

13 Spring Hollow Brownwood, Texas 76801 325-642-5000

Broker Price Opinion

E. Ray West West & McNeese, PLLC 201 S. Broadway Brownwood, Tx 76801

Re: May, Texas Alleyway

Mr. West,

As per your request, I have completed the Broker Price Opinion with the following results.

Location: Approximately 4,522 sq. ft. of alleyway in the J.B. Ford Addition, in the town of May, Texas. Between Highway 183 and the abandoned railway and parallel to Comanche Avenue. See attached document. Alleyway in indicated in purple.

Comparables: As there have been no sales of this type of property in May in the last 3 years, I had to rely on previous sales in Brownwood, Texas.

- Lot 42 Hwy 279, Brownwood, Tx, Sold for \$7,300 per Acre
- Lot 41 Hwy 279, Brownwood, Tx, Sold for \$10,390 per Acre
- 202 N. Rusk Street, Brownwood, Tx, Sold for \$6,224 per Acre

Property Valuation: The above listed properties have easy accessibility to roads, where as the May Alleyway is completely inaccessible from any roadway. Additionally, the Alleyway is approximately 10.4% of an acre.

With these considerations I am assessing a valuation of \$500.00 for the Alleyway.

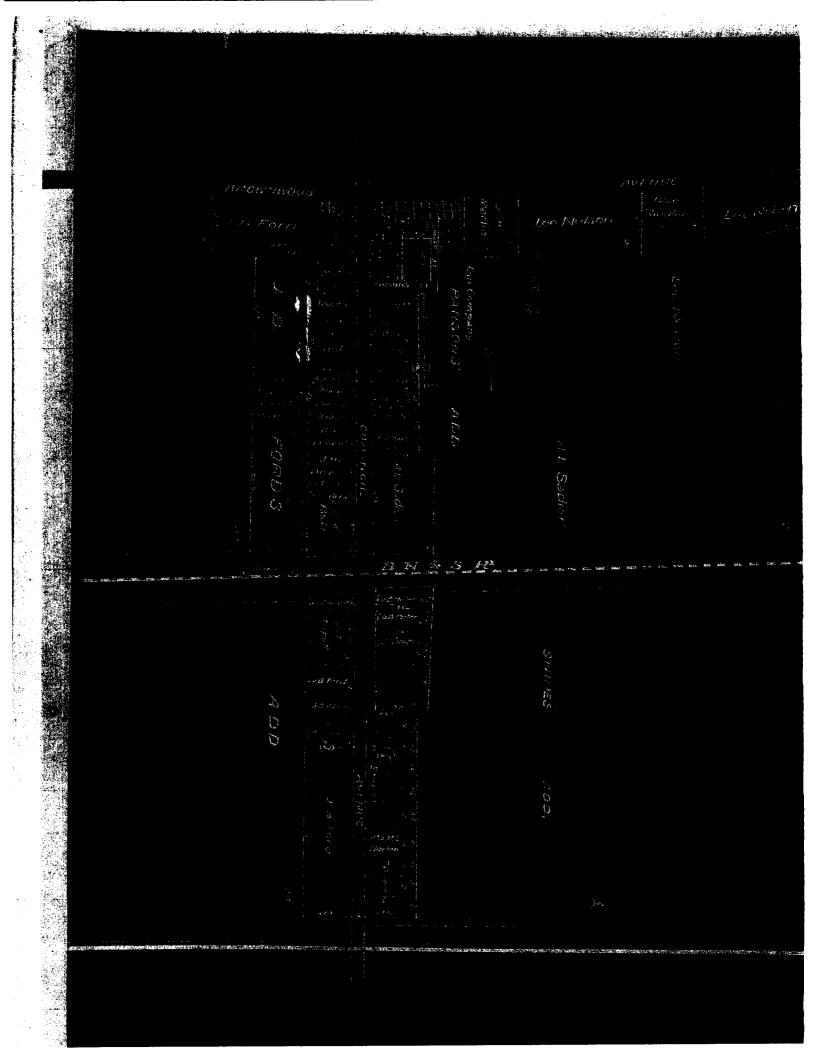
Should you have any additional questions, please do not hesitate to give me a call.

Cordially,

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Robert E. Bitters Broker, Bitters Real Estate

April 5, 2021 (Fxhihi+#4)





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Invoice for BPO-----\$475.00

Robert E. Bitters Broker, Bitters Real Estate