

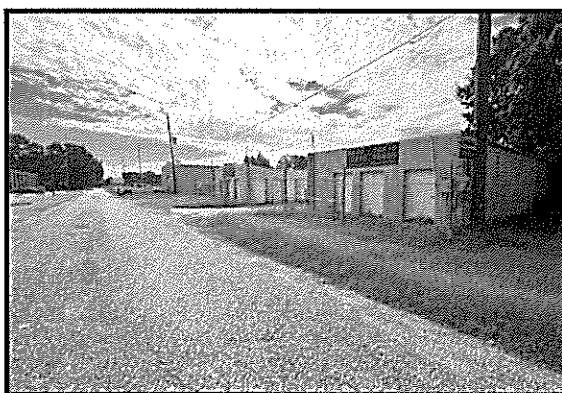
Appraisal Consultants, LLC

AJ Burns Appraisal
407 North 7th Street
West Monroe, LA 71291

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A. J. Burns, Jr.

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Mini-Storage
100 Martinez Dr.
Monroe, LA 71203

Prepared For:
Guaranty Bank
1200 Oak St.
Delhi, LA 71232

Appraisal Consultants, LLC

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407 North 7th Street
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Email: Info@ AJBurnsAppraisal.com

August 3, 2022

Ms. Amy Williams
Guaranty Bank
1200 Oak St.
Delhi, LA 71232

RE: Appraisal Of
Mini-Storage
100 Martinez Dr.
Monroe, LA 71203

Dear Ms. Amy Williams :

The purpose of this report is to provide the appraiser's opinion of the Market Value of the subject property as of August 3, 2022. This appraisal report is intended to comply with the reporting requirements set forth

by the Uniform Standards of Professional Appraisal Practice. In accordance with our scope of work agreement, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value.

The property was viewed and photographed. The property consists of an existing ambient mini-storage facility.

The Cost, Income, and Direct Sales Comparison approaches were developed for the subject property "as will be." The value "as is" is based on the "as will be" value, less the cost of renovations.

This appraisal report provides the appraiser's opinion of market value for the subject real property.

The estimate of value "as will be" is based on the extraordinary assumption that the renovations will be completed by March 1, 2023.

Additional Scope of Work details are discussed in the Reconciliation and Statement of Limiting Conditions pages of the body of this report and in the addenda.

Property:

47,000.00 ± s.f. Primary Site
16,900.00 s.f. Storage Building
214,360.00 ± s.f. Excess Land

Interest Valued:	FEE SIMPLE
Effective Date of Value:	8/3/2022
Date of Report:	8/3/2022

DEFINITION OF "MARKET VALUE:"

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 the title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 4th Edition
Office of Comptroller of Currency 12 CFR. Part 34 Sub Part C - Appraisals

INTENDED USE OF REPORT: This appraisal is intended to assist the client, Guaranty Bank, in a loan underwriting and/or credit decisions related to the property and to assist the borrower in purchasing and remodeling the property.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraiser

1. obtained authorization from the client to perform an appraisal and report the findings in a summary format,
2. viewed the subject property,
3. developed the Cost, Income, and Direct Sales Comparison approaches to value for the property "as will be."
4. The value "as is" is based on the "as will be" value, less the cost of renovations.
5. The estimate of value "as will be" is based on the extraordinary assumption that the renovations will be completed by March 1, 2023.

The resulting Appraisal Report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

MARKET EXPOSURE TIME: The market exposure time for the subject is estimated to be eight months, if priced near the market value. Market exposure time based on analysis of comparable sales.

By reason of my investigation and my analysis gathered with respect to this appraisal assignment, I have formed the opinion that
Market Value of subject property as of Effective Date: August 3, 2022 , was:

Three Hundred Ten Thousand Dollars
\$310,000.00

Upon completion of renovations by March 1, 2023, the market value is expected to be:
Four Hundred Eighty-Five Thousand Dollars
\$485,000.00

Allocated as:

Primary Site:	\$60,000.00
Building Site Improvements:	\$315,000.00
Excess Land:	\$110,000.00

This estimate of value is based on the extraordinary assumption that lease-up period does not exceed 24 months. It is noted that the lease-up period may be positively influenced by circumstances in the economic environment and by managerial efforts. The lease-up represented in this report is based on the performance of comparable properties in comparable markets.

If I can be of further assistance to you in regard to this report, or in any other way, please feel free to call.

Respectfully Submitted,



A J Burns Jr.
Louisiana General Appraiser
LAG 341

APPRAISAL REPORT

Page 2

Property Type	Mini-Storage Building		
Property Address	100 Martinez Dr.		
City	Monroe	Parish	Ouachita State Louisiana
Building Name	Walker Mini-Storage and U-Haul Re	Census Tract	-
Owner/Occupant	Robbie McDonald selling to Parish Home Furnishings		APN
Client	Guaranty Bank	Map Reference	Monroe, LA 71203
Typical Buyer	Owner/User	X	Investor <input type="checkbox"/>
Legal Description	Tract in Sqs 4, 5, and 5A Desiard Terrace Adn., Monroe, Ouachita Parish LA. Full Legal Description in Addenda.		

SCOPE OF WORK

The Cost, Income, and Direct Sales Comparison approaches were developed for the property "as will be." The "as will be" value is based on equal reliance on the income and sales comparison approaches to value. The "as is" value is based on the "as will be" value, less the cost of renovations. This appraisal report provides the appraiser's opinion of market value for the subject real property.

See Full Scope of Work Statement in Addenda

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Date of Report	8/3/2022	Effective Date of Value	8/3/2022
	"as will be"		
Value Indication - Cost Approach.....		\$	970,000.00
Value Indication - Income Approach.....		\$	475,000.00
Value Indication - Direct Sales Comparison Approach.....		\$	495,000.00
Total Value Estimate "As Will Be"		\$	485,000.00
Less: Cost of Renovations.....		\$	175,000.00
Final Market Value - Real Estate "As Is"		\$	310,000.00

Purpose of Appraisal	Opinion of Market Value
Intended Use of Appraisal	For Use by: Guaranty Bank
Property Rights Appraised	Fee Simple

Site Data	Building Data	Income Data - "as will be"
Site Size(s.f.) <u>261,360.00</u>	Gross Area (s.f.) <u>16,900.00</u>	GPI..... \$ <u>97,536.00</u>
Primary Site Size (s.f.) <u>47,000.00</u>	Net Area (s.f.) <u>16,900.00</u>	Vacancy (Projected)..... \$ <u>24,384.00</u>
Excess Land (s.f.) <u>214,360.00</u>	Net/Gross % <u>100%</u>	Vacancy (Actual)..... \$ <u>-</u>
Parking <u>Adequate</u>	Year Built <u>1977/2022</u>	Other In..... \$ <u>-</u>
H&BU <u>Commercial/Residential</u>	Effective Age <u>35/10</u>	EGI..... \$ <u>73,152.00</u>
	Remaining Econ. Life <u>5/30</u>	Operating Exp..... \$ <u>28,131.20</u>
	H&BU <u>Mini-Storage Units</u>	NOI..... \$ <u>45,020.80</u>
		Number of Tenants..... <u>155</u>
Neighborhood	Property	Appraisal Ratios
Appeal/Appearance <u>Average</u>	Floor Plan/Design <u>Average</u>	EGIM <u>6.63</u>
Property Compatibility <u>Average</u>	Construction Quality <u>Average</u>	Overall Rate with lease up <u>9.28%</u>
Appeal/Appearance <u>Average</u>	Exterior Condition <u>Average</u>	Price / SF <u>\$ 28.70</u>
Development Potential <u>Average</u>	Interior Condition <u>Average</u>	Rent / SF <u>\$ 5.77</u>
Rental Demand <u>Average</u>	Appearance/Appeal <u>Average</u>	Expenses / SF <u>\$ 1.66</u>
		Expense Ratio <u>38.46%</u>

OWNERSHIP HISTORY

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	Owner	Conveyance	Date	Price Paid	Terms of Sale
Most Recent	Robbie McDonald	Bk: 2363; Pg: 820	2/27/2014	\$ 105,000	Cash Sale
Previous	Jan Thurman			\$	
Previous				\$	
Previous				\$	
Current Contract or Option:		N/A	Listing Price	\$ 310,000.00	
Buyer	Robbie McDonald		Contract Price	\$ 310,000.00	
Seller	Parish Home Furnishings		Closing Date	Pending	

Discussion:

The property is selling for near the appraisal.

The property was originally listed for sale in 2019 for \$360,000. The price was reduced and has been listed at the lower price for about six months.

The property will be renovated after the purchase.

ENVIRONMENTAL ISSUES

Environmental Problems Observed or Known To Appraiser.....

No

Analysis/Comments:

No formal environmental assessment was conducted. This appraisal is prepared with the assumption that the property is unaffected by environmental contamination or ADA Non-conformance issues. Should a value estimate incorporating mediation costs and associated stigma be requested, the client will supply the necessary remediation estimate.

AREA

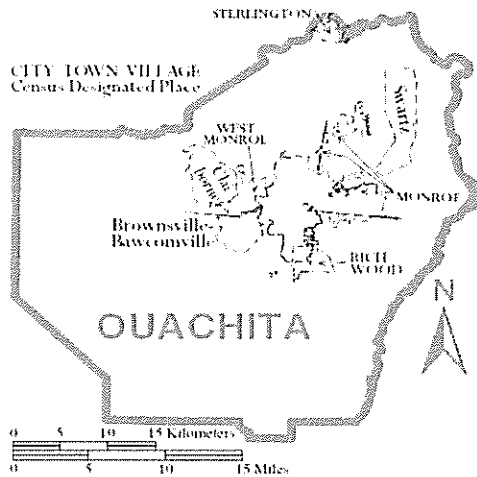
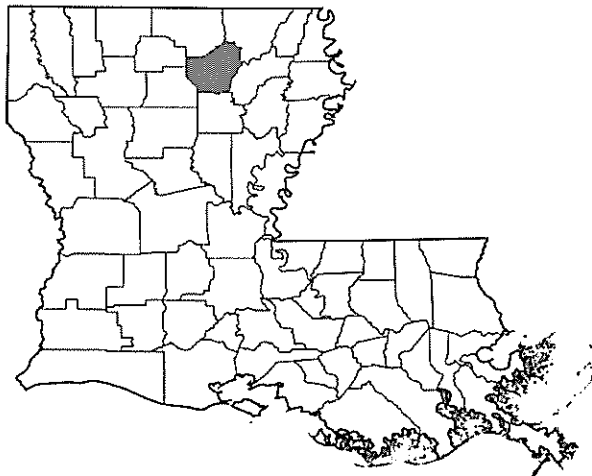
Identification of Market Area <u>Monroe/West Monroe</u>	Trends Population Trend <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Stable</td></tr></table>	Stable
Stable		
	Employment Trend <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Stable</td></tr></table>	Stable
Stable		
Major Employment Categories <u>Retail/Industrial/Government</u>	Personal Income Levels <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Stable</td></tr></table>	Stable
Stable		
	Property Value Trend <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Stable</td></tr></table>	Stable
Stable		
	Retail Sales <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Stable</td></tr></table>	Stable
Stable		
	New Construction <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Stable</td></tr></table>	Stable
Stable		
Change in Economic Base: From : _____ To : _____ Impact on Value: <input type="checkbox"/> Positive <input checked="" type="checkbox"/> None <input type="checkbox"/> Negative		
	Single Family <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Balanced</td></tr></table>	Balanced
Balanced		
	Multifamily <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Balanced</td></tr></table>	Balanced
Balanced		
	Office <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Balanced</td></tr></table>	Balanced
Balanced		
	Retail <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Balanced</td></tr></table>	Balanced
Balanced		
	Industrial <table border="1" style="float: right; width: 50px; text-align: center;"><tr><td>Balanced</td></tr></table>	Balanced
Balanced		

Analysis/Comments:

Ouachita Parish is located at the hub of Northeast Louisiana On LA Interstate 20. Monroe is the Parish seat for government and is the largest city in Northeast Louisiana. The school systems for the parish and city are similar to other towns its size, with urban locations including middle to upper-middle income students. University of Louisiana at Monroe has about 8,500 students and a faculty staff of about 1,100.

Ouachita Parish is the hub of Medical activity for this portion of the state and is the location of three hospitals: Glenwood Regional Medical Center, in West Monroe, St. Francis Medical Center, and University Medical Center, in Monroe. The airport is located in Monroe and is served by Delta Airlines and American Airlines.

There are eleven commercial banks operating in Ouachita Parish. About half of the land in Northeast Louisiana is in pine timber production, which has a great deal to do with the location of the woods product industry in this area and its importance in the economic base. The population according to the 2019 U.S. Census Bureau Estimates, census was 153,279, which included 47,294 people in the city of Monroe and 12,227 in West Monroe.



NEIGHBORHOOD

Boundaries: Monroe, Louisiana, 71201

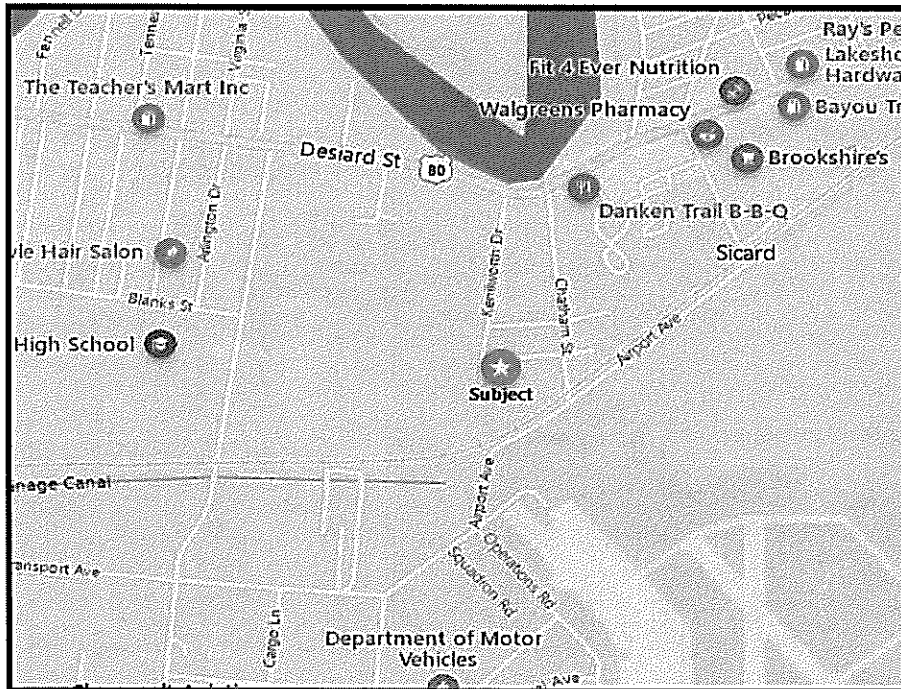
Neighborhood Development	85% Undeveloped	15%	Location.....	Urban
Developed	Single Family	40%	Development Trend.....	Stable
Land Use:	Multifamily	5%	Value Trend.....	Stable
	Retail	20%	Vacancy Trend.....	Stable
	Office	15%	Pop. Trend.....	Stable
	Industrial	5%	Employment.....	Stable
	Current Vacancy	15%	Change In Land Use.....	Unlikely
Maintenance/Condition.....				From: - To: -
Property Compatibility.....	Average			Rental Rate Range (Exclude Extremes):
Appeal/Appearance.....	Average			From: \$1.00 To: \$12.00
Protection/Adverse Influence.....	Average			Age Range (Exclude Extremes):
Development Potential.....	Average			From: New To: 60 Years
Rental Demand.....	Average			
Transportation Access.....	Average			
Police/Fire Protection.....	Average			

Single Family	Balanced	Utilities		
Multifamily	Balanced			Miles
Office	Balanced	X	water	X
Retail	Balanced	X	Sewer	X
Industrial	Balanced	X	Electric	X
		X	Gas	X
		X	Telephone	X
		X	Storm Drain	X
				Distance CBD.....
				N/A
				Distance -Freeway...
				1 Mile
				Distance-Pub. Trans
				N/A

Neighboring Property Use:

LA Baptist Childrens Home, Wendys, Danken Trail BBQ, Mixed commercial and residential properties. The property is located near ULM and the Monroe Airport.

