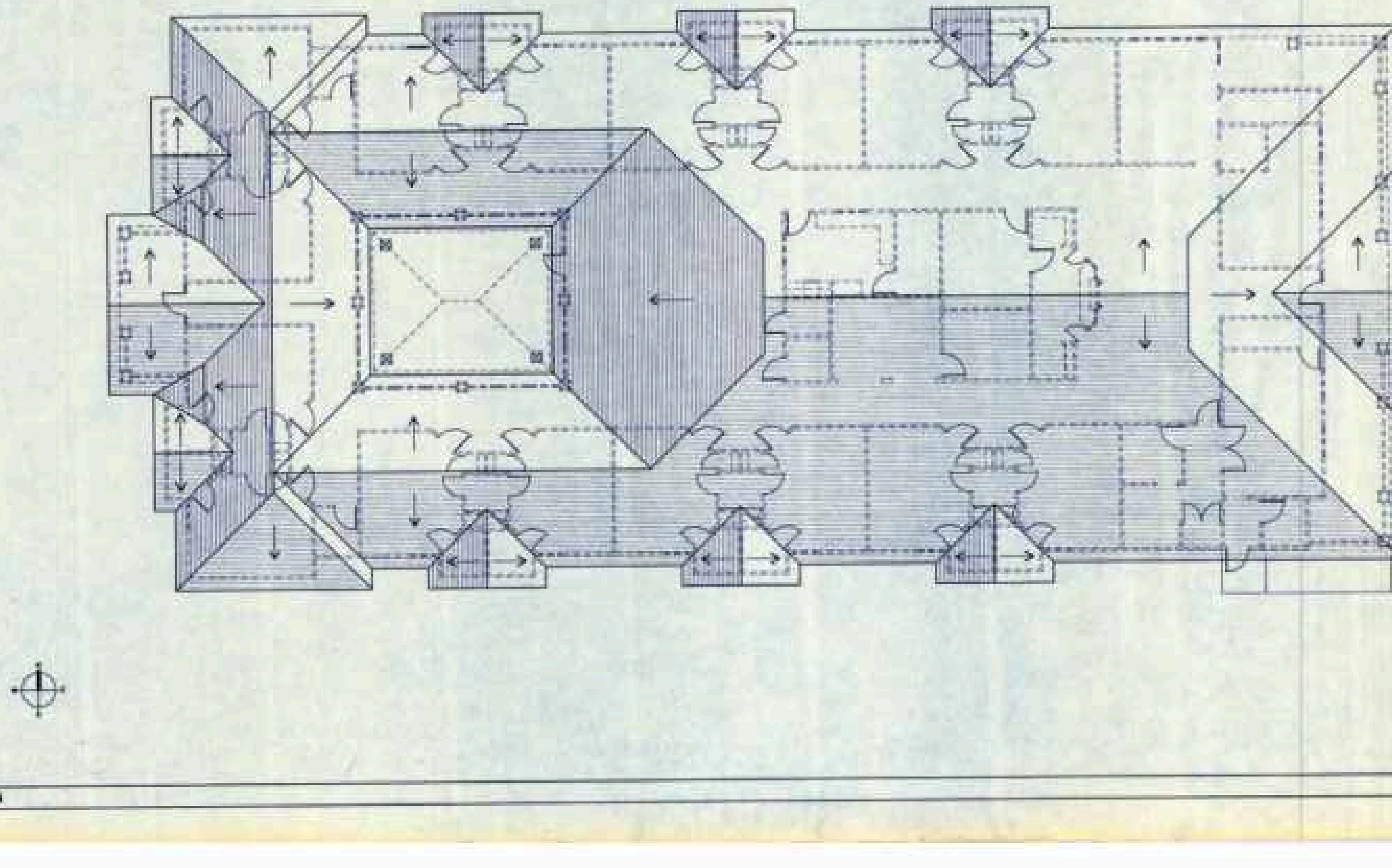
COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

INTERIOR ELEVATIONS

DATE:
PROJECT NO.:
SCALE: AS NOTED

A-5



ROOF PLAN

CARLIN/WHITE
ASSOCIATES

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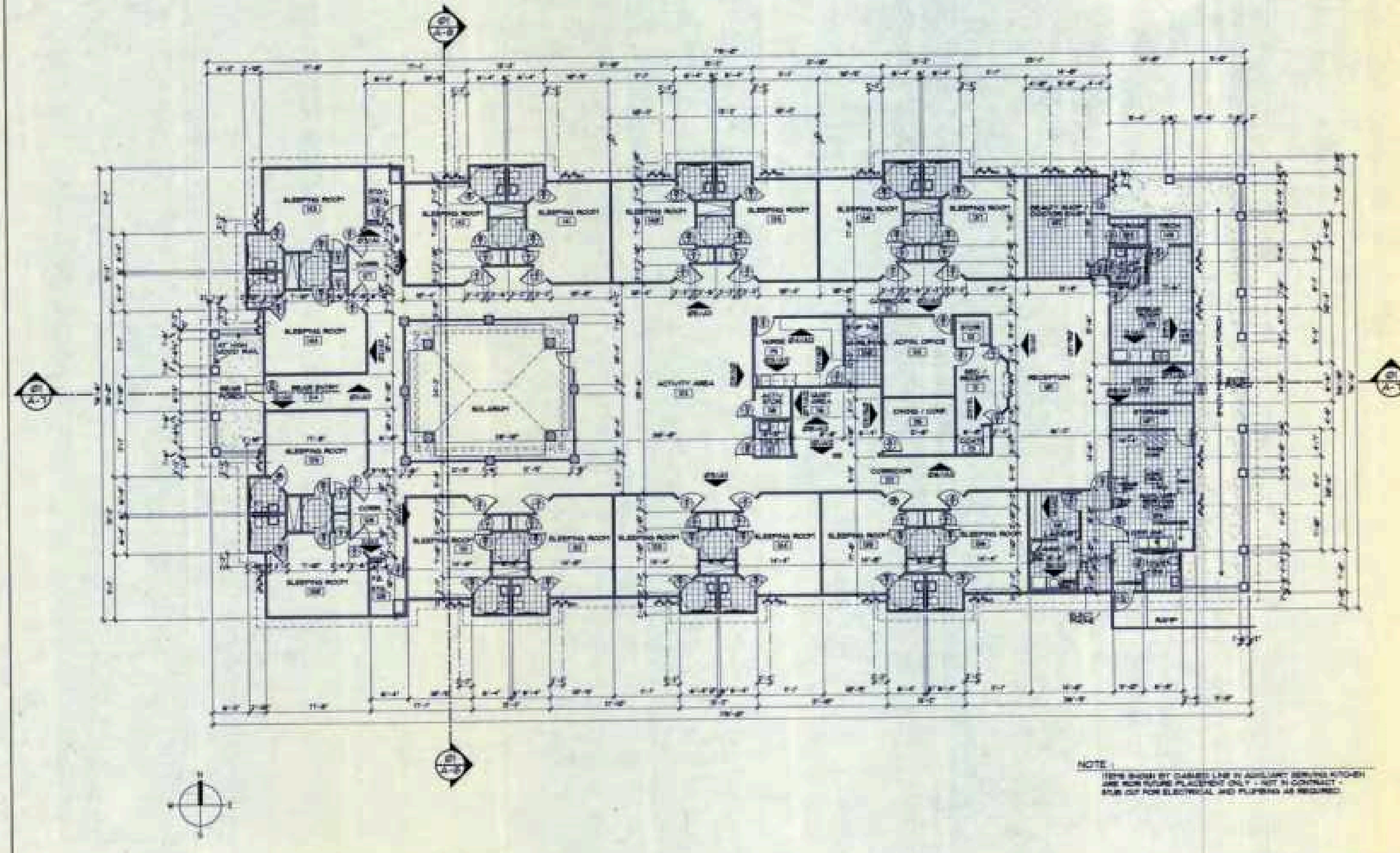
TLC
COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

