



ADVANCED APPRAISALS

BOX 401 MONTROSE, AL 36559 .850 341 -7018 Advancedappraisals@hotmail.com

November 1 , 2017

McClain Trailers Inc
7203 Cowart
Houston, Texas 77020

Dear Sir:

As requested, I have completed a Restricted Appraisal of the above referenced property. The effective date of this assignment is October 20, 2017 (date of inspection). The date of the report is November 1, 2017. The subject of the appraisal is a 1020' x 780' m/l, not surveyed, undeveloped abandoned railroad parcel of property. The subject property has 780 FF along the East ROW of 4 Lane Highway 59 in Loxley, AL. The appraisers are aware this is a parcel that has restrictions allowing utilities access to this site. This could pose a problem to permanent structures. The property also has Railroad Street on the east line and Hinote Rd along the Southline. This property has excellent Road Frontage, Visibility, and Access. This appraisal analyzes the fee simple ownership rights.

The purpose of the appraisal is to develop an opinion of the market value of the property. The intended use of the analysis is to assist in your purchase decision. I have relied on my investigation, information provided by the owner, and information obtained from public records. This appraisal relies on market data from a variety of sources. This appraisal report conforms to Standards 1 and 2 of the Uniform Standards of Professional Appraisal Practice (USPAP). The Interagency Appraisal and Evaluation Guidelines include a series of additional requirements for federally related transactions that are relevant in this assignment. The main body of the report contains an outline detailing the scope of work.

McClain Trailers Inc is the intended user of this report.

It is my conclusion that the market value of the property is \$140,500. The effective date of this analysis is September 12, 2017. If I can be of any further assistance, please do not hesitate to call.

Sincerely,

Weldon Payne

Weldon Payne
Certified General Real Property Appraiser
AL License No. #G00253
Expires 9/30/2017