Analysis/Comments:



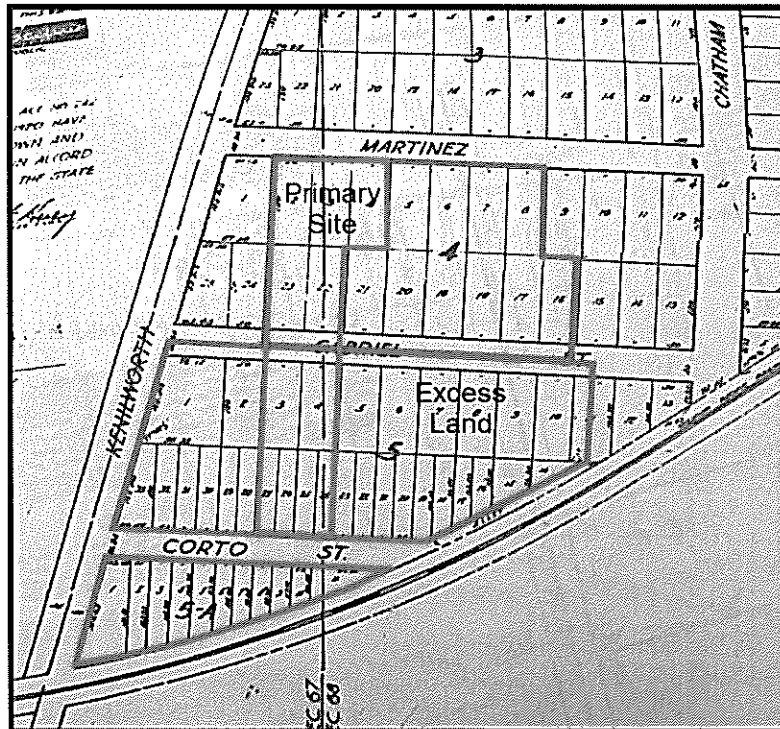
SITE DESCRIPTION

Site Size(s.f.)..... 261,360.00 ± Primary Site Size 47,000.00 ± s.f. Excess Land Area 214,360.00
 Site Dimensions..... See Plat
 Street Frontage..... Martinez Dr.
 Zoning..... N/A Corner No
 Parking..... Adequate

	Average	Street.....	Type	Topography:	
Access	Average	Concrete		
Street Frontage	Average	Curb and Gutters	No	Level	
Shape	Average	Lighting.....	City	AtGrade	
Functional Utility	Average	Electric.....	Entergy	Yes No	
Visibility	Average	Gas.....	Atmos	Corner Lot	<input checked="" type="checkbox"/>
Landscaping	Average	Water.....	City	Underground Utilities	<input checked="" type="checkbox"/>
Drainage	Average	Sewer.....	City	Railroad Access	<input checked="" type="checkbox"/>
Adequacy of Utilities	Average	Storm Drain.....	City	Earthquake Zone	<input checked="" type="checkbox"/>
Traffic Pattern	Average	Sidewalks.....	No	Flood Zone	<input checked="" type="checkbox"/>
Traffic Volume	Average	Alley.....	No	Map # <u>22073C0170F</u>	Date <u>1/20/2016</u>
				Zone <u>Shaded X</u>	

Soil conditions Typical Ouachita Parish Soils
 Easements No Title Search Provided; Typical Utility Easements
 Encroachments No Survey Provided; Dimensions taken from plat

Analysis/Comments: Survey recommended



ZONING

Current Zoning Designation: N/A No Zoning
 Allowable Uses: No Known Deed Restrictions

Zoning Requirements

Setbacks Requirements:	Front	Rear	Side Yard	Height
	25	10	5	35

Parking: Adequate Spaces/1000s.f.
 Building Coverage Ratio - %

Zoning Discussion:

Legally Conforming:	Yes
Zoning Change Likely	No
Current Deed Restrictions	No

ASSESSMENT AND TAXES

Assessment Year: 2022 Assessment #'s: 108617; 102523; 102533; 102534; 35975; 64906; 644907; 64911; 64912; 64913; 70807; 74701; 74702; 74703; 74704; 74705; 74707; 74709; 74710; 74712; 74715; 74716; 74717; 74718; 74719; 74720; 74721; 80413

Taxes:

	Assessment		Tax Rate
Land.....	13,157.00	Parish.....	137.96
Buildings.....	1,938.00	City.....	-
Other.....	-	Other.....	-
Total.....	\$ 15,095.00	Total.....	137.96
Current Taxes:		\$2,082.51	

Special Assessments: None

Reassessment Issues: Will Be Re-Assessed if Sold

Assessment Discussion:

According to the tax assessor the property is valued as follows:

		Assessed Value
Land	13,157.00	\$131,570.00
Improvements	1,938.00	\$12,920.00
Total		\$144,490.00

HIGHEST AND BEST USE

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Legally Permissible Uses: Most Residential and Commercial Uses

Physically Possible Uses: Lot Adequate for Commercial/Residential

Financially Feasible Uses: Other Commercial/Residential Uses in area

Highest and Best Use (Maximally Productive Use) as Vacant: Commercial/Residential

Discussion:

The lot is adequate for a number of uses, such as income commercial use for office/warehouse or for residential use such as apartments or mobile home park.

Highest and Best Use (Maximally Productive Use) as Improved: Mini-Storage Units

Discussion:

The property was constructed as mini-storage units, which continues to be the highest and best use.

VALUATION METHODS DEVELOPED

"as will be"

Cost Approach	Developed
Income Approach	Developed
Direct Sales Comparison	Developed

Reasoning for any approach not developed:

All three approaches to value were developed for the property "as will be." The "as is" value is based on the proposed value, less the cost of renovations.

DESCRIPTION OF IMPROVEMENTS

Property Type Mini-Storage Construction Type Block # Stories 1

Property Components:
of Buildings: 4

Building	Floor	Gross S.F.	Rentable S.F.	Use Type	Net S.F.	Use %
Mini-Storage Blg A	1	5,500.00	5,500.00	Mini-Storage	15,400.00	91%
Mini-Storage Blg B	1	5,500.00	5,500.00	Warehouse	1,500.00	9%
Mini-Storage Blg C	1	4,400.00	4,400.00			
Metal Building	1	1,500.00	1,500.00			
Total		16,900.00	16,900.00			

Discussion:

Unit Size	Number of Units	Total Size	Mo. Rent	Total Annual Income	Income/s.f.
5 x 5	19	475	\$25.00	\$5,700.00	\$12.00
5 x 10	47	2,350	\$35.00	\$19,740.00	\$8.40
5 x 12.5	8	500	\$35.00	\$3,360.00	\$6.72
5 x 15	1	75	\$40.00	\$480.00	\$6.40
10 x 6.67	3	200	\$35.00	\$1,260.00	\$6.30
10 x 10	27	2,700	\$50.00	\$16,200.00	\$6.00
10 x 12.5	20	2,500	\$50.00	\$12,000.00	\$4.80
10 x 15	9	1,350	\$70.00	\$7,560.00	\$5.60
10 x 25	21	5,250	\$80.00	\$20,160.00	\$3.84
Metal Building		1,500	\$923.00	\$11,076.00	\$7.38
	155	16,900		\$97,536.00	

	Description	Rating	"as is"		"as will be"	
			Fair	Average	Fair	Average
Foundation	Concrete Slab	Appearance/Appeal	Fair	Average		
Frame	Block	Floor Plan/Design	Average	Average		
Floor/Cover	Concrete Slab	Construction Quality	Average	Average		
Ceiling	Unfinished Metal	Exterior Condition	Fair	Average		
Exterior Walls	Block	Interior Condition	Fair	Average		
Interior Partitions	Metal	Roof Cover	Fair	Average		
Roof Cover	Metal	Plumbing	N/A	N/A		
Plumbing	N/A	Heating	N/A	N/A		
Heating	N/A	Air Conditioning	N/A	N/A		
Air Conditioning	N/A	Electrical	Fair	Average		
Electrical	Unknown	Elevators	N/A	N/A		
Elevators	None	Parking Area	Average	Average		
Parking	Paved Drive	Insulation	Fair	Average		
Insulation	Ceiling	Sprinklers	N/A	N/A		
Sprinkler	None	Landscaping	Fair	Average		
Roof Support	Metal	Parking: yes no	Industrial			
Year Built	1977/2022	On Site: Yes	# OH Doors			
Effective Age	35/10	Adeq. Yes	Floor Height			
Remaining Econ. Life	5/30	Covered No	Ceiling Height			
Repairs Needed	None Apparent	Garage No				
		Paved Yes				
		# Spaces Adequate				

COMPARABLE SITE DESCRIPTIONS - Primary Site

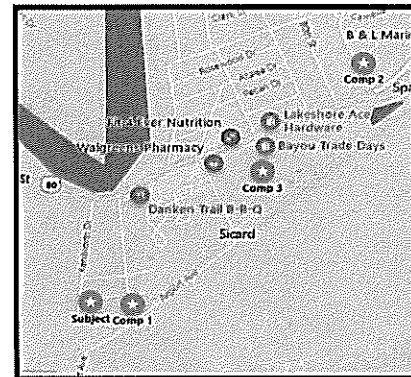
	Subject	Comparable #1	Comparable #2	Comparable #3
Location/Address	100 Martinez Dr.	Chatham St	McElroy Ave.	off Desiard St
Proximity to Subject	-	1 Block	1.1 Miles	0.7 Miles
Map Reference	Monroe, LA 71203	Monroe	Monroe	Monroe
Deed Reference	-	Bk: 2690; Pg: 550	Bk: 2711; Pg: 184	Bk: 2696; Pg: 883
Date of Sale	-	2/18/2022	8/20/2022	4/29/2022
Data Source	-	Assessor/Deed	MLS/Assessor	Assessor/Deed
Actual Price	-	\$49,500.00	\$45,000.00	\$91,000.00
Site Size	47,000.00	20,647.44	50,965.20	66,211.20
Frontage	Martinez Dr.	Chatham St.	McElroy Ave; Beasley	Access Only
Zoning	N/A	NA	NA	NA
Utilities	All Public	All	All	All
Site Improvements	-	None	None	None
Terms and Conditions	-	Cash Sale	Cash Sale	Cash Sale

COMPARABLE SITE COMPARISON ANALYSIS

Actual Sales Price.....	49,500.00	45,000.00	91,000.00
Financing Adjustment.....	-	-	-
Cash Equivalent Price.....	49,500.00	45,000.00	91,000.00
Cash Equivalent Price/Unit.....	2.40	0.88	1.37
Market Condition Adjustment.....	-	-	-
M.C. Adjustment Cash Equivalent Price Per Unit....	2.40	0.88	1.37
Location.....	(0.24)	(0.09)	(0.14)
Topography.....	-	-	-
Size.....	(0.24)	-	-
Shape/Utility.....	-	-	-
Utilities.....	-	-	-
Zoning	-	-	-
Corner/Frontage/Access	-	(0.09)	0.14
Motivation	(0.24)	-	(0.14)
Total Adjustments.....	(0.72)	(0.18)	(0.14)
Indicated Value Per Unit.....	\$1.68	\$0.70	\$1.23

Discussion:

Mean : \$1.20
 Mid-Range: \$1.19
 Median: \$1.23



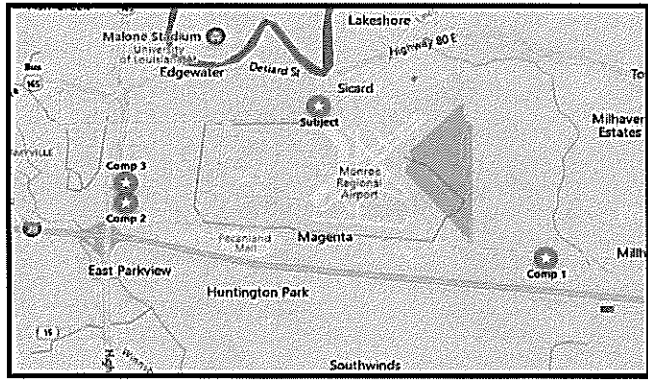
COMPARABLE SITE DESCRIPTIONS - Excess Land

	Subject	Comparable #1	Comparable #2	Comparable #3
Location/Address	100 Martinez Dr.	Millhaven	3401 Byers Dr	3401 Harvester Dr
Proximity to Subject	-	4.9 Miles	3.8 Miles	2.8 Miles
Map Reference	Monroe, LA 71203	Monroe	Monroe	Monroe
Deed Reference	-	Bk:2506; P:410	Bk: 2646; Pg: 245	Bk: 2575; Pg: 540
Date of Sale	-	5/5/2017	2/10/2021	3/20/2019
Data Source	-	Assessor/Deed	Assessor/Deed	Assessor/Deed
Actual Price	-	\$120,000.00	\$215,000.00	\$120,000.00
Site Size	214,360.00	217,800.00	567,325.44	226,512.00
Frontage	Martinez Dr.	264 Millhaven Rd	Byers St, Harvester Dr	Harvester Dr
Zoning	N/A	NA	NA	R-4
Utilities	All Public	All	All	All
Site Improvements	-	None	None	None
Terms and Conditions	-	Cash Sale	Cash Sale	Cash Sale

COMPARABLE SITE COMPARISON ANALYSIS

Actual Sales Price.....	120,000.00	215,000.00	120,000.00
Financing Adjustment.....	-	-	-
Cash Equivalent Price.....	120,000.00	215,000.00	120,000.00
Cash Equivalent Price/Unit.....	0.55	0.38	0.53
Market Condition Adjustment.....	0.06	-	-
M.C. Adjustment Cash Equivalent Price Per Unit.....	0.61	0.38	0.53
Location.....	-	(0.04)	(0.05)
Topography.....	-	-	-
Size.....	-	0.04	-
Shape/Utility.....	-	-	-
Utilities.....	-	-	-
Zoning	-	-	-
Corner/Access/Frontage	-	-	(0.05)
Motivation	-	-	-
Total Adjustments.....	-	-	(0.10)
Indicated Value Per Unit.....	\$0.61	\$0.38	\$0.43

Discussion:
 Mean : \$0.47
 Mid-Range: \$0.49
 Median: \$0.43



COMPARABLE SITE COMPARISON ANALYSIS

Reconciliation:

Primary Site

Comparable Site Comparison Data:	
Mean :	1.20
Mid-Range:	1.19
Median:	1.23
Conclusion: Price per Square foot =	
	\$1.20

Comp 1:

- 10% downward adjustment for location. Comp is superior.
- 10% downward adjustment for size. Subject is larger.
- 10% downward adjustment for motivation. Comp was assemblage purchase.

Comp 2:

- 10% downward adjustment for location. Comp is superior.
- 10% downward adjustment for corner location of comp.

Comp 3:

- 10% downward adjustment for location. Comp is superior.
- 10% upward adjustment for frontage. Subject is superior.
- 10% downward adjustment for motivation. Comp was assemblage purchase.

Excess Land

Comparable Site Comparison Data:	
Mean :	0.47
Mid-Range:	0.49
Median:	0.43
Conclusion: Price per Square foot =	
	\$0.49

Comp 1:

- 10% upward market condition adjustment.

Comp 2:

- 10% downward adjustment for location. Comp is superior.
- 10% upward adjustment for size. Subject is larger.

Comp 3:

- 10% downward adjustment for location. Comp is superior.
- 10% downward adjustment for frontage. Comp has frontage on two sides.

SUMMARY OF SITE VALUE INDICATIONS

Total Site Units (Square Feet).....	47,000
Unit Price.....	\$1.20
Total Site Value.....	\$56,400.00
Rounded.....	\$60,000.00
Excess Land	
Total Site Units (Square Feet).....	214,360
Unit Price.....	\$0.49
Total Site Value.....	\$105,036.40
Rounded.....	\$110,000.00
Total Land Value	\$170,000.00

COST APPROACH - "as will be"

COST SOURCE: Marshall Valuation

Component:	Size	Unit Cost	Total Cost
Mini-Storage	15,400.00 s.f.	54.45 Per s.f.	838,471.63
Warehouse	1,500.00 s.f.	51.29 Per s.f.	76,928.67
Concrete	18,000.00 s.f.	6.00 Per s.f.	108,000.00
Fencing	1,500.00 l.f.	39.55 Per s.f.	59,325.00

Type of Cost:	Replacement	1,082,725.30
Plus: Indirect Costs	+	-
Plus: Entrepreneurial Profit	12%	+ 129,927.04
Total Cost (NEW):	=	1,212,652.34
Less: Physical Deterioration:	15%	- 181,897.85
Less Functional Obsolescence:	10%	- 103,075.45
Less Economic Obsolescence:	20%	- 185,535.81
Total Accrued Depreciation:	39%	= 470,509.11
Depreciated Value of Improvements:	=	742,143.23
Plus Lease-up Cost	-	-
Depreciated Value of Improvements	=	742,143.23

NATIONAL COST DATA

Source:	Section	Pages	Date	Source:	Section	Pages	Date
Marshall Valuation	14	28	Feb-22	Marshall Valuation	14	26	Feb-22
Class :	Class C			Class :	Class S		
Type:	Average			Type:	Average		

Mini-Storage			Retail:	Warehouse		
Cost Per Square Foot:	47.00			Cost Per Square Foot:	50.50	
Climate control:	-				-	
+(-) Quality	-			+(-) Quality	-	
+(-) Time	1.273			+(-) Time	1.116	
	59.83				56.36	
Location Multiplier	0.91			Location Multiplier	0.91	
Final Cost Per S.F.	54.45			Final Cost Per S.F.	51.29	

The buyer plans to renovate the property at a cost of about \$125,000. According to current cost information from the Marshall & Swift Valuation Manual, the roof will cost an additional \$20,000 for full replacement and electrical repair/replacement will cost \$30,000. For complete renovation, repairs are estimated to cost \$175,000.

15% Physical Depreciation based on age/life method.
 10% Functional obsolescence.
 20% External obsolescence due to the location of the property.

COST APPROACH - "as will be"

SUMMARY OF COST APPROACH VALUE INDICATIONS

Site Value (Utilized Land Value)		60,000.00
Cost of Improvements	+	742,143.23
Total Value Indication by the Cost Approach		802,143.23
Market Rent Equivalency Adjustment	+	-
Value Estimate		802,143.23
Plus: Excess Land	+	110,000.00
Plus: Cost of Lease Up		55,000.00
Total Value - Cost Approach - Real Estate		967,143.23
Rounded		\$ 970,000.00

INCOME APPROACH - "as will be"

Total Storage Units	Number of Units	Mo. Rent	155	Page 15
Unit Size			Total Annual Income	
5 x 5	19	25.00	\$5,700.00	
5 x 10	47	35.00	\$19,740.00	
5 x 12.5	8	35.00	\$3,360.00	
5 x 15	1	40.00	\$480.00	
10 x 6.67	3	35.00	\$1,260.00	
10 x 10	27	50.00	\$16,200.00	
10 x 12.5	20	50.00	\$12,000.00	
10 x 15	9	70.00	\$7,560.00	
10 x 25	21	80.00	\$20,160.00	
Metal Building	0	923.00	\$11,076.00	
	155		\$97,536.00	

Income/Expense Projections			
Gross Potential Income		\$	97,536.00
Less Vacancy and Credit Loss	(Est. 25%)	\$	24,384.00
Plus Other Income		\$	-
Effective Gross Income		\$	73,152.00
Real Estate Taxes	Actual	\$	2,100.00
Insurance	Actual	\$	2,601.00
Management	(10%EGI)	\$	7,315.20
Repairs and Maintenance	Est. \$0.35/s.f.	\$	5,915.00
Advertisement		\$	2,400.00
Trash		\$	1,800.00
Electric, Phone, Internet		\$	2,400.00
Professional Services		\$	1,200.00
Lawn/Landscaping		\$	2,400.00
Total Operating Expense		\$	28,131.20
Net Operating Income		\$	45,020.80
Debt Service			
Before Tax Cash Flow			
		Expense/s.f. :	\$1.66
		Expense Ratio :	38%

Market Lease-Up for new mini-storage units is estimated to be 2%-2.5% per month.

Lease-up period estimated at two years to projected stabilized occupancy of 75%

CAPITALIZATION

	Rate		Term	LTV %
	4.75%		12	80%
Equity Dividend Rate Range	<u>7.00%</u>	to	<u>13%</u>	
Mortgage Rate	<u>4.75%</u>			
Mortgage Constant	<u>10.95%</u>			
	<u>Rate</u>	X	<u>%</u>	= <u>Band Rate</u>
Mortgage	10.95%	X	80%	= 8.76%
+ Equity	10%	X	20%	= 2.00%
Overall Rate				10.76%

CAPITALIZATION RESULT

NOI.....	45,020.80
÷ Overall Rate.....	10.76%
Value.....	418,446.57
Less: Cost of Lease-Up	(\$55,000.00)
Plus: Excess Land	\$110,000.00
Value.....	473,446.57
Rounded Value	475,000.00

The overall rate is based on 4.75% interest for 12 years with an 80% loan to value ratio. The equity dividend rate is 10%.