ROOF PLAN

A-4



BUILDING FLOOR PLAN

CARLIN/WHITE
ASSOCIATES

ARCHITECTURE • INTERIORS • MANAGEMENT

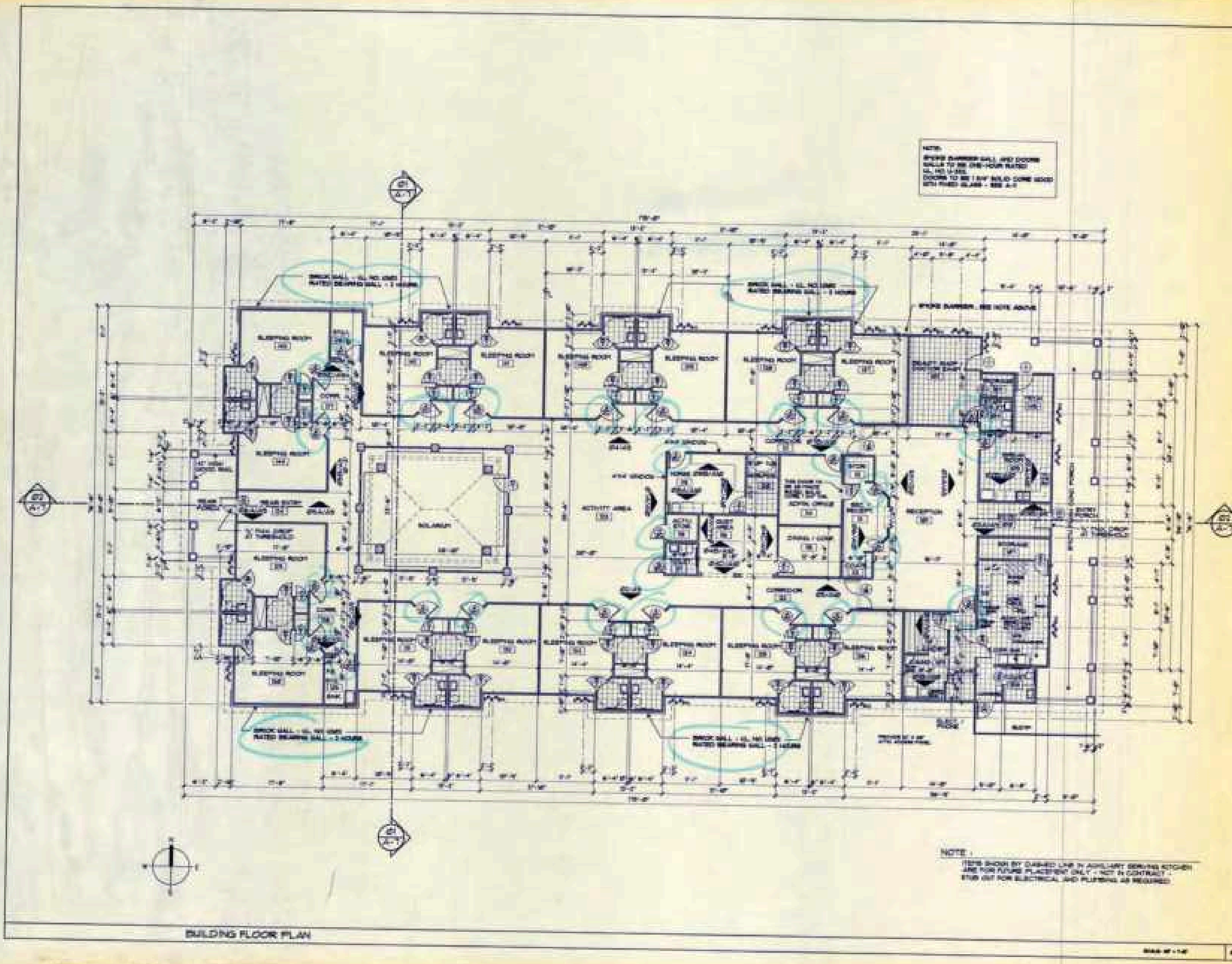
GENERAL NOTES

TLC
COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

BUILDING FLOOR PLAN

A-3



CARLIN/WHITE ASSOCIATES

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GENERAL NOTES

NOTE: FIRE SPRINKLER SYSTEM IS A TYPE NFPA 13 SYSTEM

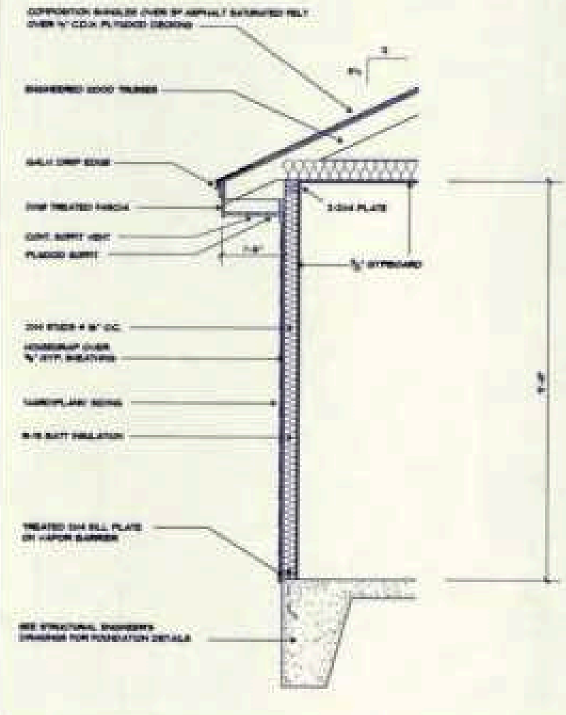
THE AUTOMATIC FIRE DETECTION SYSTEM COMPLIES WITH NFPA 72

TLC COMMUNITY ALZHEIMER FACILITY

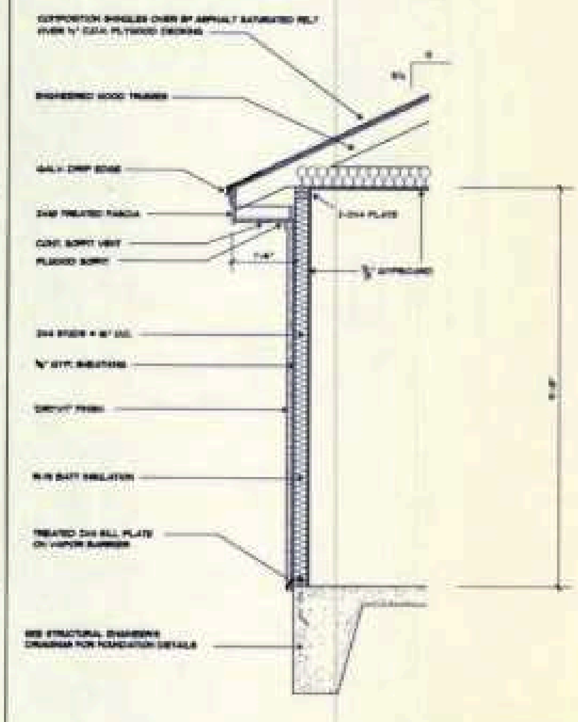
PASADENA, TEXAS

BUILDING FLOOR PLAN

A-3



TYPICAL EXTERIOR WALL SECTION AT SIDING SCALE: ¾" = 1'-0"



TYPICAL EXTERIOR WALL SECTION AT DRYVIT SCALE: ¾" = 1'-0"

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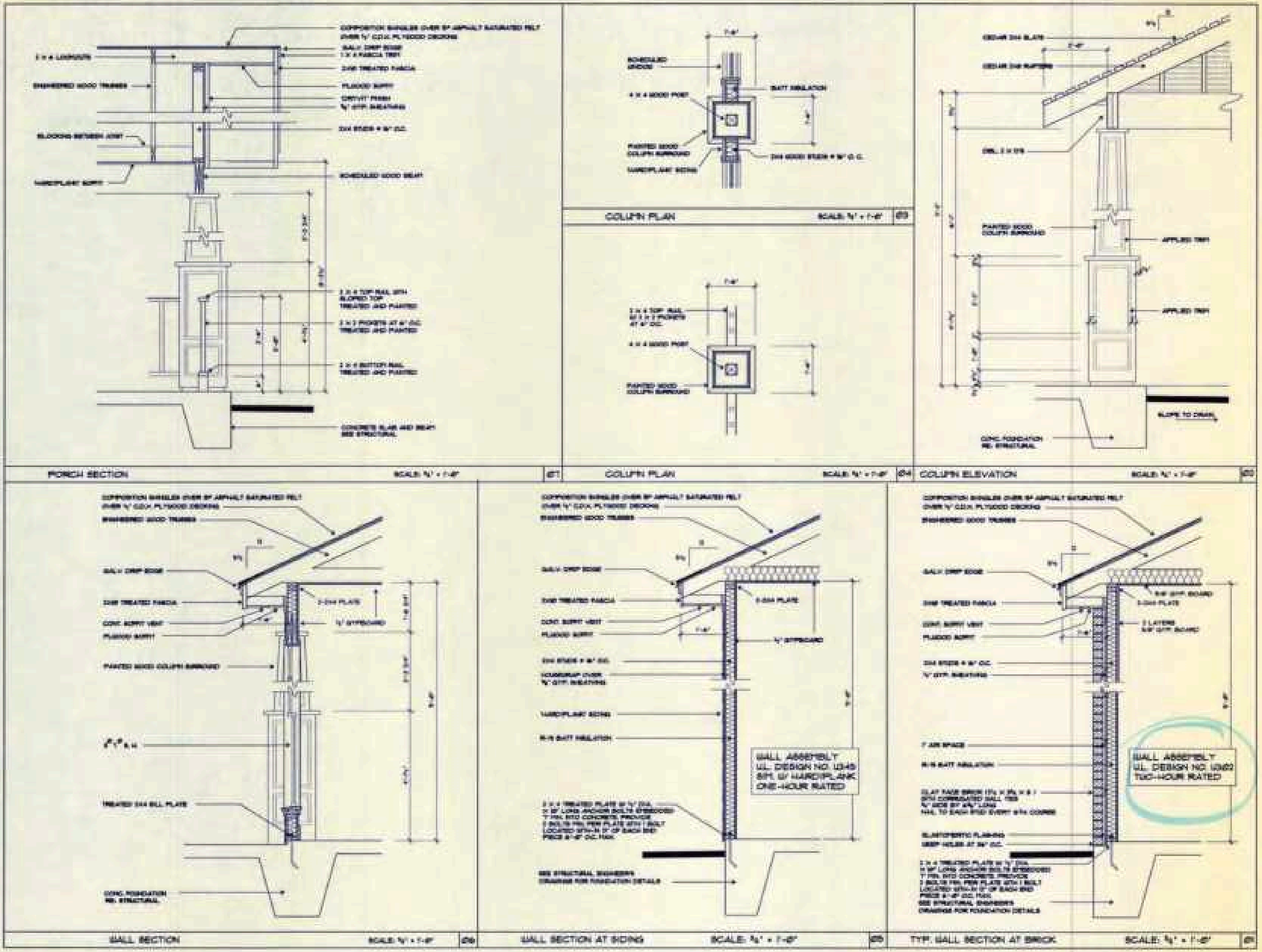
PASADENA, TEXAS

WALL SECTIONS

A-9



CARLIN/WHITE ASSOCIATES

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TLC COMMUNITY ALZHEIMER FACILITY

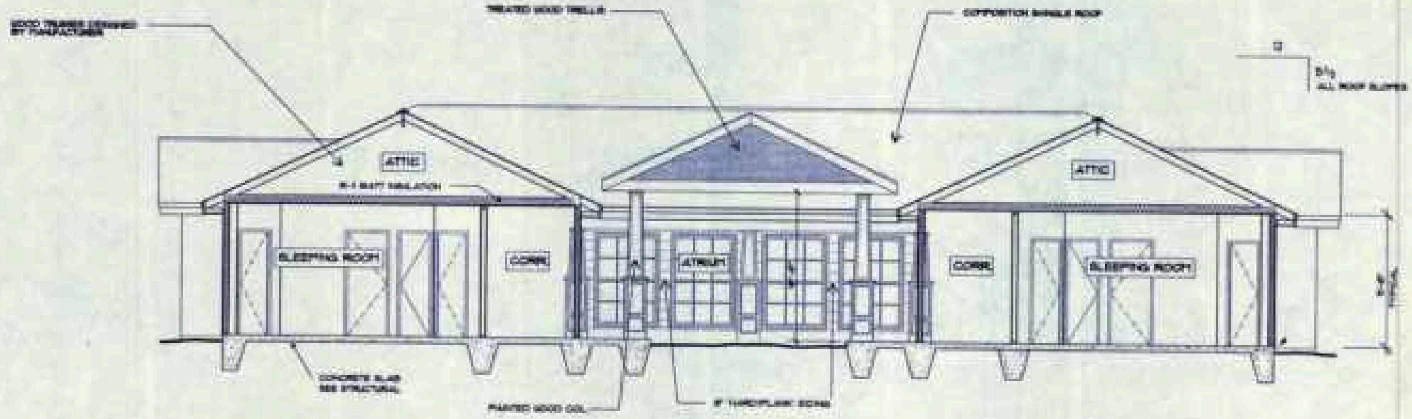
PASADENA, TEXAS 77503

WALL SECTIONS

A-8

CARLIN/WHITE ASSOCIATES

ARCHITECTURE • INTERIORS • MANAGEMENT



CROSS SECTION

SCALE: 1/4" = 1'-0"

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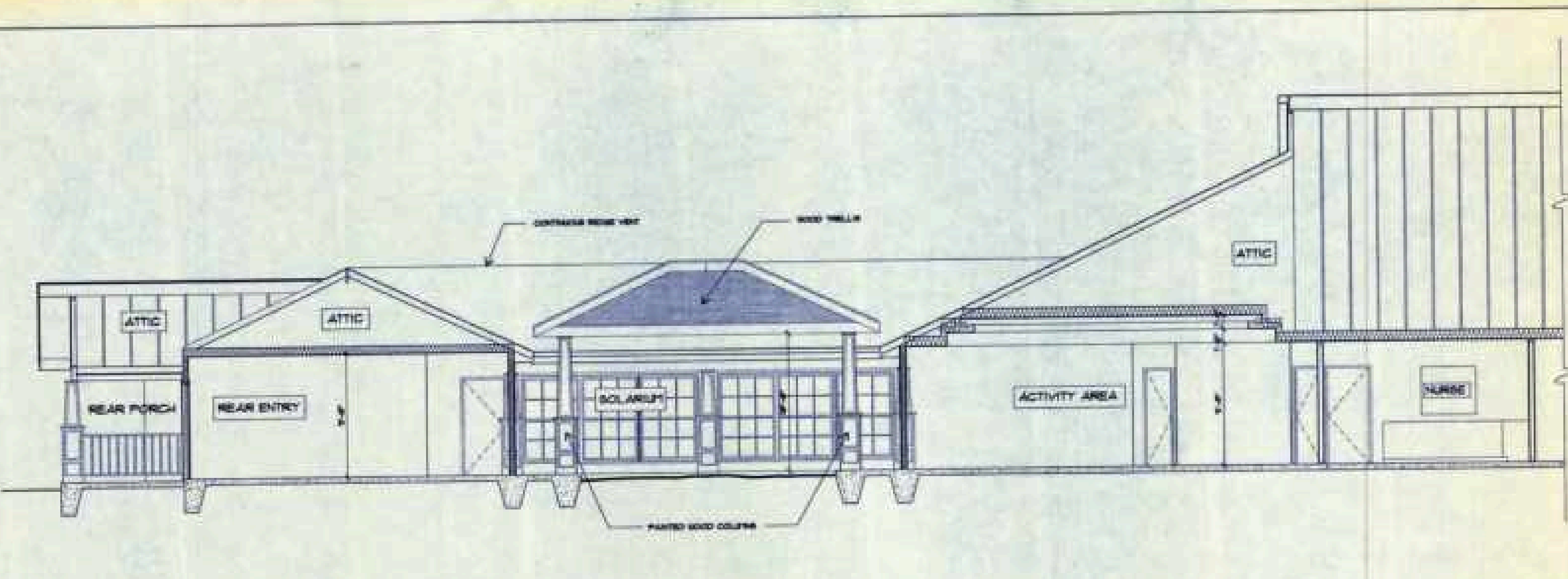
COMMUNITY ALZHEIMER FACILITY