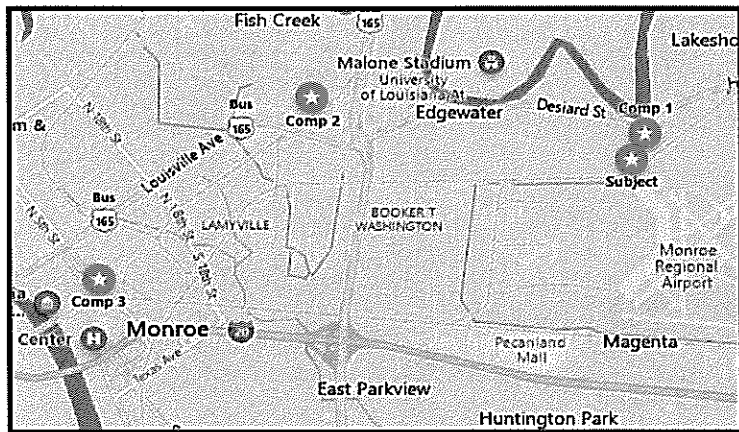
DIRECT SALES COMPARISON APPROACH/COMPARABLE BUILDING DESCRIPTIONS

Comparable Data: "as will be" page 16

	Subject	Comparable #1	Comparable #2	Comparable #3
Location/Address	100 Martinez Dr.	207 CHATHAM ST	3128 Armand St	609 Washington St
Proximity to Subject	-	2 Blocks	3.6 Miles	6.3 Miles
Map Reference	-	Monroe	Monroe	Monroe
Deed Reference	-	Bk: 2562; Pg: 628	Bk: 2664 ; Pg: 477	Bk: 2553 ; Pg: 790
Year Built	1977/2022	1980	1977	1995/2018
Gross Building Area	16,900.00	16,645.00	27,720.00	10,000.00
Rentable Building Area	16,900.00	16,645.00	27,720.00	10,000.00
Site Size	261,360.00	48,375.00	47,044.80	27,442.80
Construction Type	Block	Block	Concrete	Metal
Construction Quality	Average	Average	Average	Average
Condition	Average	Average	Average	Average
Number of Stories	1	1	1	1
Parking	N/A	Adequate	Adequate	Adequate
HVAC	No	No	No	No

COMPARABLE BUILDING SALES PRICE COMPARISON ANALYSIS

Source of Data.....	Deed	Deed/Assessor	Assessor/Deed/MLS
Terms & Conditions.....	Cash Sale	Cash Sale	Cash Sale
Property Rights Purchased.....	Fee Simple	Fee Simple	Fee Simple
Date of Sale.....	10/22/2018	7/7/2021	7/20/2018
Sale Price.....	\$540,000.00	\$550,000.00	\$365,000.00
Financing Adjustment.....	-	-	-
Excess Land Adjustment.....	-	-	-
Non-Realty Interest Adjustment.....	-	-	-
Adjusted Price.....	\$540,000.00	\$550,000.00	\$365,000.00
Market Rent Equivalency Adjustment.....	-	-	-
Adjusted Price (Fee Simple).....	\$540,000.00	\$550,000.00	\$365,000.00
Land Value	\$35,000.00	\$125,000.00	\$45,000.00
Adjusted Whole Property Sales Price (without Land)	\$505,000.00	\$425,000.00	320,000.00



COMPARABLE BUILDING (PRICE PER UNIT OF COMPARISON):

"as will be"

page 17

	Comparable #1	Comparable #2	Comparable #3
	Square Feet	Square Feet	Square Feet
Unit of Comparison.....			
Adjusted Sales Price (Less Land).....	\$ 505,000.00	\$ 425,000.00	\$ 320,000.00
Adjusted Price/Unit.....	\$ 30.34	15.33	32.00
Time Adjustment.....	\$ -	-	-
Adjusted Price/Unit.....	\$ 30.34	15.33	32.00
Location.....	\$ -	(1.53)	(3.20)
Quality/Appeal	\$ -	-	-
Condition.....	\$ -	1.53	-
Effective Age.....	\$ -	1.53	-
Size.....	\$ -	-	-
Non-Climate Controlled Area*	\$ -	-	-
Vacancy Percentage	\$ (4.55)		(4.80)
Total Adjustment.....	\$ (4.55)	1.53	(8.00)
Indicated Value/Unit.....	\$ 25.79	16.86	24.00

Discussion: See additional sales in addenda.

Comp 1:

15% downward adjustment for subject's higher vacancy.

Comp 2:

10% downward adjustment for location. Comp is superior.

10% upward adjustment for condition. Subject will be superior.

10% upward adjustment for effective age. Subject will be superior.

Comp 3:

10% downward adjustment for location. Comp is superior.

15% downward adjustment for subject's higher vacancy.

Comparable Building Comparison Data:

Mean :	22.22
Mid-Range:	21.33
Median:	24.00

Conclusion: Price per Square foot = \$22.25

Total Building Units (Square Feet).....	16,900.00
Unit Price.....	\$22.25
Total Building Value.....	\$376,025.00
Rounded.....	\$380,000.00

VALUE CALCULATIONS

"as will be"

Building Units (S.F.).....	16,900.00
Price Per Unit.....	\$22.25
Value Estimate.....	\$376,025.00
Rounded.....	\$380,000.00

Analysis/Comments:

Direct Sales Comparison	
Allocation of Land and Building to Total Value Indication	
Rounded Site Value	\$60,000.00
Rounded Building Value	\$380,000.00
Total Value Indication	\$440,000.00
Rounded	\$440,000.00

SUMMARY OF DIRECT SALES COMPARISON APPROACH VALUE INDICATIONS

Value Indication by Direct Sales Comparison Approach.....	\$ 440,000.00
Less: Cost of Lease-Up	\$ (55,000.00)
Value Estimate.....	\$ 385,000.00
Plus: Excess Land	\$ 110,000.00
Total Real Estate Value.....	\$ 495,000.00
Rounded.....	\$ 495,000.00

RECONCILIATION AND VALUE INDICATIONS

"as will be"

Cost Approach Indication (Rounded).....	970,000.00			
Income Approach Indication (Rounded).....	475,000.00			
Direct Sales Comparison Approach Indication (Rounded).....	495,000.00			
Approach	Developed	Percent Reliance	Value Indication	Total
Cost Approach	Developed	0%		-
Income Approach	Developed	50%	475,000.00	237,500.00
Direct Sales Comparison	Developed	50%	495,000.00	247,500.00
Indicated Value.....				\$485,000.00
Rounded.....				\$485,000.00


The Income Approach was given 50% percent reliance due to the income production of the property.

The Direct Sales Comparison was given 50% reliance given the availability of sales data for comparable properties.

VALUE INDICATIONS

Effective Date of Valuation	8/3/2022
Market Value of Personal Property	-
Market Value of intangible Non-Realty Interests.....	
Value Estimate - Real Estate "as will be"	\$485,000.00
Less: contributory value of Addition or Completion.....	\$175,000.00
Final Market Value "as is".....	\$310,000.00

Appraiser



A J Burns Jr.

Date: 8/3/2022

I Personally Inspected Property

Qualifications Attached

Appraiser

Date: 8/3/2022

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS

Page 20

This appraisal report is subject to the following Assumptions and Limiting Conditions

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question , unless arrangements have been previously made therefore.
4. Any distribution of the valuation in the report between land and improvement applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. however, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
8. Neither all, nor any part of the content of the report or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraisal is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser.
9. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and the value conclusion are contingent upon completion of the improvements in a workmanlike manner.
10. The use of this report is subject to the requirements of the Louisiana Real Estate Appraisal Sub-Committee relating to review by its duly authorized representatives.
11. This appraisal report sets forth all of the limited conditions (imposed by the terms of my assignment or by the undersigned) affecting the analyses, opinions and conclusions contained in this report.
12. A current topographic "as built" survey may significantly affect the value estimate, and should be provided if not included in this report to verify data provided to the appraiser as stated herein and when a survey is not current, the reliability of the report may be limited until a complete survey is provided.
13. It is agreed by the client and any user of this report that the appraisers' total liability from all causes is limited to the amount of the appraisal fee charged for this report.
14. This appraisal is limited to the extent of the accuracy and reliability of any oral or written data provided by others, and the user of this report should verify data with a qualified engineer, attorney, laboratory expert, or other qualified professional regarding wetlands, environmental problems, ADA, costs, soils and sub soils, construction quality and condition, functional utility, and other technical matters.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS

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(CONTINUED)

This appraisal report is subject to the following Assumptions and Limiting Conditions

15. Unless otherwise stated in this report, the existence of hazardous materials or other possible environmental problems, which may or may not be present on the property, or in the vicinity, was not observed by the appraiser. The appraiser did not observe any obvious signs of hazardous materials or other possible environmental problems and has no knowledge of the existence of such materials on or in the subject property, but the appraiser is not an expert in detecting and/or analyzing hazardous materials. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials, if any exists, may affect the value of the property. The value estimate is predicted on the assumption that there are no such materials or other possible environmental problems on or in the property, or in the vicinity, which would cause a loss in value. The client is urged to retain an expert in this field for the entire building, if desired.

16. Physical inspection of the property was limited to interior areas made available by the manager and/or owner and no responsibility is assumed for any condition of the portion of the building not inspected.

17. The valuation of any property that includes, at the time of appraisal, the right to franchise, certificate of need, certificate of operation, whether government or private or any other ongoing business rights or other business associated privileges is contingent on and assumed to be a continuing circumstance to affect future property values.

18. Any zoning maps and/or zoning regulations included in this report are assumed to be correct as of the date of appraisal unless the appraiser has been otherwise notified by the client and/or subject property owner.

19. Costs to complete construction projects that are appraised during construction or during development are based on data provided by others and assumed by the appraiser to be correct and all costs should be confirmed by a qualified registered civil engineer prior to use of the appraisal, including cost estimates to cure deferred maintenance and/or finish out, and the user of the report accepts the responsibility of verifying these costs with an engineer of the user's choice.

20. It is assumed that the improvements are located on the land described herein and do not overlap this land unless otherwise stated in the appraisal report.

21. The management of the property is assumed to be competent and the ownership in responsible hands.

22. Income and expense future projections are estimated to be typical projections by typical purchasers in the market place, rather than the appraisers' personal projections, and no use of these projections should indicate that the appraiser is suggesting that these are personal projections and market data is assumed to be correct when verified by others.

23. The appraisal indicates a prospective value due to proposed renovation. The prospective value reflects the current expectations and perceptions of market participants. The value is based on specific probable time of completion of improvements; failure to complete by projected date can affect the value of the property. Appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the appraisal.

24. The appraiser has appraised numerous mini storage buildings in the immediate and comparable market areas and is competent to appraise the subject property.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Louisiana Appraisal Sub-Committee relating to review by its duly authorized representatives.


I have personally viewed the property that is the subject of this report.

The appraiser has not appraised or provided services for the property within the past three years.

Julie Odom (License #: APR.0000004557-TRA) provided assistance in the form of Site Inspection & Description, Building Inspection & Descriptions, Neighborhood Description & Analysis, Highest & Best Use Analysis, Research of Comp Sales & Analysis, Income Analysis, Cost Analysis, Meaningful Sales Analysis, and Final Reconciliation.

The market value of the subject property as of Effective Date: August 3, 2022 was,
Three Hundred Ten Thousand Dollars
\$310,000.00

Upon completion of renovatons by March 1, 2023, the market value is expected to be:
Four Hundred Eighty-Five Thousand Dollars
\$485,000.00

<p>Appraiser</p>  <p>A J Burns Jr.</p>		<p>Appraiser</p>
<p>Date: 8/3/2022 I Personally Inspected Property *Qualifications Attached* Certified General Appraiser Louisiana General: 341 Certification Number</p>		<p>Date:</p>

SCOPE OF WORK

SCOPE OF WORK

The beginning point of any appraisal (appraisal, appraisal review, appraisal consulting) assignment is identifying the scope of work to be performed, which includes identifying the problem to be solved and determining the work required to develop credible results.

IDENTIFICATION OF THE PROBLEM

Identifying the problem to be solved requires the appraiser to gather and analyze information regarding several assignment elements pertinent to the appraisal. The assignment elements necessary to identify the problem to be solved are those indicated in the applicable Standards Rules (SR 1-2, SR 3-1, SR, 6-2, SR 7-2, and SR 9-2). Standard 1-2 deals with "Real Property Appraisal, Development." Each of the other Standard Rules are similar in content but deal with other aspects of appraisal (*i.e.* appraisal review, appraisal consulting, mass appraisal, personal property appraisal, and business appraisal). The individual assignment elements, as they relate to this assignment, are discussed as follows:

Identify the client and other intended users [Standards Rule 1-2(a)]

The transmittal letter indicates the user(s) of the report. There are no other intended users for this assignment.

Identify the intended use of the appraiser's opinions and conclusions [Standards Rule 1-2(b)]

The opinions and conclusions prepared for this assignment were completed in order to provide an estimate of Market Value for the subject property. "Market Value" is defined by the United States Treasury Department, Comptroller of the Currency 12 CFR 34 and 34.2(f) 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."

Identify the effective date of the appraiser's opinions and conclusions [Standards Rule 1-2(d)]

The effective date of the opinions and conclusions presented in this report (effective date of appraisal) is stated in the body of the report as well as in the transmittal letter.

Identify the characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal [Standards Rule 1-2(e)]

Location, physical, legal, and economic attributes [Standards Rule 1-2(e)(i)]

The location, physical, and legal aspects of the subject property are fully described in the body of this report. Additionally, this analysis includes discussions of the city, area, and subject neighborhood.

SCOPE OF WORK

(CONTINUED)

Real Property Interest to be appraised [Standards Rules 1-2(e)(ii)]

The research and analyses completed for this assignment were prepared to provide an estimate of Market Value for the subject property.

Personal property, trade fixtures, or intangible items included in the appraisal [Standards Rule 102(e)(iii)]

The value(s) estimated in this analysis and presented in this appraisal do not include any furniture, fixtures, or equipment (FF&E), personal property, or other intangible items.

Easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, etc. [Standards Rule 1-2(e)(iv)]

Based on plat, legal description, and the appraiser's general on-site observations, the subject site does not appear to be adversely affected by any other known easements or encroachments. However, there are typical utility easements at the subject site, similar to other sites in the area. The location of all easements (if any) should be verified by a qualified professional land surveyor and/or an attorney prior to transfer or loan closing.

Based primarily on information provided by the property owners (or representatives for the property owners) and additional information provided by local government officials (*i.e.* tax assessors office, zoning department, etc.) the subject property is not adversely affected by any other reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of similar nature.

Unless otherwise stated in this report, the existence of hazardous materials or other potential environmental problems, which may or may not be present on the property, or in the vicinity, was not observed by the appraiser(s), except as stated in this appraisal; however, the appraiser(s) is/are not expert(s) in this field, as stated in the Assumptions and Contingent Limiting Conditions.

Asbestos or other Hazardous Materials contamination or other possible environmental problems are not analyzed in this report, and no "cost to cure" is included for hazardous materials, if any exists, or for any Americans with Disabilities Act (ADA) requirements, as discussed in the letter of transmittal and Assumptions and Contingent Limiting Conditions. I/We recommend an environmental study and an ADA study from qualified experts in each field should be completed in order to know the cost to cure any problems that exist.

SCOPE OF WORK

(CONTINUED)

Fractional interest, physical segment, or partial holding [Standards Rule 1-2(e)(y)]

The opinions and conclusions presented in this report reflect the 100% whole ownership of the subject property and do not reflect any individual fractional interest, physical segment, or partial holding.

Identify any extraordinary assumptions in the assignment [Standards Rule 1-2(f)]

The opinions and conclusions presented in this report are based on the assumptions and contingent limiting conditions identified and discussed in the Assumptions and Contingent Limiting Conditions section of this report. The analyses and conclusions presented in this report are based on the extraordinary assumptions stated in the Statement of Limiting Conditions.

Identify any hypothetical conditions necessary in the assignment [Standards Rule 1-2(g)]

The opinions and conclusions presented in this report are based on the assumptions and contingent limiting conditions identified and discussed in the Assumptions and Contingent Limiting Conditions section of this report. The analyses and conclusions presented in this report are based on the hypothetical condition(s) stated in the Statement of Limiting Conditions.

Given each of the assignment elements identified and discussed above, as well as the instructions provided by the client, the basic problem to be solved for this assignment is identified to be to provide an estimate of Market Value for the subject property.

Once the problem to be solved has been identified, the appraiser(s) must determine the scope of work necessary to develop credible results, given the elements of the problem to be solved. The work required to develop credible opinions and conclusions include, but is not limited to, identifying and "inspecting" the subject property, and researching and analyzing the data relevant to the property.

Extent to which the property is identified

The subject property and the appraiser's conception of it are based on the Site Survey (if available), Assessor's Plat, Subdivision Plat (if available), legal description, building plans (if available), and other information provided by the property owner, as well as the appraiser's measurements and general on-site observations. The subject property is more fully described and analyzed in the report body.

Extent to which the property is inspected

The Subject property was viewed by the appraiser(s). This property visit was made for the purpose of gathering information about the characteristics of the subject property that are relevant to the value of the property. Visit included general visual observations of readily visible areas of the other exterior and interior of the subject property building and site for the valuation comparison purposes only. Visit did not include the observation of any areas or items which require special testing or equipment. Neither the site visit nor this appraisal is construed as or considered equivalent to a building inspection, structural inspection, or pest inspection by inspection professionals. The appraiser(s) is/are not qualified to complete such inspections. The observations made during my site visit are not technically exhaustive and are not to be construed as a warranty, of any type or form, of the existing or proposed improvements, site improvements, furniture, fixtures, equipment, or site. My/Our observations do not include a guarantee of the capacity and/or condition of the plumbing, electrical, structural, or mechanical equipment associated with the subject property. Complete inspections of the subject property by a qualified building inspector, structural engineer, and pest control professional are recommended.

Type and extent of data researched

I/We have researched the local market via review of sale deeds, data records, legal news, and conversations with real estate appraisers, brokers, agents, and property managers, as well as tenants/owners of numerous properties in the region. My/Our research revealed numerous sales and several properties, and the most comparable sales were analyzed for this analysis. The information regarding each of the comparable sales and leases used in this analysis was verified with a participant involved in the transaction, when possible.

SCOPE OF WORK

(CONTINUED)

Type and extent of analysis applied to arrive at opinions/conclusions

There are three basic approaches to estimating the Market Value of any property; Cost Approach, Income Approach, and Market Data Approach to value. While each of these approaches to value are relevant in the analysis of some properties, one or more of the approaches to value may not be relevant in the analysis of other properties.

Cost Approach – A value estimate via the Cost Approach to value is prepared by estimating the replacement (or reproduction) cost new of the subject property improvements, deducting the applicable accrued depreciation, and adding the value of the land.

Income Approach – A value estimate via the Income Approach to value is prepared by estimating the rental income achievable from the subject property, deducting an allowance for vacancy/collection loss, and deducting the estimated operating expenses required to operate the facility, which provides an estimated net operating income achievable of the subject property, and this projected income stream is then converted to a present value.

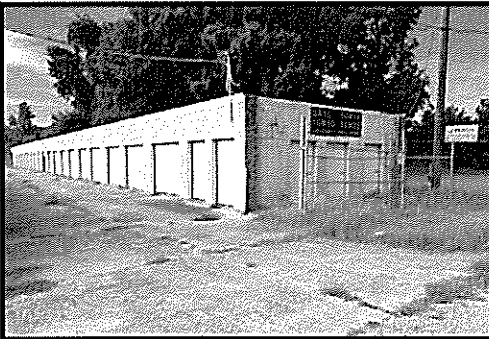
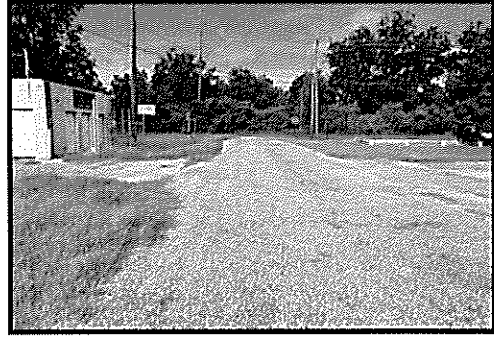
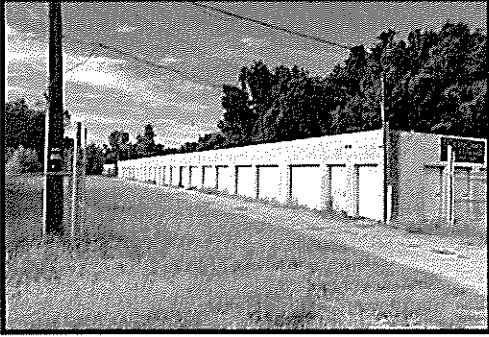
Market Data Approach – A value estimate via the Market Data Approach to value is prepared by direct comparison of the subject property to similar properties that have sold in the same or similar markets. This analysis included comparing the important attributes of the comparable properties to the subject property and making adjustments for any differences. Paired sales analysis is the preferred method of extracting adjustment for each of the attributes; however, when sufficient information is not available to achieve paired analysis, adjustments are extracted by other methods.

The approaches to value estimate have been utilized as described in the report.

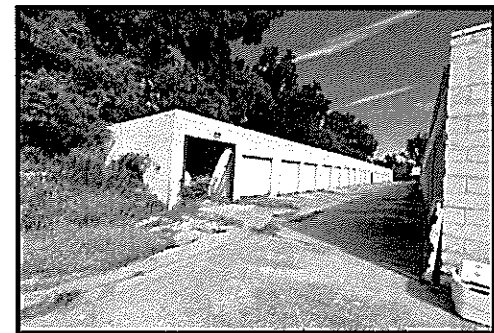
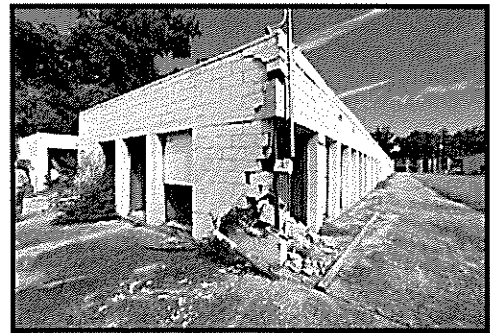
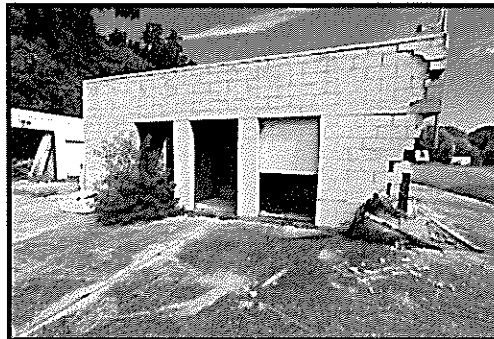
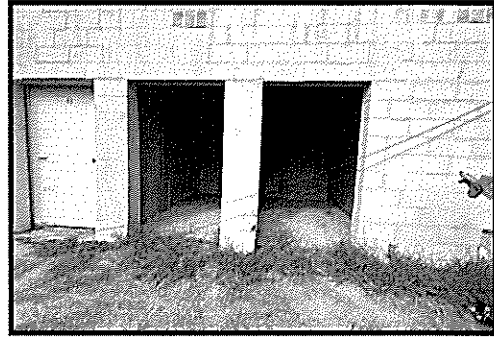
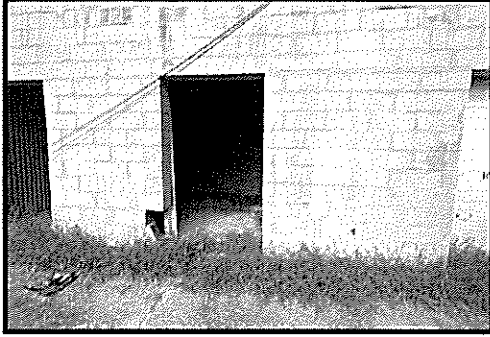
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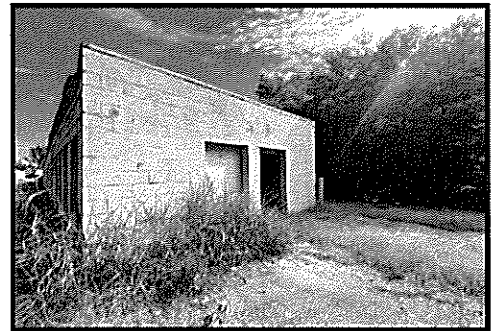
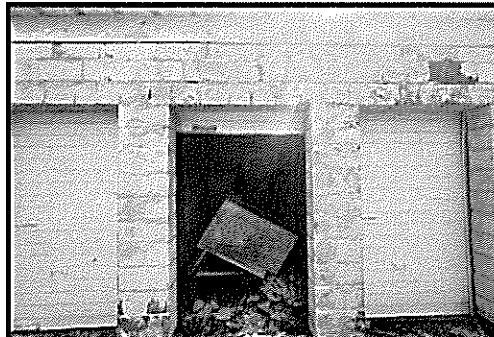
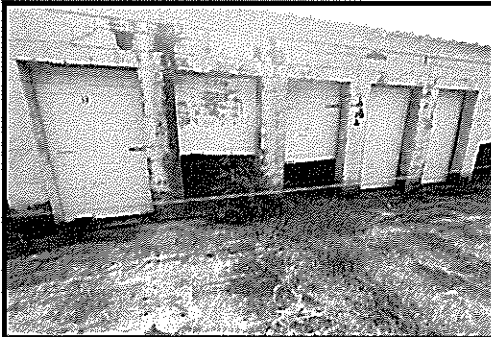
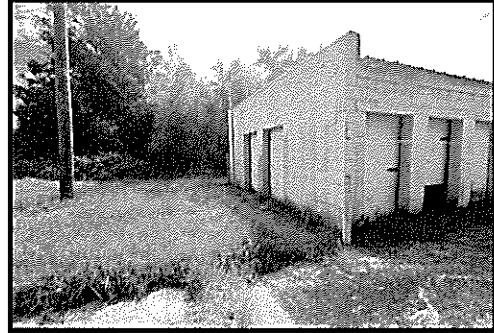
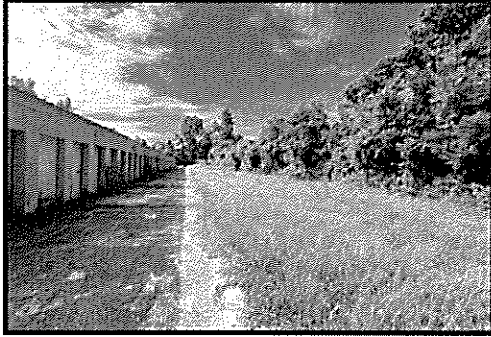
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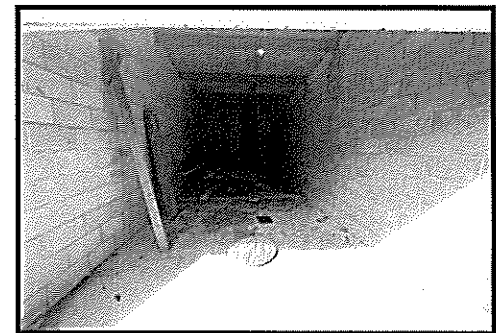
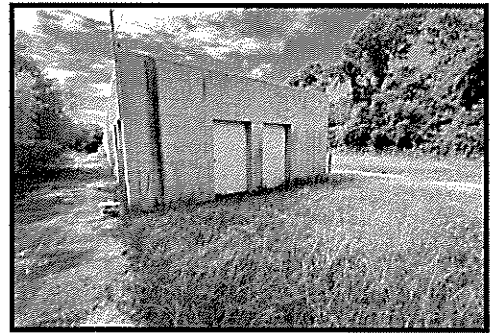
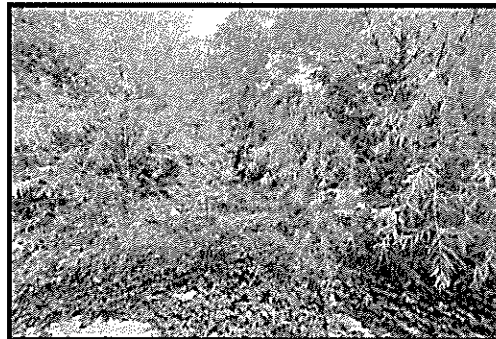
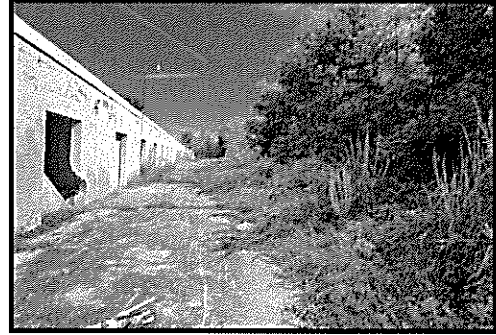
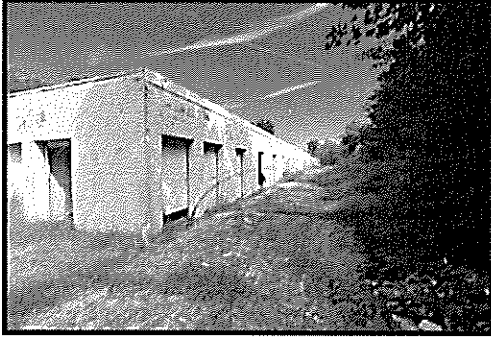
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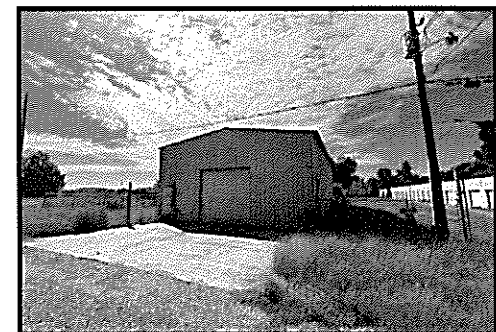
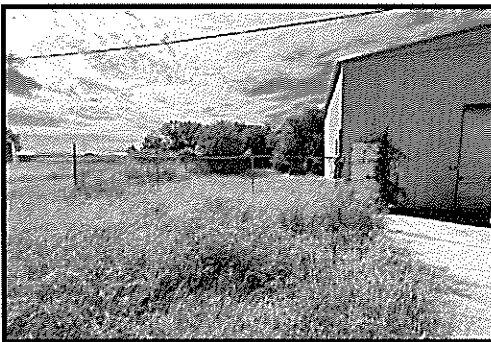
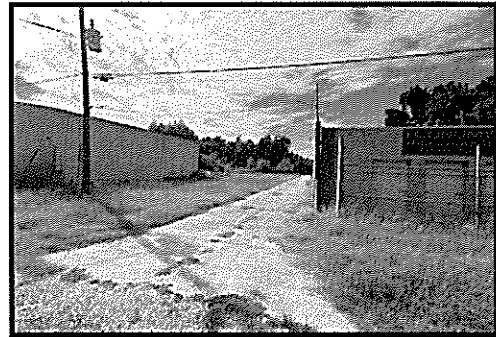
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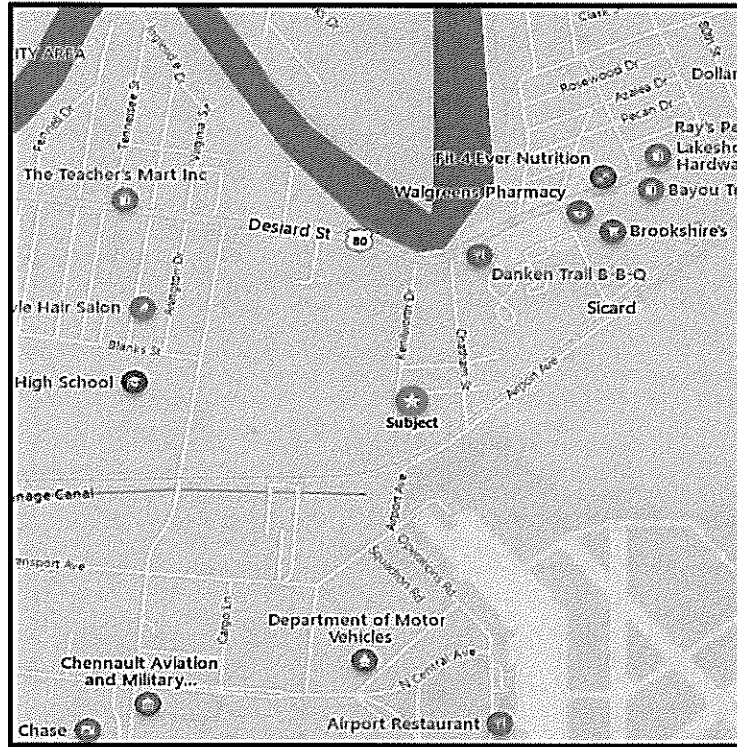
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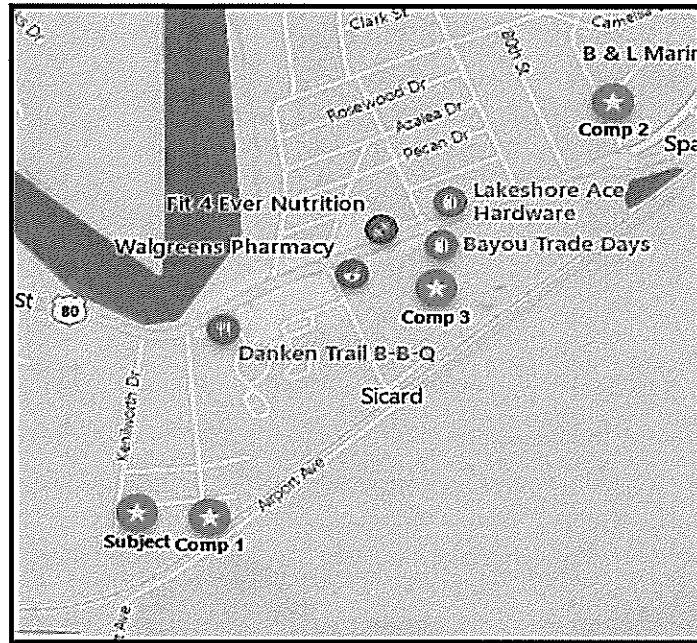
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SUBJECT MAP



LAND SALES MAP - Primary Site



VACANT LAND COMPARABLE

Category	<u>Commercial</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>34934; 35183; 35184</u>	Lots	<u>Lots 2, 3, 4, 5 Sq Desiard Terrace Addn</u>
Address/Location:	<u>Chatham St</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71203</u>		
Date of Sale	<u>2/18/2022</u>	Terms	<u>Cash Sale</u>		
Verified By	<u>Assessor/Deed</u>				
Grantor	<u>Sallie Evans</u>	Grantee	<u>Gipson J Properties, LLC</u>		
Conveyance Book and Page:		Bk: 2690; Pg: 550	Date	<u>2/18/2022</u>	
Sale Price	<u>\$49,500.00</u>	Price / s.f.	<u>\$2.40</u>	Price / Acre	<u>\$104,430.38</u>
Price / Front Foot		Price / Unit			
Land Size (Acre)	<u>0.474</u>				
Land Size (sf)	<u>20,647</u>	Dimensions	<u>See Plat</u>		
Zoning	<u>NA</u>	Highest and Best use	<u>Commercial</u>		
Assessed Tax Value	<u>1,035.00</u>	Tax Rate	<u>137.96</u>	Taxes	<u>\$142.79</u>
Topography Drainage	<u>Level</u>	Shape	<u>Slightly Irregular</u>		
Frontage	<u>Chatham St.</u>	Utilities	<u>All</u>		
Street Surface	<u>Asphalt</u>	Rail Siding	<u>None</u>		

Remarks: Small wooden shed on property offers no contributory value. Assemblage purchase.
Fronts Railroad R-O-W

Analysis/Comments:



VACANT LAND COMPARABLE

Category	<u>Commercial</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>66458</u>	Lots	<u>Lot 1,2, & 3 Sq 23 Ext. Lakeshore Addn.</u>
Address/Location:	<u>McElroy Ave.</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71203</u>		
Date of Sale	<u>8/20/2022</u>	Terms	<u>Cash Sale</u>		
Verified By	<u>MLS/Assessor</u>				
Grantor	<u>Nutrition Healthy Choice of Monroe, Inc.</u>	Grantee	<u>A to Z Homes, Inc.</u>		
Conveyance Book and Page:		Bk: <u>2711</u> ; Pg: <u>184</u>	Date	<u>8/20/2022</u>	
Sale Price	<u>\$45,000.00</u>	Price / s.f.	<u>\$0.88</u>	Price / Acre	<u>\$38,461.54</u>
Price / Front Foot		Price / Unit			
Land Size (Acre)	<u>1.170</u>				
Land Size (sf)	<u>50,965</u>	Dimensions	<u>See Plat</u>		
Zoning	<u>NA</u>	Highest and Best use	<u>Commercial</u>		
Assessed Tax Value	<u>760.00</u>	Tax Rate	<u>137.96</u>	Taxes	<u>\$104.85</u>
Topography Drainage	<u>Level</u>	Shape	<u>Rectangle</u>		
Frontage	<u>McElroy Ave; Beasley</u>	Utilities	<u>All</u>		
Street Surface	<u>Asphalt</u>	Rail Siding	<u>None</u>		

Remarks: Previously sold 11/16/2018 for \$45,000.