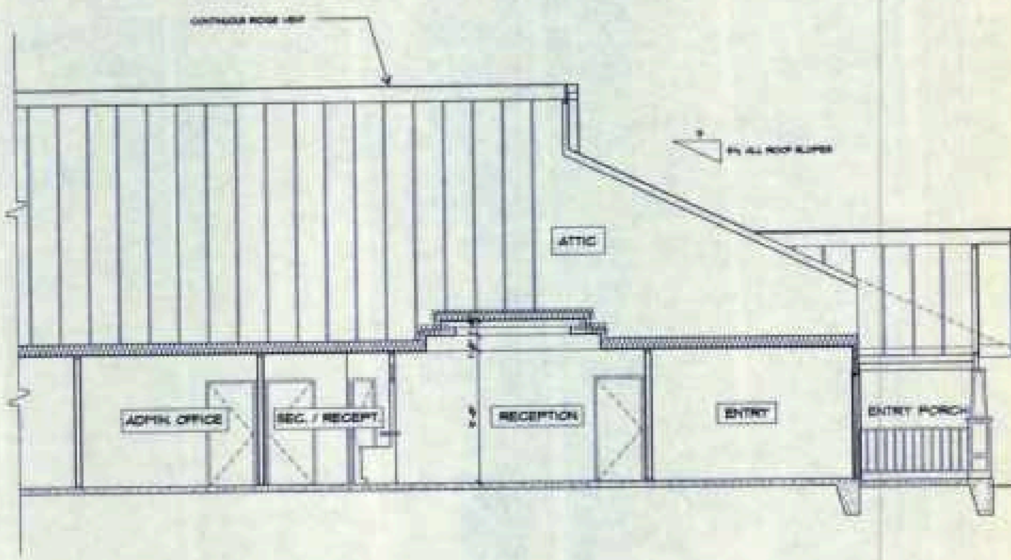
PASADENA, TEXAS 77503

BUILDING CROSS SECTION

A-8



PARTIAL LONGITUDINAL SECTION



PARTIAL LONGITUDINAL SECTION

CARLIN/WHITE
ASSOCIATES

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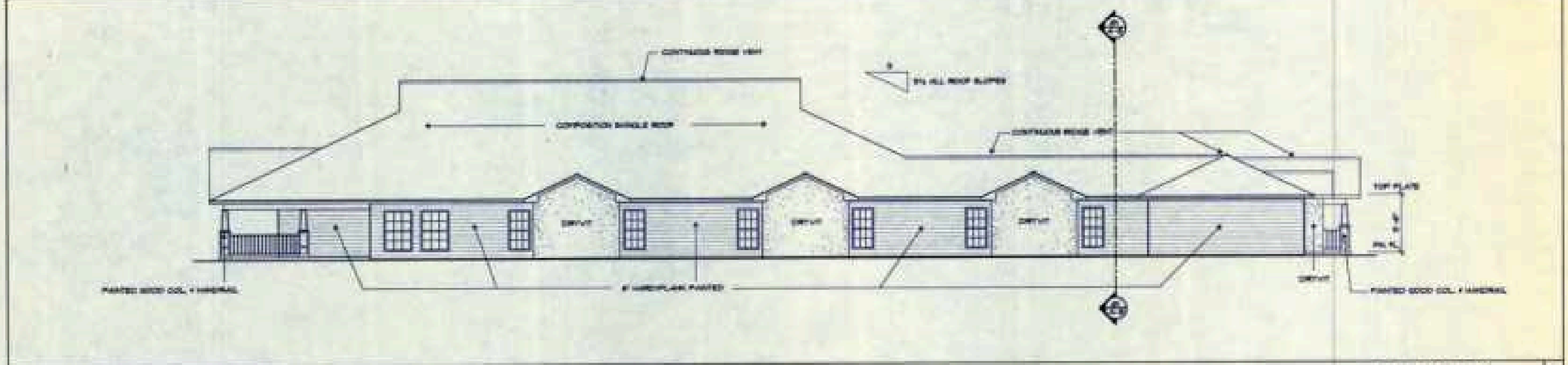
TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

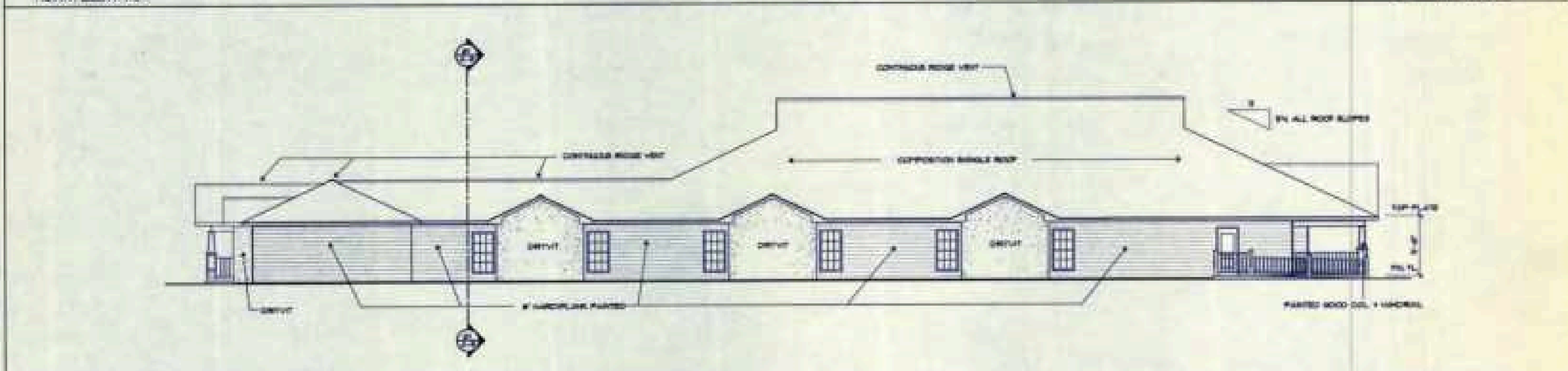
LONGITUDINAL SECTION

A-7



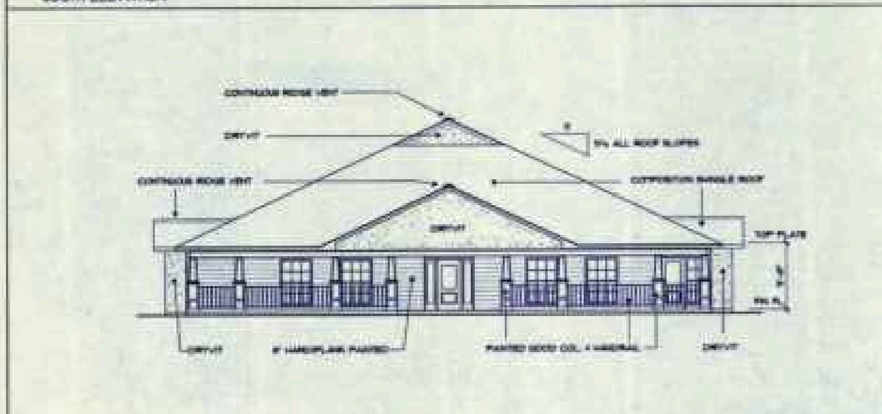
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



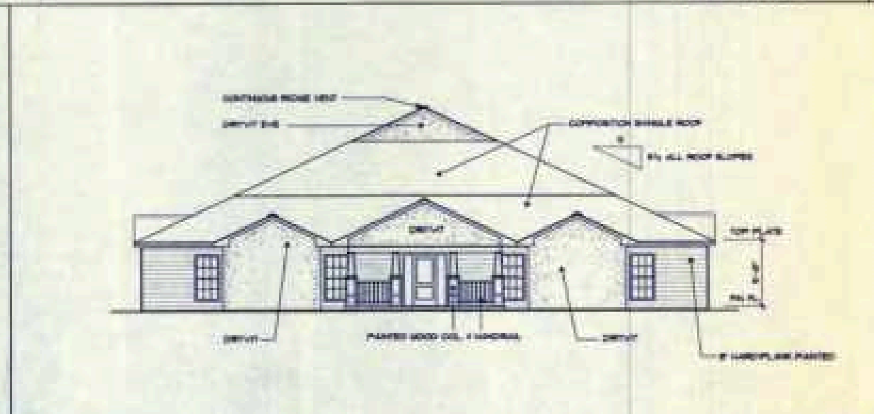
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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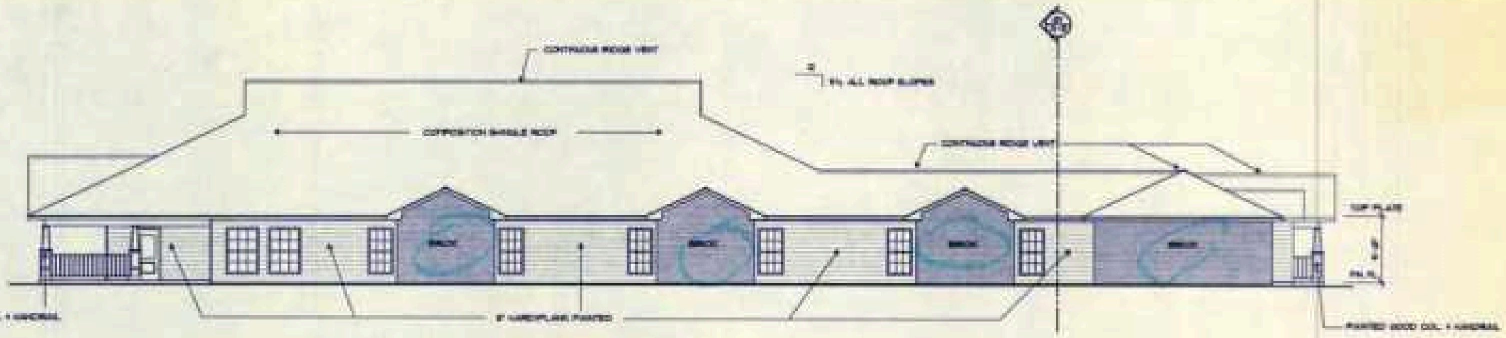
TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