Analysis/Comments:



VACANT LAND COMPARABLE

Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	108669	Lots	Desiard Plaza
Address/Location:	off Desiard St	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:	71203		
Date of Sale	4/29/2022	Terms	Cash Sale		
Verified By	Assessor/Deed				
Grantor	Michael Downhour	Grantee	CB Green Investments, LLC		
Conveyance Book and Page:	Bk: 2696; Pg: 883		Date	4/29/2022	
Sale Price	\$91,000.00	Price / s.f.	\$1.37	Price / Acre	\$59,868.42
Price / Front Foot		Price / Unit			
Land Size (Acre)	1.520				
Land Size (sf)	66,211	Dimensions	See Plat		
Zoning	NA	Highest and Best use	Commercial		
Assessed Tax Value	4,387.00	Tax Rate	105.55	Taxes	\$463.05
Topography Drainage	Level	Shape	Rectangle		
Frontage	Access Only	Utilities	All		
Street Surface	Access Only	Rail Siding	None		

Remarks: Assemblage Purchase

Analysis/Comments:

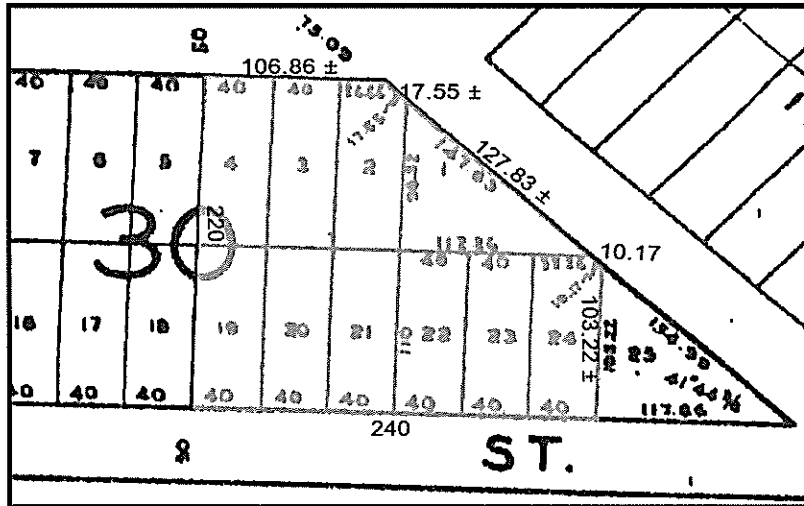


VACANT LAND COMPARABLE

Category	<u>Residential</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
			<u>42038; 42039;</u>		
Sub Area		Tax #	<u>42032; 42033</u>	Lots	<u>Lot in Sq 30 Unit #5, of BTW Addn. Unit 5</u>
Address/Location:	<u>Renwick/Griffin/Owl Streets</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71202</u>		
Date of Sale	<u>2/22/2019</u>	Terms	<u>Cash Sale</u>		
Verified By	<u>Appraisal/Deed</u>				
Grantor	<u>Ann Investments, LLC</u>	Grantee	<u>Thomas Values Investments, LLC</u>		
Conveyance Book and Page:		Bk: 2572; Pg: 888	Date	<u>2/22/2019</u>	
Sale Price	<u>\$25,000.00</u>	Price / s.f.	<u>\$0.57</u>	Price / Acre	<u>\$24,875.62</u>
Price / Front Foot		Price / Unit			
Land Size (Acre)	<u>1.005</u>				
Land Size (sf)	<u>43,778</u>	Dimensions	<u>106.86 ± x 17.55 ± x 127.83 ± x 10.17 x 103.22 ± x 240 x 220</u>		
Zoning	<u>R-1; B-2</u>	Highest and Best use	<u>Residential</u>		
Assessed Tax Value	<u>4,015.00</u>	Tax Rate	<u>105.05</u>	Taxes	<u>\$421.78</u>
Topography Drainage	<u>Level</u>	Shape	<u>Irregular</u>		
Frontage	<u>3 Streets</u>	Utilities	<u>All</u>		
Street Surface	<u>Asphalt</u>	Rail Siding	<u>None</u>		

Remarks:

Analysis/Comments:



VACANT LAND COMPARABLE

Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	43327; 43326	Lots	Lots 2 & 3 Resub Fennell Estate
Address/Location:	Desiard St & Selman Dr	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:	71203		
Date of Sale	1/30/2020	Terms	Cash Sale		
Verified By	Assessor/Deed				
Grantor	Mary Kapp	Grantee	Hicks Auto Sales, LLC		
Conveyance Book and Page:	Bk: 2607; Pg: 747		Date	1/30/2020	
Sale Price	\$100,000.00	Price / s.f.	\$3.06	Price / Acre	\$133,333.33
Price / Front Foot		Price / Unit			
Land Size (Acre)	0.750				
Land Size (sf)	32,670	Dimensions	See Plat		
Zoning	NA	Highest and Best use	Commercial		
Assessed Tax Value	5,163.00	Tax Rate	105.55	Taxes	\$544.95
Topography Drainage	Level	Shape	Rectangle		
Frontage	Desiard St.; Selman Dr.		Utilities	All	
Street Surface	Asphalt		Rail Siding	None	

Remarks:

Analysis/Comments:



VACANT LAND COMPARABLE

Category	<u>Residential</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>76541; 76417</u>	Lots	<u>Sq 54 & 55 Layton's 2nd</u>
Address/Location:	<u>Stone Ave & S 11th</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:			
Date of Sale	<u>10/11/2016</u>	Terms	<u>Cash Sale</u>		
Verified By	<u>Assessor/Deed</u>				
Grantor	<u>City of Monroe</u>	Grantee	<u>Marsala Beverage</u>		
Conveyance Book and Page:	<u>Bk: 2484; Pg: 819</u>		Date	<u>10/11/2016</u>	
Sale Price	<u>\$120,000.00</u>	Price / s.f.	<u>\$1.09</u>	Price / Acre	<u>\$47,369.45</u>
Price / Front Foot		Price / Unit			
Land Size (Acre)					
Land Size (sf)	<u>110,350</u>	Dimensions	<u>see plat</u>		
Zoning	<u>NA</u>	Highest and Best use	<u>Residential</u>		
Assessed Tax Value	<u>5,050.00</u>	Tax Rate	<u>105.05</u>	Taxes	<u>\$530.50</u>
Topography Drainage	<u>Level</u>	Shape	<u>Irregular</u>		
Frontage	<u>2 Streets</u>	Utilities	<u>All</u>		
Street Surface	<u>Asphalt</u>	Rail Siding	<u>None</u>		

Remarks:

Analysis/Comments:



VACANT LAND COMPARABLE

Category	<u>Commercial</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>See Below</u>	Lots	
Address/Location:	<u>7207 Desiard St.</u>	City:	<u>Monroe</u>	State:	<u>La</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71203</u>		
Date of Sale	<u>6/10/2015</u>	Terms	<u>Cash Sale</u>		
Verified By	<u>Buyer/Deed</u>				
Grantor	<u>WJA Real Estate Fund, LLC</u>	Grantee	<u>Louisiana Home Deals LLC</u>		
Conveyance Book and Page:	<u>Bk 2423 ; Pg 381</u>		Date	<u>6/10/2015</u>	
Sale Price	<u>\$72,500.00</u>	Price / s.f.	<u>0.55</u>	Price / Acre	<u>24166.67</u>
Price / Front Foot		Price / Unit			
Land Size (Acre)	<u>3.00</u>				
Land Size (sf)	<u>130,680</u>	Dimensions	<u>Unknown</u>		
Zoning		Highest and Best use	<u>Commercial</u>		
Assessed Tax Value	<u>1,584.00</u>	Tax Rate		Taxes	<u>\$0.00</u>
Topography Drainage	<u>level</u>	Shape	<u>Irregular</u>		
Frontage	<u>Road: 89±; Water: 85±</u>	Utilities	<u>all</u>		
Street Surface	<u>Asphalt</u>	Rail Siding			

Remarks: Parcel Numbers- 75915, 76019, 76339, 76448, 76284; all parcels are included in the sale

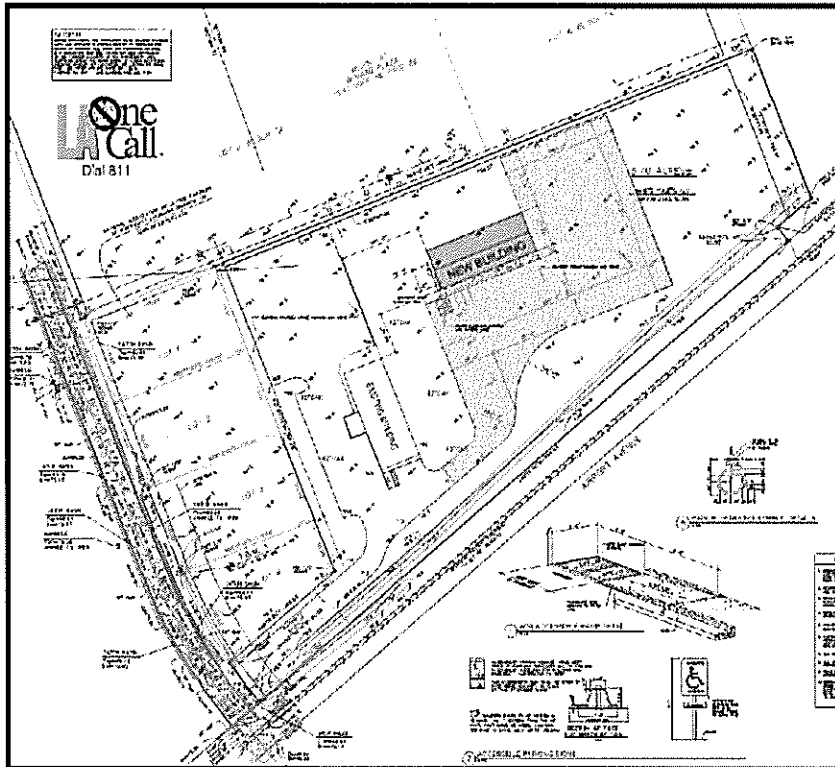
Analysis/Comments:

VACANT LAND COMPARABLE

Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #		Lots	Lot 1 and 2 Desiard Plaza
Address/Location:	DeSiard Plaza	City:	Monroe	State:	Louisiana
Parish:	Ouachita	Zip Code:	71201		
Date of Sale	10/11/2013	Terms	Cash		
Verified By	Deed/Buyer				
Grantor	National Assoc. of Letter Carriers	Grantee	J.D. Frost Trucking		
Conveyance Book and Page:	Bk: 2349; Pg: 409		Date	10/11/2013	
Sale Price	\$55,000.00	Price / s.f.	\$1.43	Price / Acre	\$62,228.57
Price / Front Foot		Price / Unit			
Land Size	38,500.00	Dimension: 220 X 175			
Zoning	B-3	Highest and Best use	Commercial		
Assessed Tax Value	2,245.00	Tax Rate		Taxes	\$0.00
Topography Drainage	Level	Shape	Rectangular		
Frontage	220.00	Utilities	All		
Street Surface	Asphalt	Rail Siding	No		

Remarks:

Analysis/Comments:

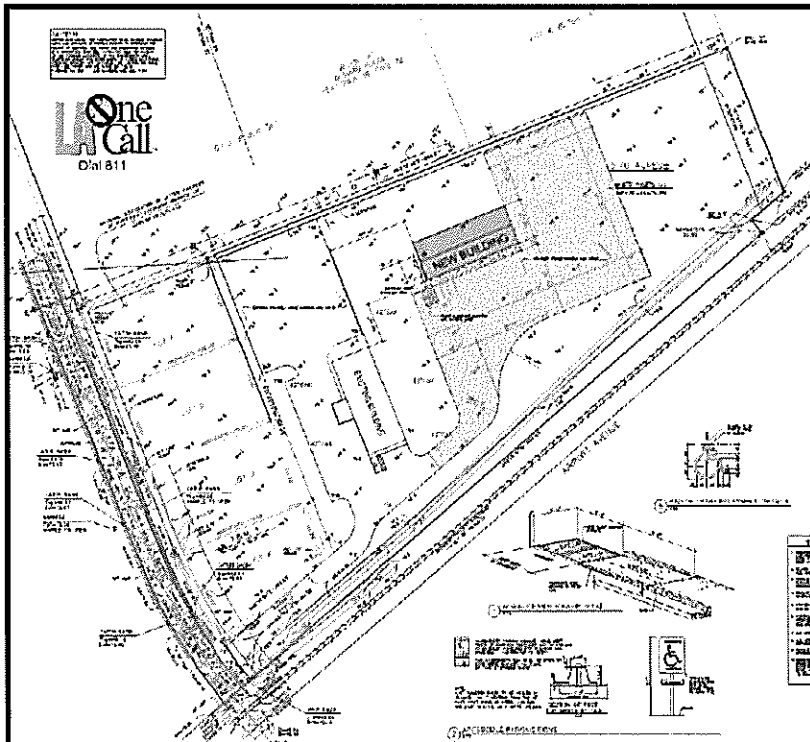


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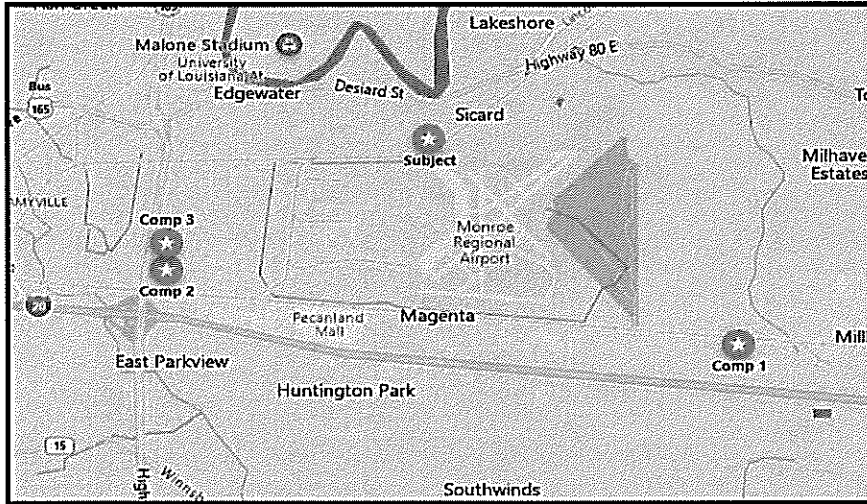
Category	<u>Commercial</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #		Lots	<u>Lot 3 and 4 Desiard Plaza</u>
Address/Location:	<u>DeSiard Plaza</u>	City:	<u>Monroe</u>	State:	<u>Louisiana</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71201</u>		
Date of Sale	<u>10/11/2013</u>	Terms	<u>Cash</u>		
Verified By	<u>Deed/Buyer</u>				
Grantor	<u>District 5-DOTD-C.U.</u>	Grantee	<u>J.D. Frost Trucking</u>		
Conveyance Book and Page:	<u>Bk: 2349; Pg: 414</u>		Date	<u>10/11/2013</u>	
Sale Price	<u>\$62,300.00</u>	Price / s.f.	<u>\$1.79</u>	Price / Acre	<u>\$77,908.54</u>
Price / Front Foot		Price / Unit			
Land Size	<u>34,833.00</u>	Dimension: <u>228.25 X 175 X 176.28 X 169.93</u>			
Zoning	<u>B-3</u>	Highest and Best use	<u>Commercial</u>		
Assessed Tax Value		Tax Rate		Taxes	<u>\$0.00</u>
Topography Drainage	<u>Level</u>	Shape	<u>Rectangular</u>		
Frontage	<u>228.50</u>	Utilities	<u>All</u>		
Street Surface	<u>Asphalt</u>	Rail Siding	<u>No</u>		

Remarks:

Analysis/Comments:



LAND SALES MAP - Excess Land

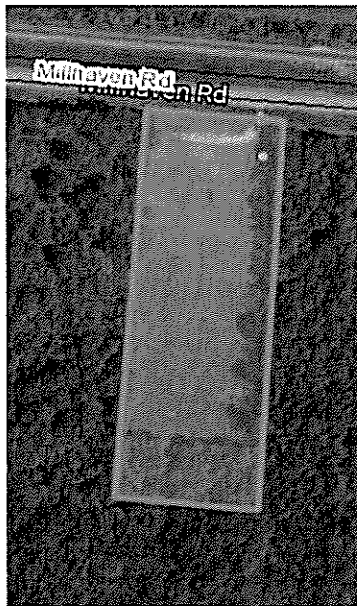


VACANT LAND COMPARABLE

Category	Residential	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	121796	Lots	in Sec 36 T18N R4E
Address/Location:	Millhaven	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:			
Date of Sale	5/5/2017	Terms	Cash Sale		
Verified By	Assessor/Deed				
Grantor	First National Bank	Grantee	Price Land & Development		
Conveyance Book and Page:	Bk:2506; P:410		Date	5/5/2017	
Sale Price	\$120,000.00	Price / s.f.	\$0.55	Price / Acre	\$24,000.00
Price / Front Foot		Price / Unit			
Land Size (Acre)	5.000				
Land Size (sf)	217,800	Dimensions	827.62 x 264 L/E		
Zoning	NA	Highest and Best use	Residential		
Assessed Tax Value	12,500.00	Tax Rate	122.52	Taxes	\$1,531.50
Topography Drainage	Level	Shape	Rectangular		
Frontage	264 Millhaven Rd	Utilities	All		
Street Surface	Asphalt	Rail Siding			

Remarks: Purchased for construction of metal building

Analysis/Comments:



VACANT LAND COMPARABLE

Category	Residential	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	35397	Lots	Sec 32 T18N R4E
Address/Location:	3401 Byers Dr	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:			
Date of Sale	2/10/2021	Terms	Cash Sale		
Verified By	Assessor/Deed				
Grantor	Rhodes Properties & Developments, LLC	Grantee	Byers Estates V		
Conveyance Book and Page:	Bk: 2646; Pg: 245		Date	2/10/2021	
Sale Price	\$215,000.00	Price / s.f.	\$0.38	Price / Acre	\$16,507.99
Price / Front Foot		Price / Unit			
Land Size (Acre)	13.024				
Land Size (sf)	567,325	Dimensions	see legal below		
Zoning	NA	Highest and Best use	Residential		
Assessed Tax Value	1,397.00	Tax Rate	105.05	Taxes	\$146.75
Topography Drainage	Level	Shape	Irregular		
Frontage	Byers St, Harvester Dr		Utilities	All	
Street Surface	Asphalt		Rail Siding	None	

Remarks:

Analysis/Comments:

12.00 ACS M/L IN SEC 32 T18N R4E, FROMSW COR LOT 7 BLK E BYERS ESTATES II & POB, N84-37-03W ALG N R/W BYERS DR 775.78, N10-41-29W 335.99, S81-41-10W 431.56, S00-46-26E 221.95, S84-37-03E 135.84 TO W R/W BYERS DR, S5-48-12W 60 TO N R/W ILL CENTRAL RR, N84-39-18W 140.26 TO E LINE SCOTT'S COMMERCIAL SUBN 1027.74 TO S R/W HARVESTER DR, E 515.7, S87-25-07E 568.98, S02-39W 451.14, S87-21E 271.2 TO NW COR BYERS ESTATES II, S5-22-57 609.07 TO POB-SOLD 12.50 ACS M/L BK 2285/581 R#124616

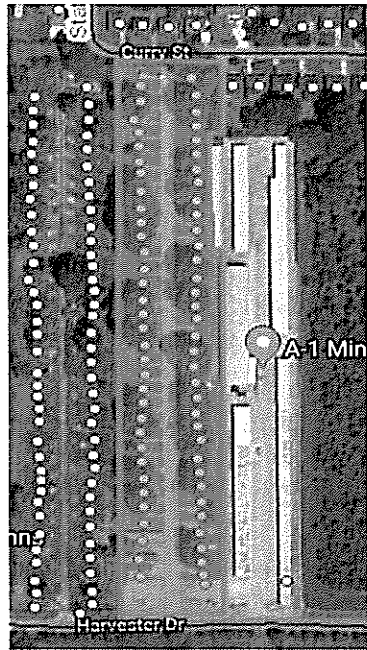


VACANT LAND COMPARABLE

Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	60557	Lots	Sec 32 T18N R4E
Address/Location:	3401 Harvester Dr	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:			
Date of Sale	3/20/2019	Terms	Cash Sale		
Verified By	Assessor/Deed				
Grantor	Parish Capital, LLC	Grantee	Lancaster Family Properties, LLC		
Conveyance Book and Page:		Bk: 2575; Pg: 540	Date	3/20/2019	
Sale Price	\$120,000.00	Price / s.f.	\$0.53	Price / Acre	\$23,076.92
Price / Front Foot		Price / Unit			
Land Size (Acre)	5.200				
Land Size (sf)	226,512	Dimensions	See Plat		
Zoning	R-4	Highest and Best use	Commercial		
Assessed Tax Value	12,228.00	Tax Rate	104.90	Taxes	\$1,282.72
Topography Drainage	Level	Shape	Slightly Irregular		
Frontage	Harvester Dr	Utilities	All		
Street Surface	Asphalt	Rail Siding	None		

Remarks: Old Vacant Mobile Home Park

Analysis/Comments:

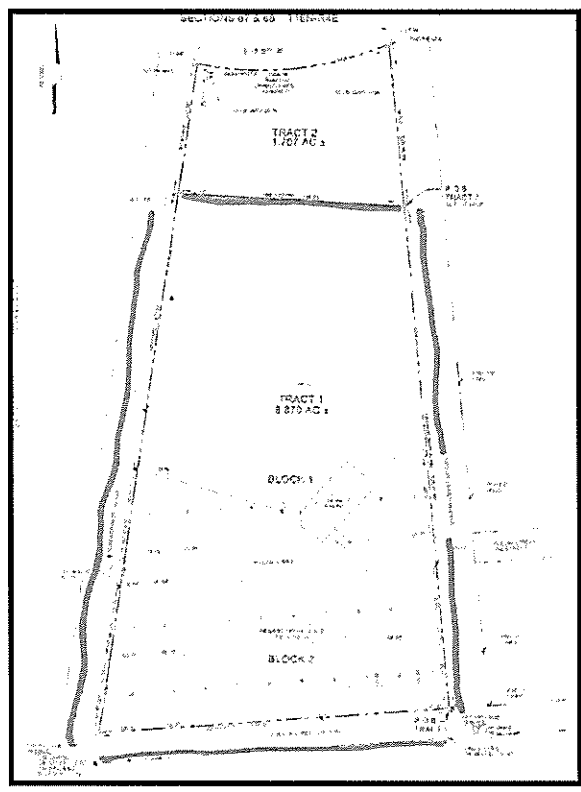


VACANT LAND COMPARABLE

Category	<u>Commercial</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>part 83962 & 83963</u>	Lots	
Address/Location:	<u>off 7700 Desiard St</u>	City:	<u>Monroe</u>	State:	<u>La</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71203</u>		
Date of Sale	<u>8/4/2016</u>	Terms	<u>Cash sale</u>		
Verified By	<u>Buyer/Deed</u>				
Grantor	<u>Newcomer Sisters, LLC</u>	Grantee	<u>Land Shark, LLC</u>		
Conveyance Book and Page:	<u>Bk: 2477 ; Pg: 138</u>		Date	<u>8/4/2016</u>	
Sale Price	<u>\$135,000.00</u>	Price / s.f.	<u>\$0.35</u>	Price / Acre	<u>\$15,219.84</u>
Price / Front Foot		Price / Unit			
Land Size (Acre)	<u>8.870</u>				
Land Size (sf)	<u>386,377</u>	Dimensions	<u>912.69(kenilworth) x 348 x 844.15 (Chatham) x 539</u>		
Zoning	<u>NA</u>	Highest and Best use	<u>Commercial</u>		
Assessed Tax Value	<u>1,485.00</u>	Tax Rate	<u>129.81</u>	Taxes	<u>\$192.77</u>
Topography Drainage	<u>level</u>	Shape	<u>Irregular</u>		
Frontage	<u>2 Streets</u>	Utilities	<u>All</u>		
Street Surface	<u>asphalt</u>	Rail Siding			

Remarks: Old drive in theatre; located just off Desiard street; does not include Desiard Street frontage.

Analysis/Comments:

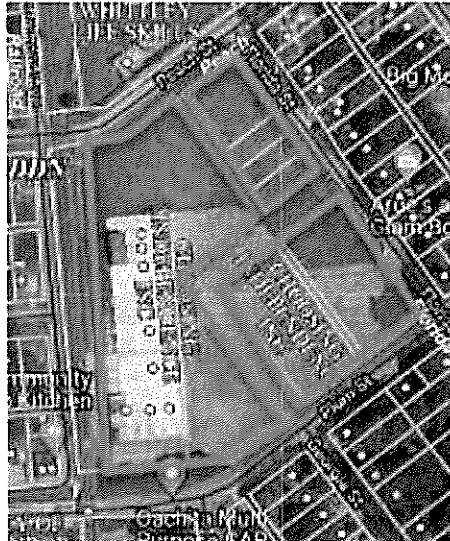


VACANT LAND COMPARABLE

Category	<u>Residential</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>57272; 57273;</u> <u>57274; 57276</u>	Lots	<u>SEC 40 T17N R4E</u>
Address/Location:	<u>301 Plum St</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71202</u>		
Date of Sale	<u>6/30/2021</u>	Terms	<u>Cash Sale</u>		
Verified By	<u>Deed/Assessor</u>				
Grantor	<u>SMC LLC</u>	Grantee	<u>Choosing Independence Inc</u>		
Conveyance Book and Page:		Bk:2664 ; Pg:724	Date	<u>6/30/2021</u>	
Sale Price	<u>\$115,000.00</u>	Price / s.f.	<u>\$0.36</u>	Price / Acre	<u>\$15,477.79</u>
Price / Front Foot		Price / Unit			
Land Size (Acre)	<u>7.430</u>				
Land Size (sf)	<u>323,651</u>	Dimensions	<u>See Plat</u>		
Zoning	<u>NA</u>	Highest and Best use	<u>Residential</u>		
Assessed Tax Value	<u>10,514.00</u>	Tax Rate	<u>105.55</u>	Taxes	<u>\$1,109.75</u>
Topography Drainage	<u>Level</u>	Shape	<u>Irregular</u>		
Frontage	<u>Peach St, Florida St, Plum St.</u>	Utilities	<u>All</u>		
Street Surface	<u>Asphalt</u>	Rail Siding	<u>None</u>		

Remarks:

Analysis/Comments:

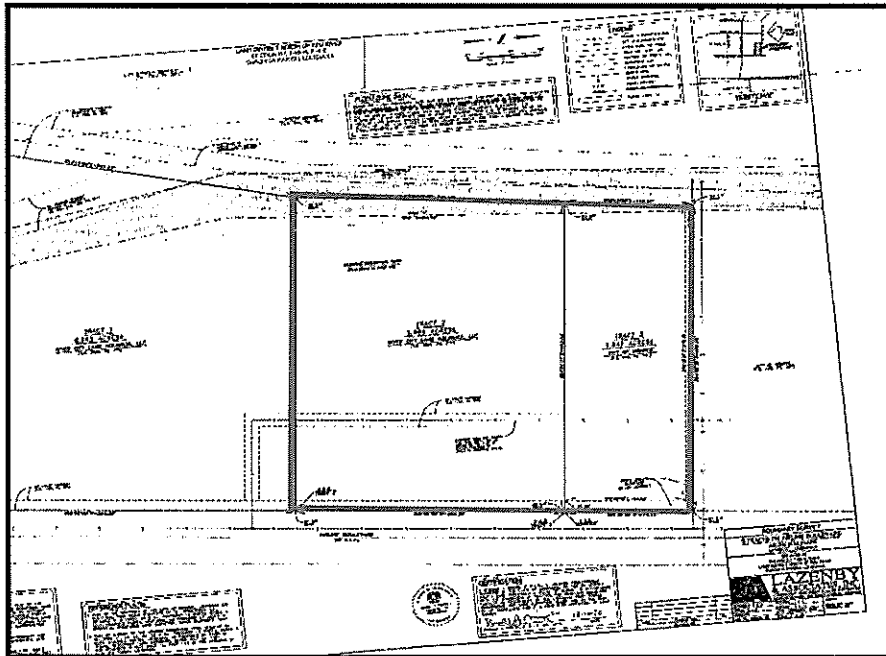


VACANT LAND COMPARABLE

Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	137108	Lots	Monroe Industrial Park
Address/Location:	Airline Blvd	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:	71203		
Date of Sale	4/30/2021	Terms	Cash Sale		
Verified By	Assessor/Deed/Appraisal				
Grantor	River City Land Holdings	Grantee	Dragon Estates, LLC		
Conveyance Book and Page:	Bk: 2654; Pg: 638		Date	4/30/2021	
Sale Price	\$68,400.00	Price / s.f.	\$0.40	Price / Acre	\$17,511.52
Price / Front Foot		Price / Unit			
Land Size (Acre)	3.906				
Land Size (sf)	170,145	Dimensions	See Plat		
Zoning	I-1	Highest and Best use	Commercial		
Assessed Tax Value	7,812.00	Tax Rate	105.55	Taxes	\$824.56
Topography Drainage	Level	Shape	Rectangle		
Frontage	Airline Blvd	Utilities	All		
Street Surface	Asphalt	Rail Siding	None		

Remarks:

Analysis/Comments:

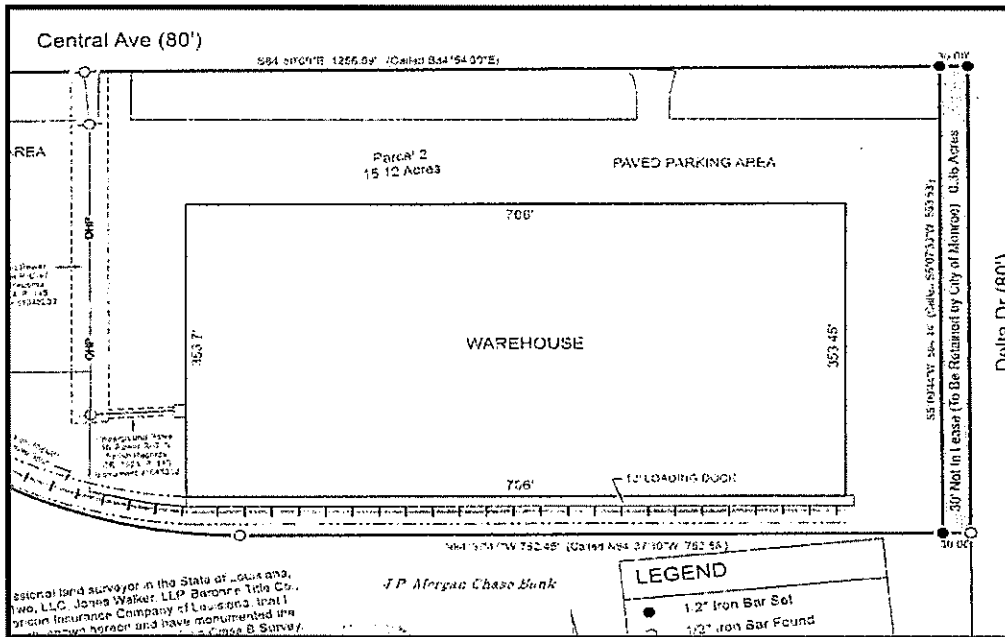


VACANT LAND COMPARABLE

Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	134920	Lots	Sec 21 T18N R4E
Address/Location:	Central Ave and Delta Dr	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:			
Date of Sale	10/26/2018	Terms	Cash Sale		
Verified By	Assessor/Deed				
Grantor	City of Monroe	Grantee	SCM, LLC		
Conveyance Book and Page:	Bk: 2563; Pg: 201		Date	10/26/2018	
Sale Price	\$157,000.00	Price / s.f.	\$0.24	Price / Acre	\$10,383.60
Price / Front Foot		Price / Unit			
Land Size (Acre)	15.120				
Land Size (sf)	658,627	Dimensions	see plat		
Zoning	I-1	Highest and Best use	Commercial		
Assessed Tax Value	22,680.00	Tax Rate	105.05	Taxes	\$2,382.53
Topography Drainage	Level	Shape	Irregular		
Frontage	2 Streets	Utilities	All		
Street Surface	Asphalt	Rail Siding	None		

Remarks: Warehouse on property was not included in the purchase. Purchase for land only.

Analysis/Comments:

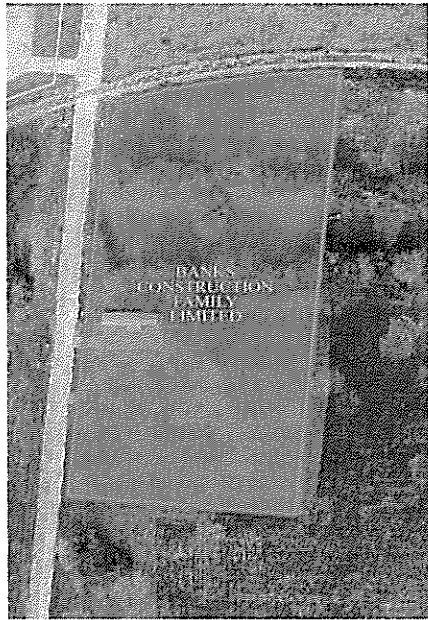


VACANT LAND COMPARABLE

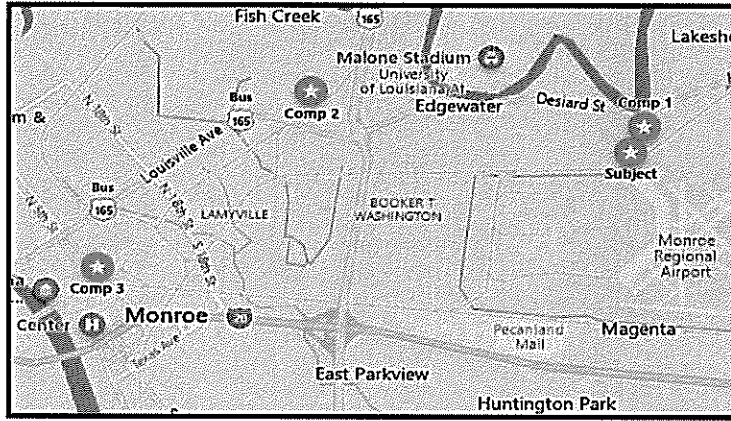
Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	134630	Lots	Monroe Air Park
Address/Location:	Delta Dr	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:			
Date of Sale	7/10/2018	Terms	Cash Sale		
Verified By	Assessor/Deed				
Grantor	City of Monroe	Grantee	Banks Construction Family Limited Partnership		
Conveyance Book and Page:		Bk: 2552; Pg: 709	Date	7/10/2018	
Sale Price	\$74,000.00	Price / s.f.	\$0.40	Price / Acre	\$17,209.30
Price / Front Foot		Price / Unit			
Land Size (Acre)	4.300				
Land Size (sf)	187,308	Dimensions	308.49 (RR Spur) x 650.83 x 300 x 582.87 (Delta Dr)		
Zoning	I-1	Highest and Best use	Commercial		
Assessed Tax Value	6,450.00	Tax Rate	105.05	Taxes	\$677.57
Topography Drainage	Level	Shape	Slightly Irregular		
Frontage	582.87 Delta Dr	Utilities	All		
Street Surface	Asphalt	Rail Siding			

Remarks: Located in the Monroe Industrial Park. Price based on 2016 Appraisal.
 The buyer is proposing to construct \$600,000 improvements on the property and other Air Park related provisions.
 Located Near intersection of Delta Dr and Construction Ave.