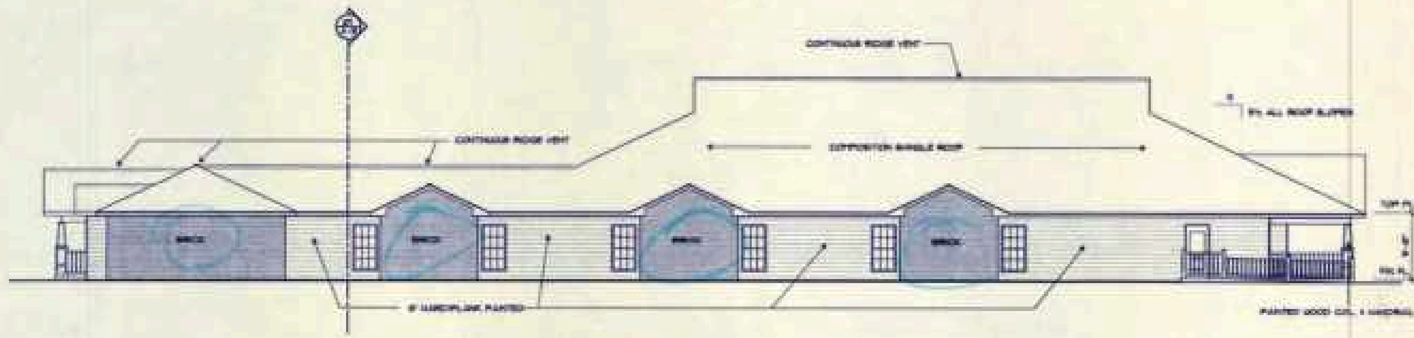
BUILDING ELEVATIONS

A-6



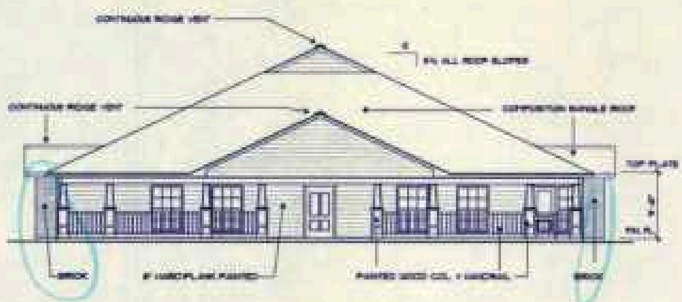
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



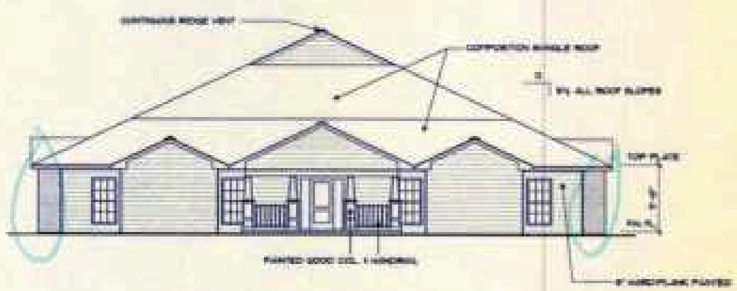
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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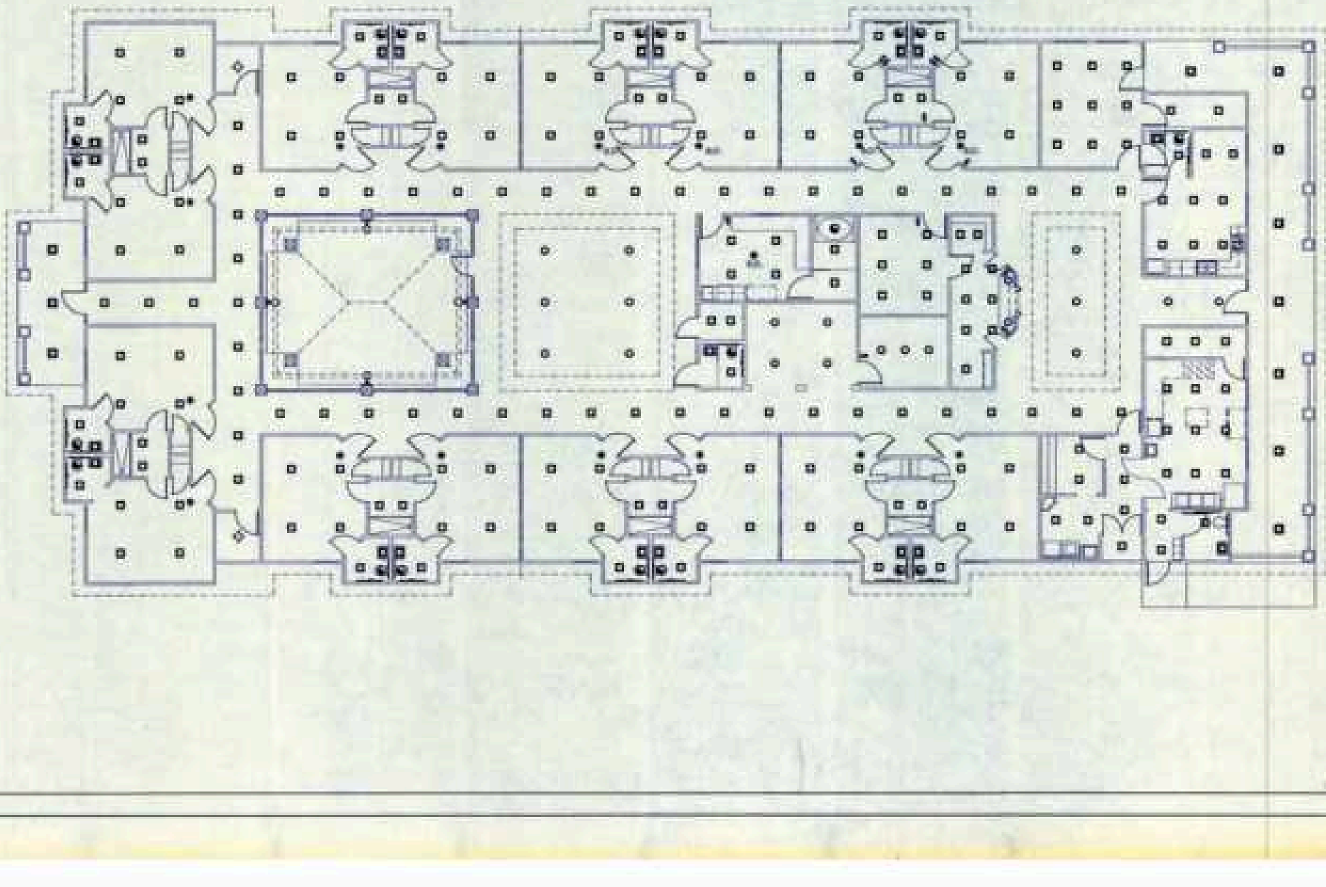
COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

BUILDING ELEVATIONS

A-6



REFLECTED CEILING PLAN

CARLIN/WHITE ASSOCIATES

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TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

REFLECTED CEILING PLAN

A-14

ROOM FINISH SCHEDULE

MAIN BUILDING

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
[illegible]	ENTRY	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE	PAINTED GYPBOARD	9'-0"	
[illegible]	RECEPTION	CARPET	VINYL	PAINTED GYPBOARD			POP-UP CEILING TO 10'-0" AS INDICATED
[illegible]	BEAUTY SHOP / DOCTOR EXAM	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	STAFF TOILET	V.C.T.	VINYL	V.S.C.			
[illegible]	BREAK ROOM	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	KITCHEN	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	DRY STORAGE	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	TOILET	V.C.T.	VINYL	V.S.C.			
[illegible]	LAUNDRY	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	LAUNDRY	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	SEC. / RECEPTION	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	COATS	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	ADMIN. OFFICE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	DINING / CONFERENCE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	QUIET AREA	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	TOILET	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	ACTIVITY STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	NURSE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	WHIRLPOOL	CERAMIC TILE	CER. TILE	CER. TILE TO 4'-0" HGT. + TUB V.S.C. ELSEWHERE			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	ACTIVITY AREA	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			POP-UP CEILING TO 10'-0" AS INDICATED
[illegible]	REAR ENTRY	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	SLEEPING ROOM	CARPET	VINYL	PAINTED GYPBOARD			
	REST ROOM	V.C.T.	VINYL	V.S.C.			
	BATHER	CERAMIC TILE	CER. TILE	CER. TILE TO 4'-0" HGT. + TUB V.S.C. ELSEWHERE			
	CLOSET	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	SLEEPING ROOM	TYPICAL - SEE ROOM [illegible] ABOVE					
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
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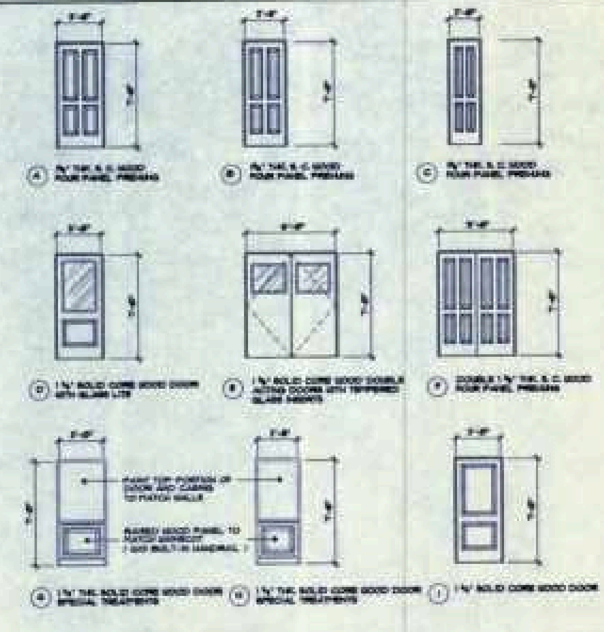
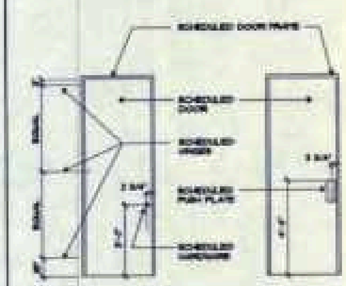
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						

ACTIVITY BUILDING

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
[illegible]	ACTIVITY ROOM	CARPET	VINYL	PAINTED GYPBOARD	PAINTED GYPBOARD	VARIES	CATHEDRAL CEILING
[illegible]	REST ROOM	V.C.T.	VINYL	V.S.C.	PAINTED GYPBOARD	9'-0"	
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD	PAINTED GYPBOARD	9'-0"	



DOOR SCHEDULE — SCALE: 1/4"=1'-0" — 03



DOOR HARDWARE HEIGHTS — 02

DOOR AND FRAME TYPE
HARDWARE SET

1. ENTRY LOCKSET *
1A. ENTRY LOCKSET W/ CARD KEY ACCESS CONTROL TIED TO FIRE ALARM SYSTEM
2. PASSAGE SET *
3. INTERIOR LOCKSET *
4. ENTRY LOCKSET WITH EXTENSION FLUSH BOLT *
5. PRIVACY LOCK
6. PUSH/PULL PLATES
7. PUSH PLATES

8. LOCKSET W/ OVERHEAD STOP
9. LOCKSET W/ CLOSER
10. LOCKSET W/ CLOSER
11. LOCKSET W/ OVERHEAD STOP
12. LOCKSET W/ CLOSER
13. LATCHSET
14. LOCKSET
15. LATCHSET W/ CLOSER

C. CLOSER
D. DEAD BOLT
E. CLOSER AND DEAD BOLT

* PROVIDE DOOR STOPS

05 HARDWARE SCHEDULE — 01

CARLIN/WHITE ASSOCIATES

ARCHITECTURE • INTERIORS • MANAGEMENT

ISSUED FOR PRICING AND REVIEW
ISSUED FOR PRICING AND REVIEW

THE ARCHITECT HAS MADE EVERY EFFORT TO SET FORTH IN THE CONTRACT DOCUMENTS THE COMPLETE SCOPE OF THE WORK. THE CONTRACTOR IS NEVER THE LESS CAUTIONED THAT MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT EXCUSE THE CONTRACTOR FROM PROVIDING A COMPLETE FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY CONFLICTS, OMISSIONS, OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMISSION OF PROPOSALS OR TO COMMENCEMENT OF CONSTRUCTION.

IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THESE DOCUMENTS MAY NOT BE USED FOR CONSTRUCTION UNLESS THE SEAL OF THE ARCHITECT HAS BEEN PROPERLY NUMBERED AND SIGNED BY THE ARCHITECT OF RECORD.

TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77502

ROOM FINISH SCHEDULE

DATE:
PROJECT NO.:
SCALE: AS NOTED

A-13

15

ROOM FINISH SCHEDULE

MAIN BUILDING

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
[illegible]	ENTRY	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE	PAINTED GYPBOARD	9'-0"	
[illegible]	RECEPTION	CARPET	VINYL	PAINTED GYPBOARD			POP-UP CEILING TO [illegible] AS INDICATED
[illegible]	BEAUTY SHOP / DOCTOR EXAM	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	STAFF TOILET	V.C.T.	VINYL	V.W.C.			
[illegible]	BREAK ROOM	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	KITCHEN	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	DRY STORAGE	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	TOILET	V.C.T.	VINYL	V.W.C.			
[illegible]	LAUNDRY	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	LAUNDRY	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	BELL / RECEPTION	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	COATS	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	ADMIN. OFFICE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	DINING / CONFERENCE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	QUIET AREA	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	TOILET	V.C.T.	VINYL	PAINTED GYPBOARD			
[illegible]	ACTIVITY STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	NURSE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	WHIRLPOOL	CERAMIC TILE	CER. TILE	CER. TILE TO [illegible] HGT. + TUB V.W.C. ELSEWHERE			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	ACTIVITY AREA	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			POP-UP CEILING TO [illegible] AS INDICATED
[illegible]	REAR ENTRY	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	CORRIDOR	CARPET	WOOD	PAINTED WOOD WAINSCOT W/ PAINTED GYP. BOARD ABOVE			
[illegible]	SLEEPING ROOM	CARPET	VINYL	PAINTED GYPBOARD			
	REST ROOM	V.C.T.	VINYL	V.W.C.			
	SHOWER	CERAMIC TILE	CER. TILE	CER. TILE TO [illegible] HGT. + TUB V.W.C. ELSEWHERE			
	CLOSET	CARPET	VINYL	PAINTED GYPBOARD			
[illegible]	SLEEPING ROOM	TYPICAL - SEE ROOM [illegible] ABOVE					
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
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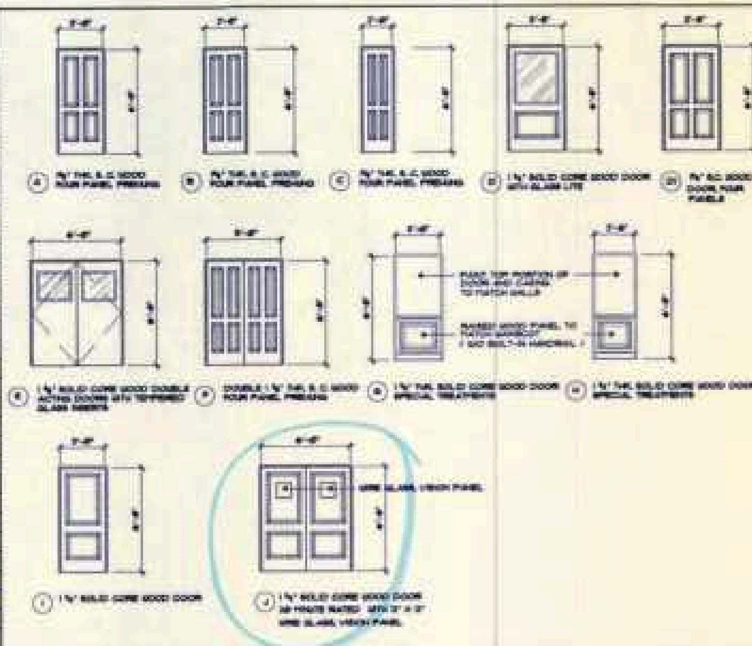
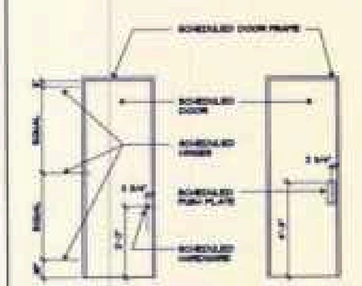
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						
[illegible]	SLEEPING ROOM						

ACTIVITY BUILDING

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	CLG. HT.	REMARKS
[illegible]	ACTIVITY ROOM	CARPET	VINYL	PAINTED GYPBOARD	PAINTED GYPBOARD	VARIES	CATHEDRAL CEILING
[illegible]	REST ROOM	V.C.T.	VINYL	V.W.C.	PAINTED GYPBOARD	9'-0"	
[illegible]	STORAGE	CARPET	VINYL	PAINTED GYPBOARD	PAINTED GYPBOARD	9'-0"	



DOOR SCHEDULE ⌀3



DOOR HARDWARE HEIGHTS ⌀2

SEE SHEET HC-1 FOR HARDWARE STANDARDS 4.13.9 THRU 4.13.11

DOOR AND FRAME TYPE / HARDWARE SET

1. ENTRY LOCKSET +
1A. ENTRY LOCKSET W/ CARD KEY ACCESS CONTROL TIED TO FIRE ALARM SYSTEM
2. PASSAGE SET +
3. INTERIOR LOCKSET +
4. ENTRY LOCKSET WITH EXTENSION FLUSH BOLT +
5. PRIVACY LOCK
6. PUSH/PULL PLATES
7. PUSH PLATES

[illegible] LOCKSET W/ OVERHEAD STOP
[illegible] LOCKSET W/ CLOSER
[illegible] LOCKSET W/ CLOSER
[illegible] LOCKSET W/ OVERHEAD STOP
[illegible] LOCKSET W/ CLOSER
[illegible] LATCHSET
[illegible] LOCKSET
[illegible] LATCHSET W/ CLOSER
[illegible] DOOR CLOSERS TO BE FAIL-SAFE TYPE (CLOSE UPON ACTUATION OF SMOKE DETECTORS)

C. CLOSER (UL RATED)
D. DEAD BOLT
E. CLOSER AND DEAD BOLT

\+ PROVIDE DOOR STOPS

⌀5 HARDWARE SCHEDULE ⌀1

CARLIN/WHITE ASSOCIATES

ARCHITECTURE • INTERIORS • MANAGEMENT

[illegible] ISSUED FOR PRICING AND REVIEW
[illegible] ISSUED FOR PRICING AND REVIEW

[illegible]

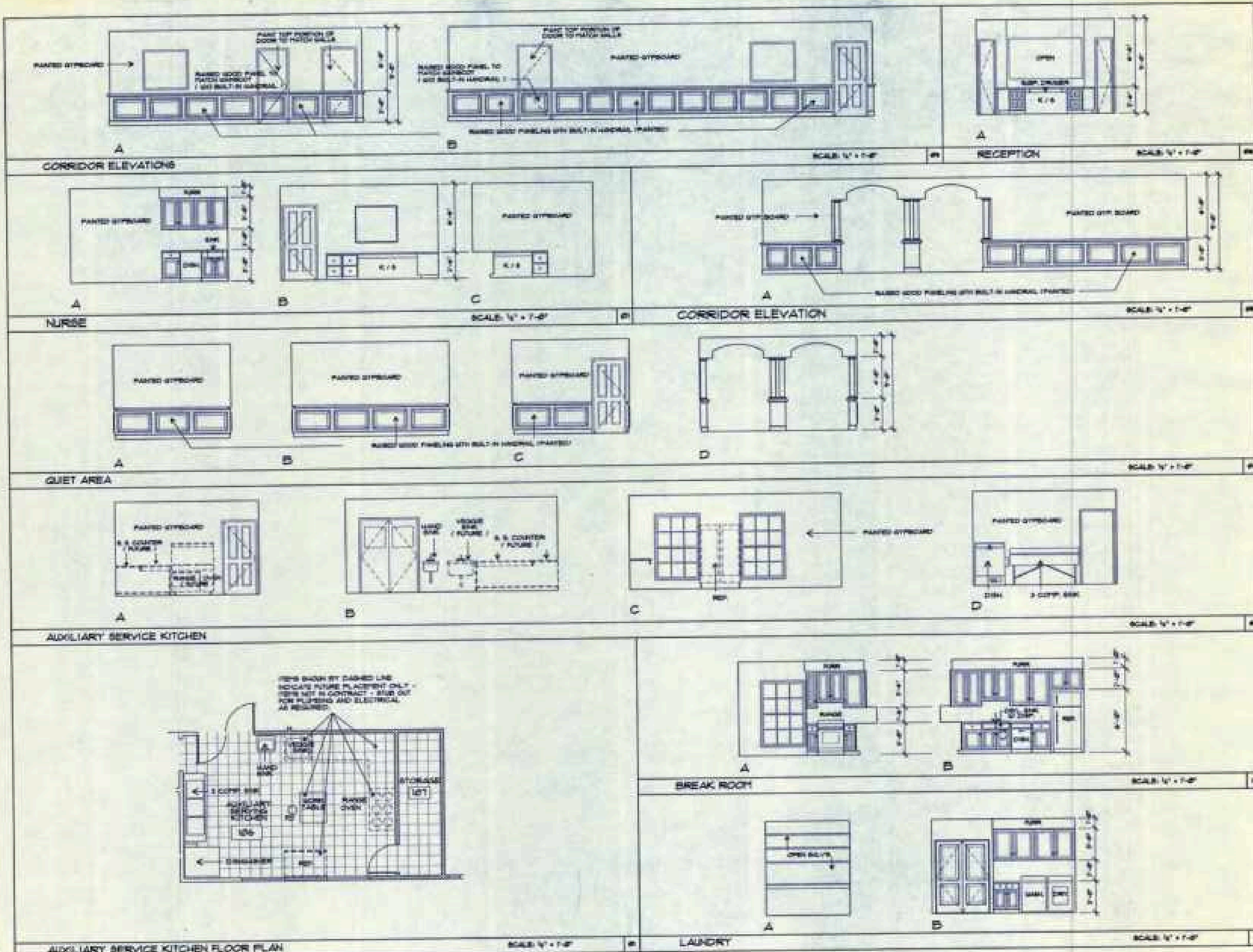
[illegible]

TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

ROOM FINISH SCHEDULE

A-11



CARLIN/WHITE ASSOCIATES

ARCHITECTURE • INTERIORS • MANAGEMENT

THE ARCHITECT HAS MADE EVERY EFFORT TO SET FORTH IN THE CONTRACT DOCUMENTS THE COMPLETE SCOPE OF THE WORK. THE CONTRACTOR IS NEVER THE LESS CAUTIONED THAT MINOR OMISSIONS AND DISCREPANCIES IN THE DRAWINGS SHALL NOT EXCUSE THE CONTRACTOR FROM PROVIDING A COMPLETE FACILITY AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING ANY CONFLICTS, OMISSIONS, OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT, IN WRITING PRIOR TO SUBMISSION OF PROPOSALS OR TO COMMENCEMENT OF CONSTRUCTION.