Analysis/Comments:



BUILDING SALES MAP



COMMERCIAL BUILDING COMPARABLE

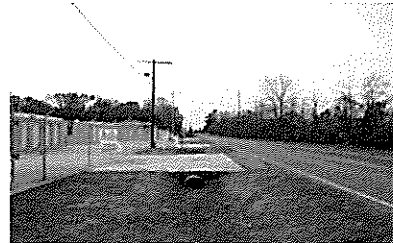
Category	<u>Mini-storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>35038</u>	Lots	<u>LOT 4 SQ 8 BON AIR HOME PLACE</u>
Tenant/Occupant					
Address/Location:	<u>207 CHATHAM ST</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71203</u>		
Date of Sale	<u>10/22/2018</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By	<u>Deed</u>				
Grantor	<u>Affordable Safe Storage, LLC</u>	Grantee	<u>Red Dot Storage</u>		
Conveyance Book and Page:	<u>Bk: 2562; Pg: 628</u>		Date	<u>10/22/2018</u>	
Sale Price	<u>\$540,000</u>	Equity	Price / s.f.	<u>\$30.34</u>	
Overall Rate	<u>9.36%</u>	Equity Dividend	EGIM		
Land Size (s.f.)	<u>48,375.00</u>				
Land Size (ac)	<u>1.11</u>	Dimensions	<u>190*240*240*225</u>		
Zoning		Year Built	<u>1980</u>	Use at Sale	<u>Mini-storage</u>
Assessed Tax Value	<u>17,853.00</u>	Tax Rate	<u>110.04</u>	Taxes	<u>\$1,964.54</u>
S.F. Gross Building Area	<u>16,645.00</u>	S.F. Net Rentable Area	<u>16,645.00</u>		
Construction Type	<u>Block</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.	Expense Ratio		
Lease Term		Lease Type	Rent/Bed/Month		

Remarks: This storage facility has sold numerous times during the past 5 years. The property sold in 2017 for \$23.43/s.f.

Building Description		Rental Income/Expense Projections	
Quality	<u>Average</u>	Gross Potential Income	<u>\$89,280.00</u>
Condition	<u>Average</u>	Less Vacancy and Credit Loss (Est. 10%)	<u>\$ 8,928.00</u>
Sprinkler	<u>No</u>	Plus Other Income	<u>\$ -</u>
HVAC	<u>Central</u>	Effective Gross Income	<u>\$80,352.00</u>
Elevator	<u>No</u>	Real Estate Taxes	
Basement	<u>No</u>	Insurance	
Utilities	<u>All</u>	Management (10%EGI)	
Parking Type	<u>concrete</u>	Repairs and Maintenance	
No. Spaces	<u>Adequate</u>	Advertisement	
Major Tenants		Trash	
Remarks		Electric, Phone	
Land Value	<u>\$35,000</u>	Professional Services	
Bldg Value	<u>\$30.34</u>		
		Total Operating Expense	<u>\$ 29,789.84</u>
		Net Operating Income	<u>\$ 50,562.16</u>

Rents below based on projected rents

Unit Size	Number of Units	Total Size	Mo. Rent	Total Annual Income	Income/s.f.
5*5	26	650.00	25.00	\$7,800.00	\$12.00
5*10	4	200.00	35.00	\$1,680.00	\$8.40
5*12.5	30	1,875.00	40.00	\$14,400.00	\$7.68
5*15	2	150.00	45.00	\$1,080.00	\$7.20
10*10	16	1,600.00	50.00	\$9,600.00	\$6.00
10*12.5	8	1,000.00	60.00	\$5,760.00	\$5.76
10*15	18	2,700.00	75.00	\$16,200.00	\$6.00
10*20	9	1,800.00	80.00	\$8,640.00	\$4.80
10*25	4	1,000.00	90.00	\$4,320.00	\$4.32
10*30	12	3,600.00	100.00	\$14,400.00	\$4.00
23*30	3	2,070.00	150.00	\$5,400.00	\$2.61
	132	16,645.00	\$6.36	\$89,280.00	\$5.36



COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini Storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>42372</u>	Lots	<u>SEC 43 T18N R4E</u>
Tenant/Occupant					
Address/Location:	<u>3128 Armand St</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71201</u>		
Date of Sale	<u>7/7/2021</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By	<u>Deed/Assessor</u>				
Grantor	<u>Antra Mini Warehouses LLC</u>	Grantee	<u>Monroe La Self Storage LLC</u>		
Conveyance Book and Page:		<u>Bk:2664 ; Pg:477</u>	Date	<u>7/7/2021</u>	
Sale Price	<u>\$550,000</u>	Equity		Price / s.f.	<u>\$15.33</u>
Overall Rate		Equity Dividend		EGIM	
Land Size	<u>1.08</u>	Dimensions	<u>150 x 352 x 140 x 352</u>		
Zoning		Year Built	<u>1977</u>	Use at Sale	<u>Mini Storage</u>
Assessed Tax Value	<u>37,251.00</u>	Tax Rate	<u>105.55</u>	Taxes	<u>\$3,931.84</u>
S.F. Gross Building Area	<u>27,720.00</u>		S.F. Net Rentable Area	<u>27,720.00</u>	
Construction Type	<u>Concrete</u>		No. Stories	<u>1</u>	
Rent per s.f.		Expense per s.f.		Expense Ratio	
Lease Term		Lease Type		Rent/Bed/Month	

Remarks:

	Building Description	Rental Income/Expense Projections
Quality	<u>Average</u>	Gross Potential Income
Condition	<u>Average</u>	Less Vacancy and Credit Loss
Sprinkler	<u>No</u>	Plus Other Income
HVAC	<u>No</u>	Effective Gross Income
Elevator	<u>No</u>	Real Estate Taxes
Basement	<u>No</u>	Insurance
Utilities	<u>All</u>	Management
Parking Type	<u>concrete</u>	Repairs and Maintenance
No. Spaces	<u>Adequate</u>	Landscaping
Major Tenants		Elevator
Remarks		Utilities
Land Value	<u>\$125,000</u>	On-Site Management
Bldg Value	<u>\$15.33</u>	

Year:

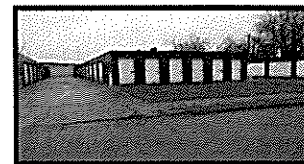


COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini Storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #	<u>47432</u>	Lots	<u>3-5 Sq 26 Filhiols Addn</u>
Tenant/Occupant					
Address/Location:	<u>609 Washington St</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71201</u>		
Date of Sale	<u>7/20/2018</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By	<u>Assessor/Deed/MLS</u>				
Grantor	<u>Relee Properties, LLC</u>	Grantee	<u>J&R Property Development, LLC</u>		
Conveyance Book and Page:	<u>Bk:2553 ; Pg:790</u>		Date	<u>7/20/2018</u>	
Sale Price	<u>\$365,000</u>	Equity	Price / s.f.	<u>\$32.00</u>	
Overall Rate	<u>11.10%</u>	Equity Dividend	EGIM		
Land Size	<u>0.63</u>	Dimensions	<u>180 x 140</u>		
Zoning		Year Built	<u>1995/2018</u>	Use at Sale	<u>Mini Storage</u>
Assessed Tax Value	<u>17,780.00</u>	Tax Rate	<u>110.70</u>	Taxes	<u>\$1,968.25</u>
S.F. Gross Building Area	<u>10,000.00</u>	S.F. Net Rentable Area	<u>10,000.00</u>		
Construction Type	<u>Metal</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.	Expense Ratio		
Lease Term		Lease Type	Rent/Bed/Month		

Remarks:	Unit Size	Number of Units	Total Size	Mo. Rent	Total Annual Income	Income/s.f.
	<u>10 X 5</u>	<u>10</u>	<u>500</u>	<u>45.00</u>	<u>\$5,400.00</u>	<u>\$10.80</u>
	<u>10 X 10</u>	<u>26</u>	<u>2600</u>	<u>55.00</u>	<u>\$17,160.00</u>	<u>\$6.60</u>
	<u>10 X 15</u>	<u>26</u>	<u>3900</u>	<u>65.00</u>	<u>\$20,280.00</u>	<u>\$5.20</u>
	<u>10 X 20</u>	<u>15</u>	<u>3000</u>	<u>75.00</u>	<u>\$13,500.00</u>	<u>\$4.50</u>
	Total	77	10000	60.97	\$56,340.00	\$5.63

Building Description		Rental Income/Expense Projections	
Quality	<u>Average</u>	Gross Potential Income	\$ 56,340.00
Condition	<u>Average</u>	Less Vacancy and Credit Loss	10% \$ 5,634.00
Sprinkler	<u>No</u>	Plus Other Income	\$ -
HVAC	<u>Central</u>	Effective Gross Income	\$ 50,706.00
Elevator	<u>No</u>	Real Estate Taxes	\$ -
Basement	<u>No</u>	Insurance	\$ -
Utilities	<u>All</u>	Management	\$ -
Parking Type	<u>concrete</u>	Repairs and Maintenance	\$ -
No. Spaces	<u>Adequate</u>	Landscaping	\$ -
Major Tenants		Elevator	\$ -
		Utilities	\$ -
Remarks		On-Site Management	\$ -
Land Value	<u>\$45,000</u>	Supplies	\$ -
Bldg Value	<u>\$32.00</u>	Office Expenses	\$ -
Year:		Professional Services	\$ -
		Total Operating Expense	20% \$ 10,141.20
		Net Operating Income	\$ 40,564.80

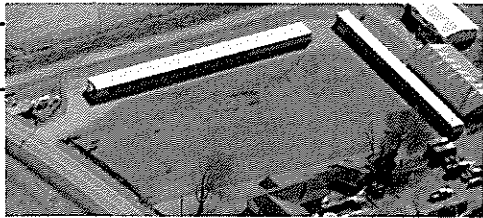


COMMERCIAL BUILDING COMPARABLE

Category	Mini Storage	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	117185	Lots	SEC 9 T19N R4E
Tenant/Occupant					
Address/Location:	385 Keystone Rd.	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:	71203		
Date of Sale	1/14/2021	Terms	Cash Sale	Prop Rights	Fee Simple
Verified By					
Grantor	BD Ventures LLC	Grantee		Kevin Cromwell	
Conveyance Book and Page:		Bk: 2643 ; Pg: 459		Date	1/14/2021
Sale Price	\$200,000	Equity		Price / s.f.	\$16.39
Overall Rate*	8.10%	Equity Dividend		EGIM	6.94
Land Size	70,131.60	Dimensions	See Plat		
Zoning		Year Built		Use at Sale	Mini Storage
Assessed Tax Value	30,677.00	Tax Rate	137.96	Taxes	\$4,232.20
S.F. Gross Building Area	6,100.00			S.F. Net Rentable Area	6,100.00
Construction Type	Metal	No. Stories	1		
Rent per s.f.		Expense per s.f.		Expense Ratio	
Lease Term		Lease Type		Rent/Bed/Month	

Remarks: Two buildings. 45 - 10x10, 5-10x20, 12-5x10
 *Includes surplus land \$60,000

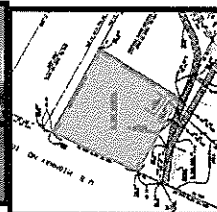
Building Description		Rental Income/Expense Projections	
Quality	Average	Gross Potential Income	\$28,800.00
Condition	Average	Less Vacancy and Credit Loss	\$ 8,640.00
Sprinkler	No	Plus Other Income	\$ -
HVAC	Central	Effective Gross Income	\$20,160.00
Elevator	No	Real Estate Taxes	\$ -
Basement	No	Insurance	\$ -
Utilities	All	Management	\$ -
Parking Type	Gravel	Repairs and Maintenance	\$ -
No. Spaces	Adequate	Landscaping	\$ -
Major Tenants		Elevator	\$ -
		Utilities	\$ -
Remarks		On-Site Management	\$ -
Land Value	\$100,000	Supplies	\$ -
Bldg Value	\$16.39	Office Expenses	\$ -
Year:		Professional Services	\$ -
		Total Operating Expense	\$ 8,818.00
		Net Operating Income	\$ 11,342.00



COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini Storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>Sterlington</u>
Sub Area		Tax #	<u>80700</u>	Lots	<u>S38,T19N,R4E</u>
Tenant/Occupant	<u>Hemphill Storage</u>				
Address/Location:	<u>9504 Hwy 165 N</u>	City:	<u>Sterlington</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71280</u>		
Date of Sale	<u>12/3/2019</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By	<u>Assessor/Deed/Appraisal/MLS</u>				
Grantor	<u>Hemphill Farms Holdings, LLC</u>	Grantee	<u>Highway 15 Storage, LLC</u>		
Conveyance Book and Page:		<u>Bk: 2603; Pg: 40</u>	Date	<u>12/3/2019</u>	
Sale Price	<u>\$285,500</u>	Equity	Price / s.f.	<u>\$15.98</u>	
Overall Rate	<u>9.00%</u>	Equity Dividend	EGIM		
Land Size (Acres)	<u>2.37</u>	Dimensions	<u>85.30 x 300 x 327.63 x 305.95 x 78.42 x 95.27 x 126.97</u>		
Zoning	<u>Com</u>	Year Built	<u>2009</u>	Use at Sale	<u>Mini Storage</u>
Assessed Tax Value	<u>31,957.00</u>	Tax Rate	<u>137.22</u>	Taxes	<u>\$4,385.14</u>
S.F. Gross Building Area	<u>11,610.00</u>	S.F. Net Rentable Area	<u>11,610.00</u>		
Construction Type	<u>Metal</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.	Expense Ratio		
Lease Term		Lease Type	Rent/Bed/Month		
Remarks:	<u>30 x 20 = 6000 s.f. Ambient</u> <u>20 x 200 = 4000 s.f. Ambient</u> <u>28 x 56.5 = 1610 Climate Controlled</u>				

Building Description		Rental Income/Expense Projections	
Quality	<u>Average</u>	Gross Potential Income	<u>\$60,960.00</u>
Condition	<u>Average</u>	Less Vacancy and Credit Loss	<u>\$ 18,288.00</u>
Sprinkler	<u>No</u>	Plus Other Income	<u>\$ -</u>
HVAC	<u>Central</u>	Effective Gross Income	<u>\$42,672.00</u>
Elevator	<u>No</u>	Real Estate Taxes	<u>\$ -</u>
Basement	<u>No</u>	Insurance	<u>\$ -</u>
Utilities	<u>All</u>	Management	<u>\$ -</u>
Parking Type	<u>concrete</u>	Repairs and Maintenance	<u>\$ -</u>
No. Spaces	<u>Adequate</u>	Landscaping	<u>\$ -</u>
Major Tenants		Elevator	<u>\$ -</u>
Remarks		Utilities	<u>\$ -</u>
Land Value	<u>\$100,000</u>	On-Site Management	<u>\$ -</u>
Bldg Value	<u>\$15.98</u>	Supplies	<u>\$ -</u>
Year:		Office Expenses	<u>\$ -</u>
		Professional Services	<u>\$ -</u>
		Total Operating Expense	<u>40% \$ 17,068.80</u>
		Net Operating Income	<u>\$ 25,603.20</u>

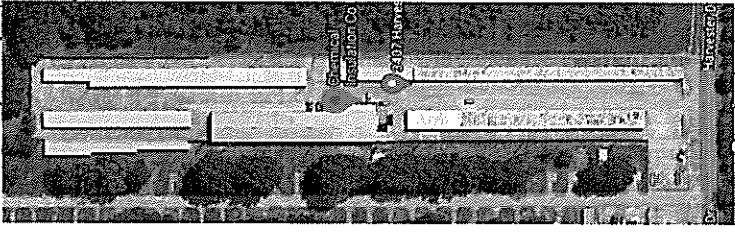


COMMERCIAL BUILDING COMPARABLE

Category	Mini-Storage	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	34846	Lots	Sec 32 T18N R4E
Tenant/Occupant					
Address/Location:	3407 Harvester Dr.	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:	71203		
Date of Sale	12/10/2018	Terms	Cash Sale	Prop Rights	Fee Simple
Verified By					
Grantor	A1 Self Storage	Grantee	Red Dot Storage 136, LLC		
Conveyance Book and Page:	Bk: 2567; Pg: 831		Date	12/10/2018	
Sale Price	\$1,550,000	Equity		Price / s.f.	\$24.67
Overall Rate		Equity Dividend		EGIM	
Land Size	3.63	Dimensions	150 x 23.73 x 249.57 x 23.73 x 184 x 573.64 x 114.80 x 37.05 x 578.44 x 427.27		
Zoning		Year Built	1971	Use at Sale	Mini-Storage
Assessed Tax Value	53,324.00	Tax Rate	105.55	Taxes	\$5,628.35
S.F. Gross Building Area	54,719.00		S.F. Net Rentable Area	54,719.00	
Construction Type	Metal	No. Stories	1		
Rent per s.f.		Expense per s.f.		Expense Ratio	
Lease Term		Lease Type		Rent/Bed/Month	

Remarks:

	Building Description	Rental Income/Expense Projections
Quality	Average	Gross Potential Income
Condition	Average	Less Vacancy and Credit Loss
Sprinkler	No	Plus Other Income
HVAC	Central	Effective Gross Income
Elevator	No	Real Estate Taxes
Basement	No	Insurance
Utilities	All	Management
Parking Type	concrete	Repairs and Maintenance
No. Spaces	Adequate	Landscaping
Major Tenants		Elevator
Remarks		Utilities
Land Value	\$200,000	On-Site Management
Bldg Value	\$24.67	Supplies
Year:		Office Expenses
		Professional Services



COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini-Storage</u>	Area	<u>Caddo</u>	Map Reference	<u>Shreveport</u>
Sub Area		Tax #		Lots	
Tenant/Occupant	<u>Greenwood Storage</u>				
Address/Location:	<u>4115 Greenwood Rd</u>	City:	<u>Shreveport</u>	State:	<u>LA</u>
Parish:	<u>Caddo</u>	Zip Code:			
Date of Sale	<u>9/25/2019</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By	<u>Assessor</u>				
Grantor	<u>29000 Walker, LLC</u>	Grantee	<u>Greenwood Storage, LLC</u>		
Conveyance Book and Page:	<u>2761914</u>	Date	<u>9/25/2019</u>		
Sale Price	<u>\$2,400,000</u>	Equity	Price / s.f.	<u>\$29.74</u>	
Overall Rate		Equity Dividend	EGIM		
Land Size	<u>3.81</u>	Dimensions	<u>See Plat</u>		
Zoning	<u>B-3</u>	Year Built	<u>1972</u>	Use at Sale	<u>Mini-Storage</u>
Assessed Tax Value		Tax Rate	Taxes	<u>\$0.00</u>	
S.F. Gross Building Area	<u>67,260.00</u>	S.F. Net Rentable Area	<u>67,260.00</u>		
Construction Type	<u>Concrete</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.	Expense Ratio		
Lease Term		Lease Type	Rent/Bed/Month		