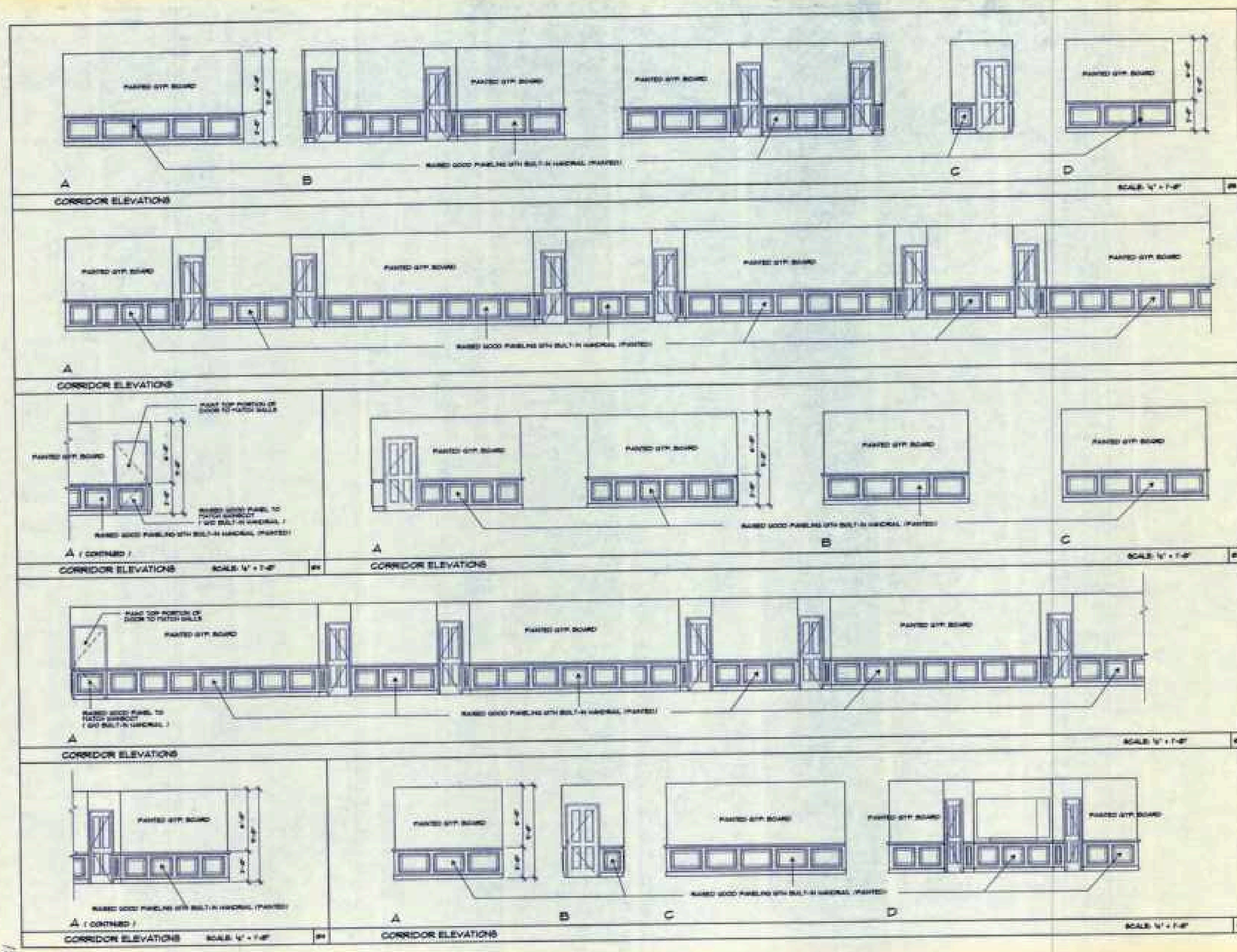
IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THESE DOCUMENTS MAY NOT BE USED FOR CONSTRUCTION, UNLESS THE SEAL OF THE ARCHITECT HAS BEEN PROPERLY NUMBERED AND SIGNED BY THE ARCHITECT OF RECORD.

TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

INTERIOR ELEVATIONS

A-12



CARLIN/WHITE ASSOCIATES

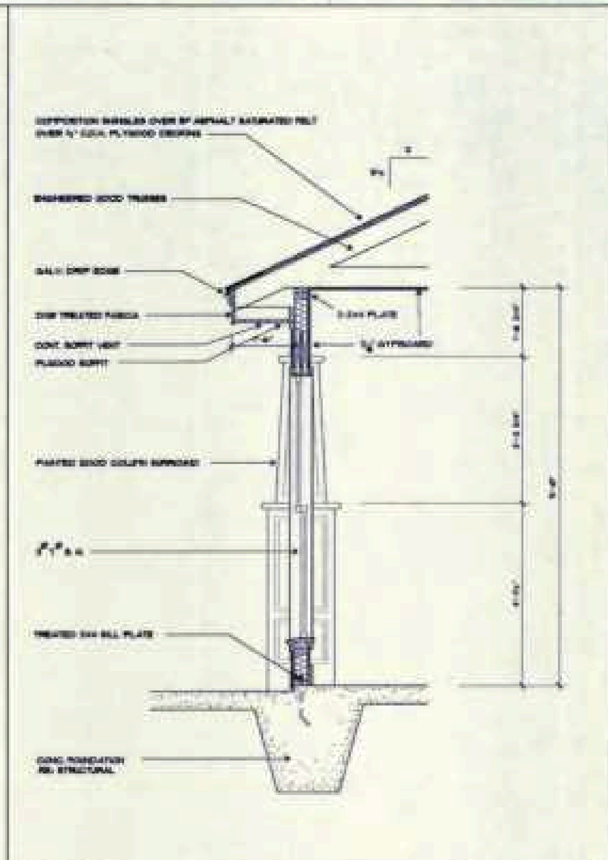
ARCHITECTURE • INTERIORS • MANAGEMENT

TLC COMMUNITY ALZHEIMER FACILITY

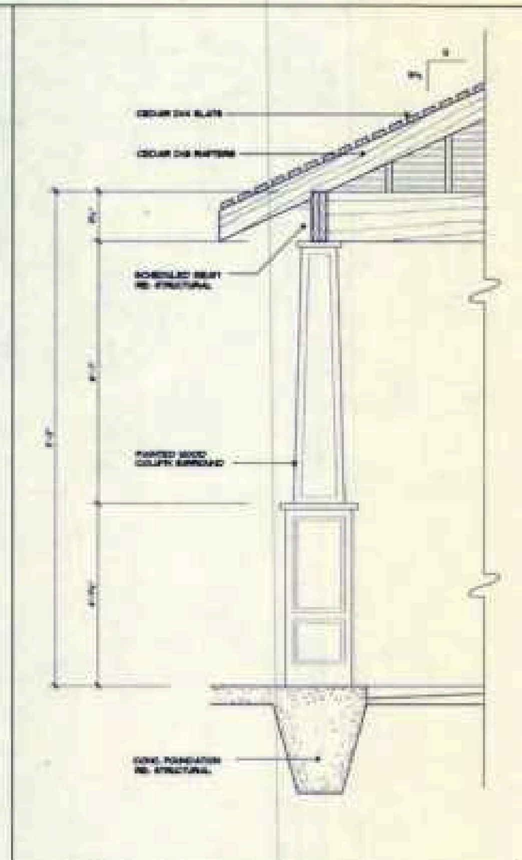
PASADENA, TEXAS 77503

CORRIDOR ELEVATIONS

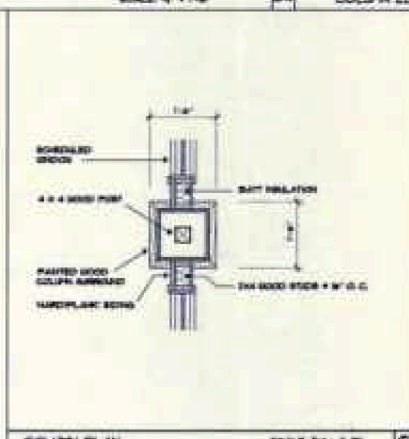
A-11



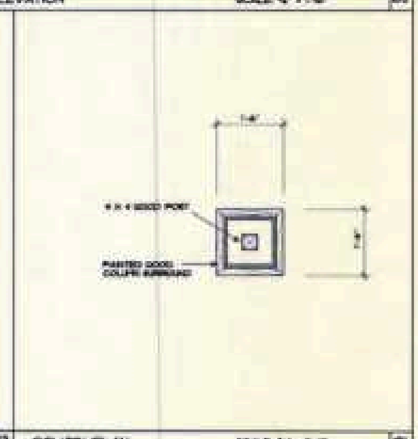
WALL SECTION



COLUMN ELEVATION



COLUMN PLAN



COLUMN PLAN

CARLIN/WHITE
ASSOCIATES

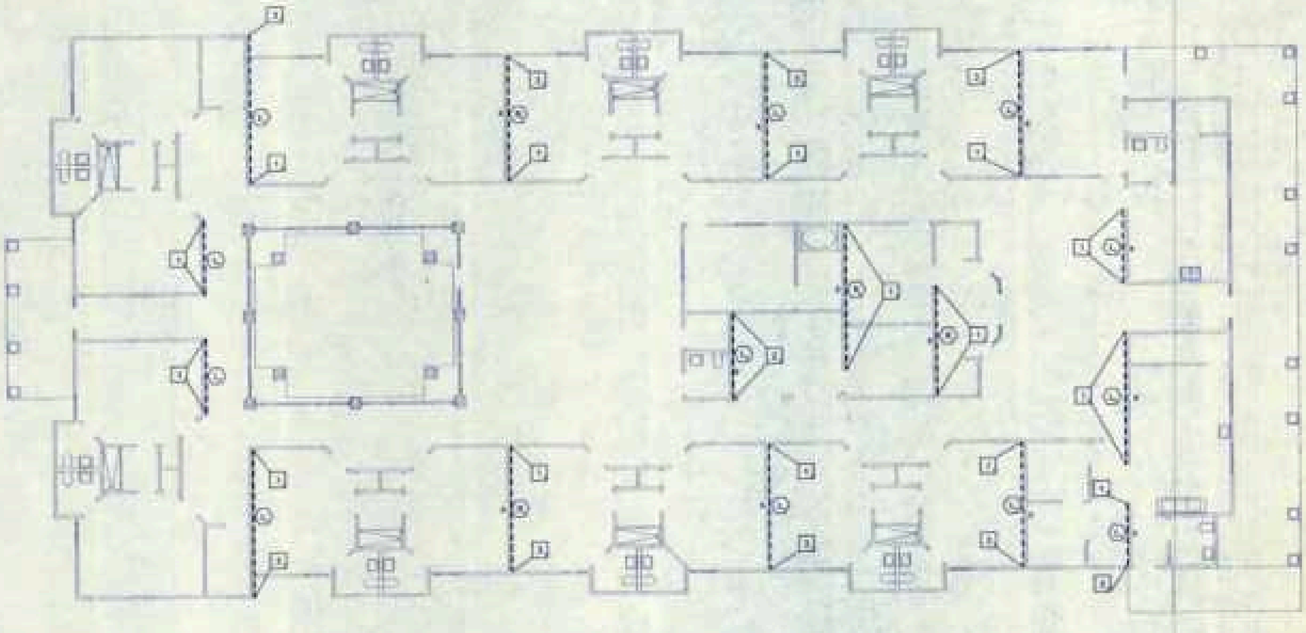
ARCHITECTURE - INTERIORS - MANAGEMENT

TLC
COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS 77503

ATRIUM / PORCH DETAILS

A-10



BRACING PLAN
ALZHEIMER FACILITY

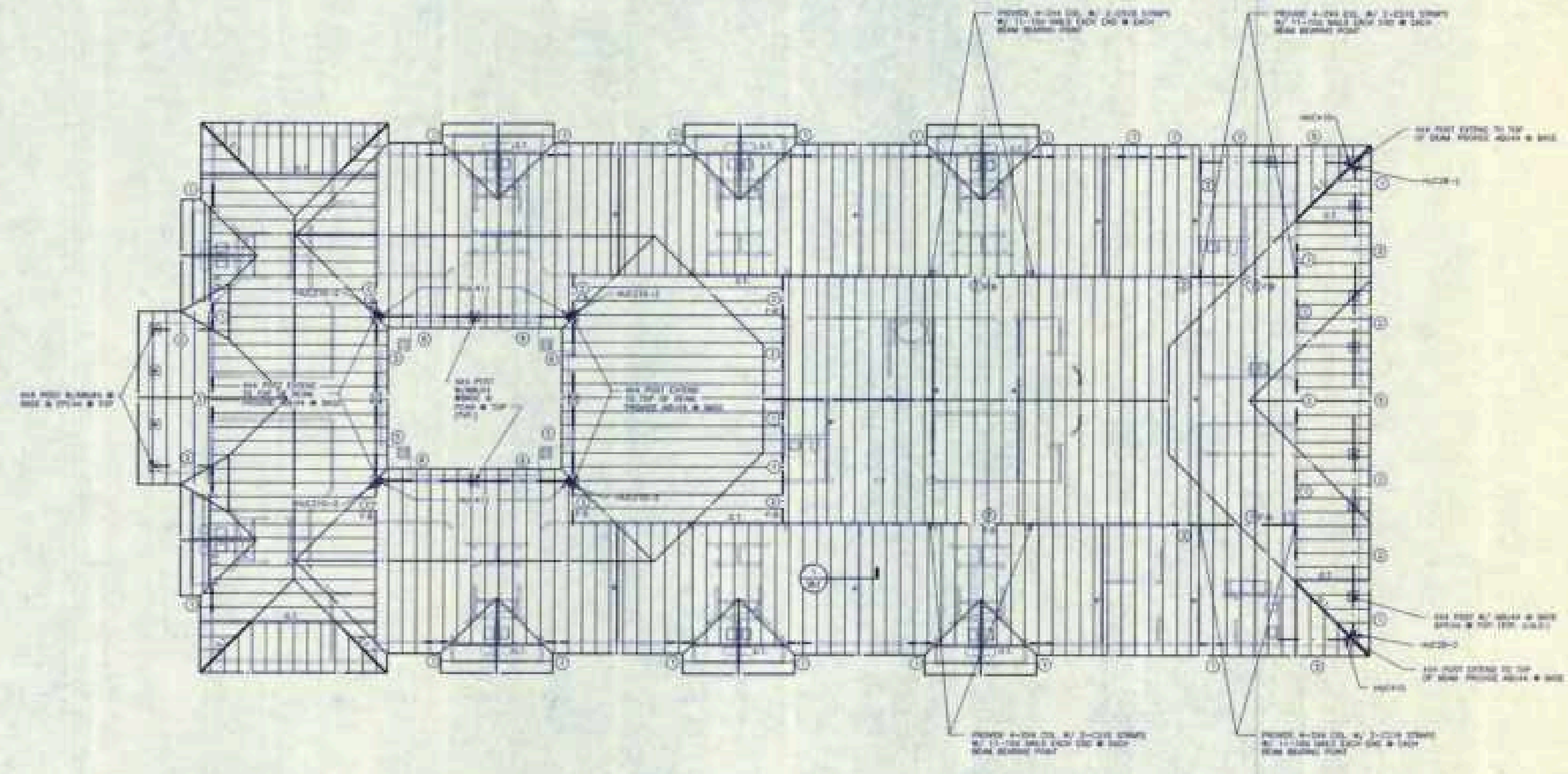
TLC
COMMUNITY
ALZHEIMER
FACILITY
PASADENA, TEXAS

SCA

17249

S4.1

20



ROOF FRAMING PLAN

ALZHEIMER FACILITY

SCALE: 1/8" = 1'-0"

Project

TLC COMMUNITY ALZHEIMER FACILITY

PASADENA, TEXAS

SCA

CONSULTING ENGINEERS

Project	17249
Sheet	S5.1

21

Addendum E

Comparable Data

Land Sales

Land Sale Comparable 1

5.794 Acres - 10010 Mykawa Road

Location Data	
Location	10010 Mykawa Road
City, State	Houston, TX
Market	Valuation Properties
Submarket	Valuation Land
County	Harris
APN	1454060010001

Physical Data	
Property Type	Land (Other)
Use at Sale	0
Proposed Use	Other
Acres	5.79 Acres
Land SF	252,387 SF
Useable Acres	5.79 Acres
Useable Land SF	252,387 SF
Frontage	275
Visibility	Average
Topography	Level
Shape	Rectangular
Corner/Interior Location	Corner
Flood Zone	X
Utilities	Electricity, Sewer, Water
Offsite/Onsite Costs	0
Zoning	None
Allowable Bldg Area	0 SF
Allowable Bldg Units	0
Verification	Confirmed-Seller Broker

Sale Data	
Transaction Type	Closed
Date	March 13, 2024
Marketing Time	N/A
Grantor	Mykawa Property Group, LLC
Grantee	Thomas Edmond
Document No.	RP-2024-89016
Price	$1,500,000
Financing Terms	Cash to Seller
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$1,500,000

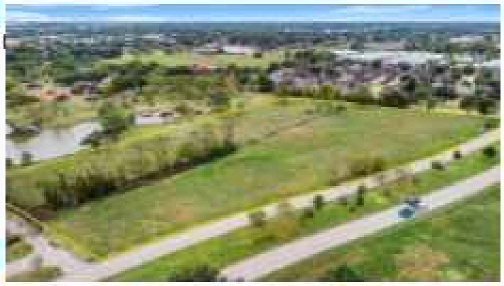
Analysis	
Price per Acre	$258,889
Price Per SF	$5.94
Price per Unit	$0
Price per FAR	$0.00

Comments

This property is located at the southwest corner of Mykawa Road and Madden Land. This property is rectangular in shape, has access to all public utilities, and is not located within a flood hazard area.

Land Sale Comparable 2

Southeast Corner Lily Street and Vista Road



Location Data	
Location	Southeast Corner Lily Street and Vista
City, State	Pasadena, TX
Market	TX - Houston
Submarket	Houston
County	Harris
APN	0341990450001

Physical Data	
Property Type	Land (General Commercial)
Use at Sale	0
Proposed Use	General Commercial
Acres	5.66 Acres
Land SF	246,589 SF
Useable Acres	5.66 Acres
Useable Land SF	246,589 SF
Frontage	0
Visibility	Average
Topography	Generally Level
Shape	Generally Rectangular
Corner/Interior Location	Interior
Flood Zone	X
Utilities	Electricity, Sewer, Water
Offsite/Onsite Costs	0
Zoning	N/A
Allowable Bldg Area	0 SF
Allowable Bldg Units	0
Verification	Confirmed-Buyer

Sale Data	
Transaction Type	Closed
Date	May 30, 2024
Marketing Time	N/A
Grantor	ESTATE OF SOUHEIL S HADDAD
Grantee	THE HUGHEN CENTER INC
Document No.	RP-2024-196023
Price	$1,700,000
Financing Terms	Cash to Seller
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$1,700,000

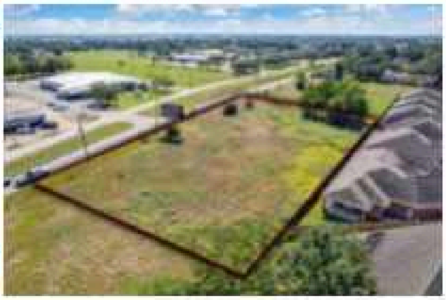
Analysis	
Price per Acre	$300,306
Price Per SF	$6.89
Price per Unit	$0
Price per FAR	$0.00

Comments

The property is located on the Southeast Corner Lily Street and Vista Road. The site is generally rectangular in shape, and generally level in topography. The site is outside of the floodplain.

Land Sale Comparable 3

3606 Preston Road



Location Data	
Location	3606 Preston Road
City, State	Pasadena, TX
Market	TX - Houston
Submarket	Houston
County	Harris
APN	0341950000117

Physical Data	
Property Type	Land (General Commercial)
Use at Sale	0
Proposed Use	General Commercial
Acres	1.23 Acres
Land SF	53,579 SF
Useable Acres	1.23 Acres
Useable Land SF	53,579 SF
Frontage	0
Visibility	Average
Topography	Generally Level
Shape	Rectangular
Corner/Interior Location	Interior
Flood Zone	X
Utilities	Electricity, Sewer, Water
Offsite/Onsite Costs	0
Zoning	None
Allowable Bldg Area	0 SF
Allowable Bldg Units	0
Verification	Confirmed-Buyer

Sale Data	
Transaction Type	Closed
Date	July 15, 2025
Marketing Time	N/A
Grantor	JD Real Estate LLC
Grantee	JACKELINE GONZALEZ ATTY AT LAW PLLC
Document No.	RP-2025-62267
Price	$305,000
Financing Terms	Cash to Seller
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$305,000

Analysis	
Price per Acre	$247,967
Price Per SF	$5.69
Price per Unit	$0
Price per FAR	$0.00

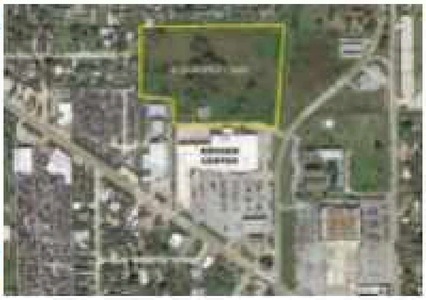
Comments

Property is located on the east side of Preston Road, just south of Vista Road. The site is rectangular in shape, with generally level topography and is outside the floodplain.

Land Sale Comparable 4

West side of Preston Avenue

Location Data	
Location	West side of Preston Avenue
City, State	Pasadena, TX
Market	TX - Houston
Submarket	Houston
County	Harris
APN	0321070010018



Physical Data	
Property Type	Land (General Commercial)
Use at Sale	0
Proposed Use	General Commercial
Acres	8.06 Acres
Land SF	351,002 SF
Useable Acres	8.06 Acres
Useable Land SF	351,002 SF
Frontage	0
Visibility	Average
Topography	Generally Level
Shape	Irregular
Corner/Interior Location	Interior
Flood Zone	X
Utilities	Electricity, Sewer, Water
Offsite/Onsite Costs	0
Zoning	None
Allowable Bldg Area	0 SF
Allowable Bldg Units	0
Verification	Confirmed-Confidential

Sale Data		
Transaction Type	Listing	
Listing Date	January 0, 1900	
Marketing Time	N/A	
Grantor	Listing	
Grantee	Listing	
Document No.	Listing	
Listing Price		$0
Financing Terms	Cash to Seller	
Price Adjustments For:		
Financing		$0
Conditions of Sale		$0
Other		$0
Adjusted Price		$3,506,580

Analysis	
Price per Acre	$435,173
Price Per SF	$9.99
Price per Unit	$0
Price per FAR	$0.00

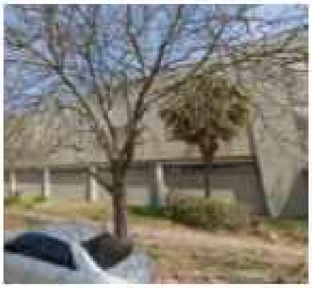
Comments

Property is located on the west side of Preston Avenue, just north of Red Bluff Road. The site is irregular in shape, with generally level topography and outside the floodplain.

Improved Sales

Seniors Housing Sale Comparable 1

1101 Aline Street - "Mother House" Laurel Senior Living



Location Information	
Location	1101 Aline Street
	New Orleans, LA
Market	Valuation Properties
Submarket	Valuation Seniors Housing
County	Orleans Parish
APN	614200215
Physical Property Summary	
Property Type	Seniors Housing (Assisted)
Gross Building Area	84,137 SF
Rentable Area	84,137 SF
Land Acres	1.05 Acres
Land SF	45,600 SF
Land to Building Ratio	0.54
No. of Buildings	1
No. of Stories	3
Year Built (Renovated)	1950 (2023)
Construction	Masonry
Condition	Good
Parking	Reserved 10 Surface 27
Investment Class	Class A
Elevators	
Financial Data	
Occupancy	0.0%
Property Operations Status	Vacant
Financial Indicators	
NOI	N/A
Derived Cap Rate	N/A
Reported Cap Rate	N/A

Sale Data	
Transaction Type	Closed
Date	July 16, 2021
Marketing Time	N/A
Grantor	Homelife in the Gardens LLC
Grantee	1101 Aline St. LLC
Document No.	696724
Price	$10,400,000
Financing Terms	Cash to Seller
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$10,400,000
Price Per SF	$123.61
Verification	Secondary Verification

Comments

The comparable is a Class A 84,137 SF assisted living located at 1101 Aline Street New Orleans, LA. The Property was built in 1950. The property was delivered vacant and the buyer intended on renovating the property and return the use as an upgraded assisted living facility.

Seniors Housing Sale Comparable 2

FORMER GRACE NURSING HOME

Location Information	
Location	9725 Grace Lane
	Clinton, LA
Market	Valuation Properties
Submarket	Valuation Seniors Housing
County	East Feliciana Parish
APN	52-00035200
Physical Property Summary	
Property Type	Seniors Housing (Assisted)
Gross Building Area	32,000 SF
Rentable Area	32,000 SF
Land Acres	5.00 Acres
Land SF	217,800 SF
Land to Building Ratio	6.81
No. of Buildings	1
No. of Stories	1
Year Built (Renovated)	1972
Construction	Wood frame
Condition	Average
Parking	
Investment Class	0
Elevators	
Financial Data	
Occupancy	0.0%
Property Operations Status	Vacant

Sale Data	
Transaction Type	Closed
Date	February 28, 2023
Marketing Time	N/A
Grantor	Grace Clinton Property, LLC (Martin M. Scott)
Grantee	Harmony Behavioral Health Services, LLC (Col
Document No.	Original 251442
Price	$1,600,000
Financing Terms	
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$1,600,000
Price Per SF	$50.00

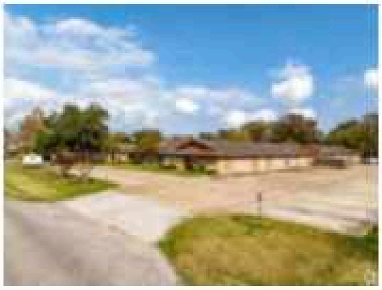
Financial Indicators	
NOI	N/A
Derived Cap Rate	N/A
Reported Cap Rate	N/A
Verification	Confirmed-Confidential

Comments

There was no operating license or CON in place. Operating license and reimbursement agreements were transferred to a new facility. At the time of sale. The property was vacant at sale. It was acquired for conversion to a mental health facility.

Seniors Housing Sale Comparable 3

Vacant Senior Living Facility



Location Information	
Location	2000 Beaumont Road Baytown, TX
Market	TX - Houston
Submarket	Southeast
County	Harris
APN	0982050000009

Physical Property Summary	
Property Type	Seniors Housing (Assisted)
Gross Building Area	0 SF
Rentable Area	24,463 SF
Land Acres	0.00 Acres
Land SF	0 SF
Land to Building Ratio	0.00
No. of Buildings	1
No. of Stories	1
Year Built (Renovated)	1966
Construction	Wood frame
Condition	Average
Parking	
Investment Class	Not Applicable
Elevators	

Financial Data	
Occupancy	0.0%
Property Operations Status	Vacant

Sale Data	
Transaction Type	Closed
Date	May 30, 2023
Marketing Time	N/A
Grantor	Sabra Texas Holdings Lp
Grantee	Halyard Capital Group LLC
Document No.	200979
Price	$775,000
Financing Terms	Cash to Seller
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$775,000
Price Per SF	$31.68

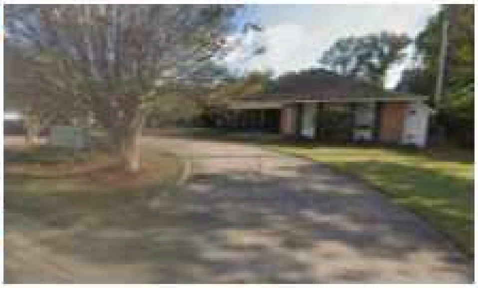
Financial Indicators			
NOI	N/A		
Derived Cap Rate	N/A		
Reported Cap Rate	N/A	Verification	Confirmed-Buyer

Comments

Property is located on the east side of Beaumont Road, just north of Knowlton Road. The property is a former assisted living facility with common areas, private offices, and courtyard area.

Seniors Housing Sale Comparable 4

Former Care Center Nursing



Location Information	
Location	11188 Florida Boulevard Baton Rouge, LA
Market	Valuation Properties
Submarket	Valuation Seniors Housing
County	East Baton Rouge Parish
APN	0
Physical Property Summary	
Property Type	Seniors Housing (Assisted)
Gross Building Area	27,017 SF
Rentable Area	27,017 SF
Land Acres	1.77 Acres
Land SF	76,969 SF
Land to Building Ratio	2.85
No. of Buildings	1
No. of Stories	1
Year Built (Renovated)	1965
Construction	Wood frame
Condition	Average
Parking	
Investment Class	0
Elevators	
Financial Data	
Occupancy	0.0%
Property Operations Status	Vacant

Sale Data	
Transaction Type	Closed
Date	July 31, 2023
Marketing Time	N/A
Grantor	Florida Boulevard Property Company, LLC
Grantee	Stoa RE, LLC (James Clancy)
Document No.	Original 944 Bundle 13265
Price	$2,000,000
Financing Terms	
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$2,000,000
Price Per SF	$74.03

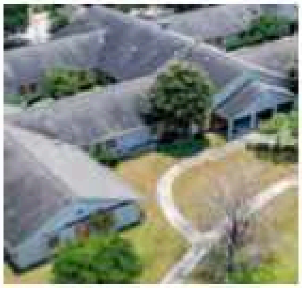
Financial Indicators			
NOI	N/A		
Derived Cap Rate	N/A		
Reported Cap Rate	N/A	Verification	Confirmed-Confidential

Comments

There was no operating license or CON in place. Operating license and reimbursement agreements were transferred to a new facility. At the time of sale. The property was vacant at sale.

Seniors Housing Sale Comparable 5

Colonial Oaks at Westchase



Location Information	
Location	11395 Richmond Avenue
	Houston, TX
Market	Valuation Properties
Submarket	Valuation Seniors Housing
County	Harris
APN	114-680-001-0001
Physical Property Summary	
Property Type	Seniors Housing (Assisted)
Gross Building Area	28,060 SF
Rentable Area	28,060 SF
Land Acres	4.00 Acres
Land SF	174,078 SF
Land to Building Ratio	6.20
No. of Buildings	1
No. of Stories	1
Year Built (Renovated)	1998
Construction	Wood
Condition	Average
Parking	Surface
Investment Class	Class B
Elevators	
Financial Data	
Occupancy	0.0%
Property Operations Status	Vacant

Sale Data	
Transaction Type	Closed
Date	September 10, 2024
Marketing Time	N/A
Grantor	11395 Richmond Avenue Holdings Limited Pa
Grantee	11395 Richmond Avenue LLC
Document No.	332973
Price	$2,835,000
Financing Terms	Cash to Seller
Price Adjustments For:	
Financing	$0
Conditions of Sale	$0
Other	$0
Adjusted Price	$2,835,000
Price Per SF	$101.03

Financial Indicators	
NOI	N/A
Derived Cap Rate	N/A
Reported Cap Rate	N/A
Verification	Secondary Verification

Comments

This sale is of a 1-story, 28,060 square foot building located at 11395 Richmond Avenue in Houston, TX. The building was built in 1998 and was formerly an assisted living facility. At the time of sale, the property was 100% vacant. The property was listed by Marcus and Millichap. The property sold $2,835,000 ($101.03 PSF).

Addendum F

Appraiser Qualifications and Licenses

Esin Locke
MAI

Executive Vice President

t 713-599-5108
m 832-877-2913
esin.locke@nmrk.com

YEARS OF EXPERIENCE

19+

AREAS OF SPECIALTY

Valuation & Advisory

Self Storage

Gas Station / Convenience Store

Mobile Home / RV Park

Specialty Properties

Retail

Appraisal Valuation

Market Studies

Consulting

Esin Locke, MAI, serves as an Executive Vice President in Newmark Valuation & Advisory's Houston office. Locke focuses on fee preparation of real estate appraisals and market studies while continuing to provide exceptional service to clients.

Throughout her career in valuation, Locke has worked with clients on a wide variety of property types, including office, retail, industrial, multifamily, net-leased investments and land. She also possesses valuation expertise of specialty purpose properties that include self storage, greenhouses, churches, auto dealerships, gas station/convenience stores, RV parks and mobile home communities.

Prior to Newmark, Locke worked as a senior appraiser in the Houston office of CBRE's Valuation & Advisory Services Group. In this role, Locke focused primarily on Texas properties. She also completed assignments in Arkansas, Louisiana and Oklahoma, while serving as a valuation associate.

Licenses and Designations

- MAI Designation, Appraisal Institute
- Certified general real estate appraiser, states of Texas, Louisiana, Arkansas, Oklahoma, and Mississippi

Professional Affiliations

- Board member – Director, Appraisal Institute Houston Chapter 2023-2025
- Chapter Alternate Regional Representative, Appraisal Institute 2021-2025
- Director Delegate / Chapter Champion 2021-2022, Houston Chapter of CREW
- Member of the National Scholarship Committee, Houston Chapter of CREW 2023

Education

Locke earned a Bachelor of Science degree in computer engineering technology from University of Houston. She has also completed over 500 hours of appraisal coursework and annual continuing education courses.

NEWMARK

ESIN CAKAR LOCKE
3430 BRAMPTON ISLAND DR
KATY, TX 77494

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: **Esin Cakar Locke**
License #: **TX 1380534 G**
License Expires: **03/31/2028**

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

Karen Rodriguez

Senior Appraiser

m 832-454-8983
karen.m.rodriguez@nmrk.com

YEARS OF EXPERIENCE

4+

AREAS OF SPECIALTY

Valuation & Advisory

Retail

Industrial

Multifamily

Single-family

Special Use

Self-Storage

Mobile Home / RV Park

Office

Vacant Land

Hospitality

Gas Station / Convenience Store

Religious Facilities

Karen Rodriguez currently serves as a Senior Appraiser in Newmark Valuation & Advisory's Houston, Texas office. In this role, she is responsible for providing accurate and reliable real estate appraisals.

With extensive experience in the valuation field, Rodriguez has worked with clients across a diverse range of property types, including retail, industrial, multifamily, single-family, special use, self-storage, and mobile home/RV parks, among others.

Before joining Newmark, Rodriguez held the position of Senior Appraiser at Lowery Property Advisors.

Licenses and Designations

– Certified General Real Estate Appraiser for the state of Texas.

Education

Rodriguez earned her Bachelor of Science degree in Economics from Texas A&M University, College Station, Texas.

KAREN MICHEL RODRIGUEZ
3515 WEST DALLAS ST, 3005
HOUSTON, TX 77019

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: KAREN MICHEL RODRIGUEZ

License #: 1381392-CG **License Expires: 01/31/2028**

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