Remarks: 585 Units
Concrete walls with metal roof and steel roll-up doors

Building Description		Rental Income/Expense Projections	
Quality	<u>Average</u>	Gross Potential Income	
Condition	<u>Average</u>	Less Vacancy and Credit Loss	
Sprinkler	<u>No</u>	Plus Other Income	
HVAC	<u>Central</u>	Effective Gross Income	
Elevator	<u>No</u>	Real Estate Taxes	
Basement	<u>No</u>	Insurance	
Utilities	<u>All</u>	Management	
Parking Type	<u>concrete</u>	Repairs and Maintenance	
No. Spaces	<u>Adequate</u>	Landscaping	
Major Tenants		Elevator	
Remarks		Utilities	
Land Value	<u>\$400,000</u>	On-Site Management	
Bldg Value	<u>\$29.74</u>	Supplies	
Year:		Office Expenses	
		Professional Services	
		Total Operating Expense	
		Net Operating Income	



COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini-Storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>West Monroe</u>
			<u>38228; 66241; 66252; 66250; 66253; 66254; 66256; 38230;</u>		
Sub Area		Tax #	<u>66249; 38235</u>	Lots	
Tenant/Occupant	<u>Big Stuff Storage</u>				
Address/Location:	<u>711 N 11th St</u>	City:	<u>West Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71291</u>		
Date of Sale	<u>1/7/2019</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By	<u>Assessor/Deed</u>				
Grantor	<u>Big Stuff Storage</u>	Grantee	<u>I-20 Self Storage</u>		
Conveyance Book and Page:		<u>Bk: 2569; Pg: 304</u>	Date	<u>1/7/2019</u>	
Sale Price	<u>\$870,000</u>	Equity	Price / s.f.	<u>\$7.81</u>	
Overall Rate		Equity Dividend	EGIM		
Land Size	<u>4.08</u>	Dimensions	<u>695 x 135 x 211.7 x 132.48 x 400 x 270</u>		
Zoning	<u>8-3</u>	Year Built	<u>1965/2017</u>	Use at Sale	<u>Mini-Storage</u>
Assessed Tax Value	<u>29,661.00</u>	Tax Rate	<u>105.05</u>	Taxes	<u>\$3,115.89</u>
S.F. Gross Building Area	<u>42,880.00</u>	S.F. Net Rentable Area	<u>42,880.00</u>		
Construction Type	<u>Metal</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.	Expense Ratio		
Lease Term		Lease Type	Rent/Bed/Month		

Remarks:

	Building Description	Rental Income/Expense Projections
Quality	<u>Average</u>	Gross Potential Income
Condition	<u>Average</u>	Less Vacancy and Credit Loss
Sprinkler	<u>No</u>	Plus Other Income
HVAC	<u>Central</u>	Effective Gross Income
Elevator	<u>No</u>	Real Estate Taxes
Basement	<u>No</u>	Insurance
Utilities	<u>All</u>	Management
Parking Type	<u>concrete</u>	Repairs and Maintenance
No. Spaces	<u>Adequate</u>	Landscaping
Major Tenants		Elevator
Remarks		Utilities
Land Value	<u>\$535,000</u>	On-Site Management
Bldg Value	<u>\$7.81</u>	Supplies
Year:		Office Expenses
		Professional Services
		Total Operating Expense
		Net Operating Income

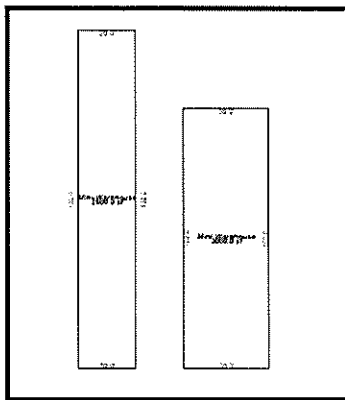


COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini-Storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>West Monroe</u>
Sub Area		Tax #	<u>58255</u>	Lots	<u>Block 2 Lot 2, Halsells Fair Park</u>
Tenant/Occupant					
Address/Location:	<u>4613 Whites Ferry Rd</u>	City:	<u>West Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71291</u>		
Date of Sale	<u>11/30/2017</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By <u>Deed/Assessor/MLS/Seller</u>					
Grantor	<u>Kevin Givens</u>		Grantee	<u>Southern State Properties, LLC</u>	
Conveyance Book and Page:	<u>9k:2529 ; Pg:726</u>		Date	<u>11/30/2017</u>	
Sale Price	<u>\$158,000</u>	Equity		Price / s.f.	<u>\$23.75</u>
Overall Rate	<u>11.00%</u>	Equity Dividend		EGIM	
Land Size	<u>0.29</u>	Dimensions	<u>139.8 x 90 x 134.27 x 90.17</u>		
Zoning		Year Built		Use at Sale	<u>Mini-Storage</u>
Assessed Tax Value	<u>17,929.00</u>	Tax Rate	<u>89.56</u>	Taxes	<u>\$1,605.72</u>
S.F. Gross Building Area	<u>5,600.00</u>		S.F. Net Rentable Area	<u>5,600.00</u>	
Construction Type	<u>Metal</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.		Expense Ratio	
Lease Term		Lease Type		Rent/Bed/Month	

Remarks: 13 - 10 x 20 - \$75
 20 - 10 x 15 - \$60
 Buildings 130 x 20 and 30 x 100

Building Description		Rental Income/Expense Projections	
Quality	<u>Average</u>	Gross Potential Income	<u>\$26,100.00</u>
Condition	<u>Average</u>	Less Vacancy and Credit Loss	12% \$ <u>3,132.00</u>
Sprinkler	<u>No</u>	Plus Other Income	\$ <u>-</u>
HVAC	<u>Central</u>	Effective Gross Income	<u>\$22,968.00</u>
Elevator	<u>No</u>	Real Estate Taxes	\$ <u>-</u>
Basement	<u>No</u>	Insurance	\$ <u>-</u>
Utilities	<u>All</u>	Management	\$ <u>-</u>
Parking Type	<u>concrete</u>	Repairs and Maintenance	\$ <u>-</u>
No. Spaces	<u>Adequate</u>	Landscaping	\$ <u>-</u>
Major Tenants		Elevator	\$ <u>-</u>
		Utilities	\$ <u>-</u>
Remarks		On-Site Management	\$ <u>-</u>
Land Value	<u>\$25,000</u>	Supplies	\$ <u>-</u>
Bldg Value	<u>\$23.75</u>	Office Expenses	\$ <u>-</u>
Year:		Professional Services	\$ <u>-</u>
		Total Operating Expense	23% \$ <u>5,282.64</u>
		Net Operating Income	\$ <u>17,685.36</u>



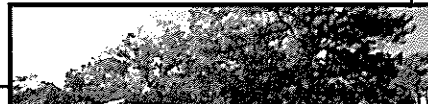
COMMERCIAL BUILDING COMPARABLE

Category	Mini Storage	Area	Ouachita	Map Reference	West Monroe
Sub Area		Tax #		Lots	Sec 4 T18N R2E
Tenant/Occupant					
Address/Location:	3701 Arkansas	City:	West Monroe	State:	LA
Parish:	Ouachita	Zip Code:	71291		
Date of Sale	5/4/2015	Terms	Cash Sale	Prop Rights	Fee Simple
Verified By	Buyer/Deed				
Grantor	La Leasing	Grantee	Holyfield Ventures		
Conveyance Book and Page:	Bk: 2405; Pg: 887		Date	5/4/2015	
Sale Price	\$300,000	Equity	Price / s.f.	\$0.00	
Overall Rate	6.21%	Equity Dividend	EGIM		
Land Size (ac)	0.65	Dimensions	134.91 x 237.25 x 130 x 202.49		
Zoning	none	Year Built	2003	Use at Sale	0
Assessed Tax Value	25,129.00	Tax Rate	92.02	Taxes	\$2,312.37
S.F. Gross Building Area	10,200.00	S.F. Net Rentable Area	10,200.00		
Construction Type	Metal	No. Stories	1		
Rent per s.f.		Expense per s.f.	Expense Ratio		
Lease Term		Lease Type	Rent/Bed/Month		

Corner of Arkansas and Henry Road, the sale included another larger climate control unit

Building Description		Rental Income/Expense Projections	
Quality	Average	Gross Potential Income	\$81,240.00
Condition	Average	Less Vacancy and Credit Loss	\$10,358.00
Sprinkler	No	Plus Other Income	
HVAC	Central	Effective Gross Income	\$70,881.00
Elevator	No	Real Estate Taxes	
Basement	No	Insurance	
Utilities	All	Management	
Parking Type	concrete	Repairs and Maintenance	
No. Spaces	Adequate	Landscaping	
Major Tenants		Elevator	
Remarks	Deed Cites 2,100,000	Utilities	
Land Value	\$55,000	On-Site Management	
Bldg Value	\$24.02	Supplies	
Year:		Office Expenses	
		Professional Services	
		Total Operating Expense (%5)	\$ 18,638.00
		Net Operating Income	\$ 52,243.00
		Total Operating Expense (%5)	\$ 18,638.00
		Net Operating Income	\$ 52,243.00

Mini Storage Bldg A 3,600sf
 Mini Storage Bldg B 3,400sf
 Mini Storage Bldg C 3,200sf



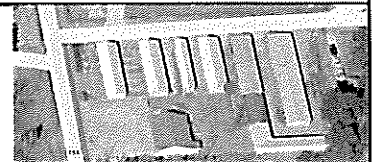
COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini-Storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>Swartz</u>
Sub Area		Tax #		Lots	
Tenant/Occupant	<u>Dave's Swartz Storage</u>				
Address/Location:	<u>3450 Hwy 594</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71203</u>		
Date of Sale	<u>3/1/2013</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee Simple</u>
Verified By	<u>Deed/Appraisals</u>				
Grantor	<u>Gene Bedoit</u>	Grantee	<u>Dave's Swartz Storage</u>		
Conveyance Book and Page:	<u>Bk: 2320 ; Pg: 520</u>		Date	<u>3/1/2013</u>	
Sale Price	<u>\$306,500.00</u>	Equity	Price / s.f.	<u>\$17.36</u>	
Overall Rate	<u>13.70%</u>	Equity Dividend	EGIM	<u>4.73</u>	
Land Size (Acres)	<u>0.9795</u>	Dimensions	<u>105.15 (Hwy 594) 300 (Scenic)</u>		
Zoning	<u>None</u>	Year Built	<u>1990/2000</u>	Use at Sale	<u>Mini-Storage</u>
Assessed Tax Value	<u>16,350.00</u>	Tax Rate	<u>129.98</u>	Taxes	<u>\$2,125.17</u>
S.F. Gross Building Area	<u>16,502.00</u>	S.F. Net Rentable Area	<u>13,979.00</u>		
Construction Type	<u>Metal/Wood</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.	Expense Ratio		
Lease Term		Lease Type	Rent/Bed/Month		

Remarks:	<u>155 Units - 8 Buildings</u>	Office	<u>15 X 24</u>	-	5 Units	<u>8 X 10</u>	<u>\$35/mo.</u>
		66 Units	<u>5 x 10</u>	<u>\$25/mo.</u>	4 Units	<u>8 X 12</u>	<u>\$40/mo.</u>
		13 Units	<u>5 X 15</u>	<u>\$35/mo.</u>	7 Units	<u>10 X 12</u>	<u>\$45/mo.</u>
		35 Units	<u>10 X 10</u>	<u>\$40/mo.</u>	3 Units	<u>10 X 16</u>	<u>\$55/mo.</u>
		5 Units	<u>10 X 20</u>	<u>\$70/mo.</u>	8 Units	<u>12 X 12</u>	<u>\$50/mo.</u>
		1 Unit	<u>10 X 22</u>	<u>\$80/mo.</u>	2 Units	<u>12 X 10</u>	<u>\$60/mo.</u>

Building Description		Rental Income/Expense Projections	
Quality	<u>Average</u>	Gross Potential Income	<u>\$71,280.00</u>
Condition	<u>Average</u>	Less Vacancy and Credit Loss	<u>\$ 6,420.00</u>
Sprinkler	<u>No</u>	Plus Other Income	<u>\$ -</u>
HVAC	<u>No</u>	Effective Gross Income	<u>\$64,860.00</u>
Elevator	<u>No</u>	Real Estate Taxes	
Basement	<u>No</u>	Insurance	
Utilities	<u>Electric Only</u>	Management	
Parking Type	<u>Concrete/Gravel</u>	Repairs and Maintenance	
No. Spaces	<u>Adequate</u>	Landscaping	
Major Tenants	<u>155 Mini-Storage Units With Office</u>	Elevator	
		Utilities	
Remarks	<u>Sales Price was \$20.50/s.f. Rent. Area</u>	On-Site Management	
Land Value	<u>\$20,000</u>	Supplies	
Bldg Value	<u>\$17.36</u>	Operating Expense 35.25%	
Year:		Professional Services	
		Total Operating Expense	<u>\$ 22,864.00</u>
		Net Operating Income	<u>\$ 41,996.00</u>

The Car Wash and Small mini-storage units at 2048 Hwy. 139 sold for \$150,000. The other mini-storage complex sold for \$350,000 for a total of: \$350,000 making a Total Sales Price of: \$500,000.



COMMERCIAL BUILDING COMPARABLE

Category	Commercial	Area	Ouachita	Map Reference	Monroe
Sub Area		Tax #	45955	Lots	LOTS 17 & 18 SQ 3 RESUB FENNELLEST
Tenant/Occupant					
Address/Location:	6000 Desiard St	City:	Monroe	State:	LA
Parish:	Ouachita	Zip Code:	71203		
Date of Sale	12/30/2014	Terms	Cash	Prop Rights	Fee Simple
Verified By	Deed				
Grantor	ROSENBERG, JOE FRED		Grantee	DAVE'S SWARTZ STORAGE LLC	
Conveyance Book and Page:	Bk:2403 ; Pg:585		Date	12/30/2014	
Sale Price	\$285,000	Equity		Price / s.f.	\$7.39
Overall Rate	22.94%	Equity Dividend		EGIM	
Land Size (s.f.)	35,283.00				
Land Size (ac)	0.81	Dimensions	150*236.36*150*234.08		
Zoning		Year Built	1970	Use at Sale	Commercial
Assessed Tax Value		Tax Rate		Taxes	\$0.00
S.F. Gross Building Area	13,537.50		S.F. Net Rentable Area	13,537.50	
Construction Type	Block	No. Stories	1		
Rent per s.f.		Expense per s.f.		Expense Ratio	
Lease Term		Lease Type		Rent/Bed/Month	

Remarks:

Unit Size	Number of Units	Monthly Rental Rate	Annual Income
5X10	105	\$35.00	\$44,100.00
10X10	55	\$55.00	\$36,300.00

Building Description		Rental Income/Expense Projections	
Quality	Average	Gross Potential Income	\$80,400.00
Condition	Average	Less Vacancy and Credit Loss	\$ 6,673.20
Sprinkler	No	Plus Other Income	\$ -
HVAC	Central	Effective Gross Income	\$73,726.80
Elevator	No	Real Estate Taxes	
Basement	No	Insurance	
Utilities	All	Management	
Parking Type	concrete	Repairs and Maintenance	
No. Spaces	Adequate	Landscaping	
Major Tenants		Elevator	
Remarks		Utilities	
Land Value	\$185,000	On-Site Management	
Bldg Value	\$7.39	Supplies	
Year:		Office Expenses	
		Professional Services	
		Total Operating Expense	\$ 22,118.04
		Net Operating Income	\$ 51,608.76

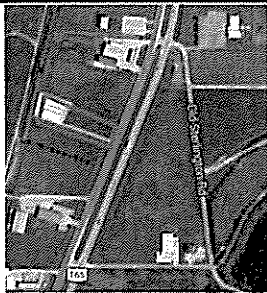


COMMERCIAL BUILDING COMPARABLE

Category	<u>Mini-Storage</u>	Area	<u>Ouachita</u>	Map Reference	<u>Monroe</u>
Sub Area		Tax #		Lots	<u>Sec 28 T19N R4E</u>
Tenant/Occupant					
Address/Location:	<u>7539 Hwy 165</u>	City:	<u>Monroe</u>	State:	<u>LA</u>
Parish:	<u>Ouachita</u>	Zip Code:	<u>71203</u>		
Date of Sale	<u>8/28/2014</u>	Terms	<u>Cash Sale</u>	Prop Rights	<u>Fee</u>
Verified By	<u>Seller/Deed</u>				
Grantor	<u>Robert Rae</u>	Grantee	<u>Ashley Storage</u>		
Conveyance Book and Page:	<u>Bk:2388 ; Pg: 33</u>			Date	<u>8/28/2014</u>
Sale Price	<u>\$570,000</u>	Equity		Price / s.f.	<u>\$27.24</u>
Overall Rate	<u>5.55%</u>	Equity Dividend		EGIM	
Land Size	<u>1.958</u>	Deminsions: <u>186.36 (Hwy 165) x 504.23 x 171.56 x 494.78</u>			
Zoning	<u>None</u>	Year Built	<u>2000</u>	Use at Sale	<u>Mini Storage</u>
Assessed Tax Value	<u>37,250.00</u>	Tax Rate	<u>129.50</u>	Taxes	<u>\$4,823.88</u>
S.F. Gross Building Area	<u>15,050.00</u>	S.F. Net Rentable Area		<u>15,050.00</u>	
Construction Type	<u>Metal</u>	No. Stories	<u>1</u>		
Rent per s.f.		Expense per s.f.		Expense Ratio	
Lease Term		Lease Type		Rent/Bed/Month	

Remarks: 10 x 120 20 x 130 5,000 sf climate control units
45 x 120 45 x 130

Building Description		Rental Income/Expense Projections	
Quality	<u>Average</u>	Gross Potential Income	<u>\$61,739.60</u>
Condition	<u>Average</u>	Less Vacancy and Credit Loss	<u>\$ 5,124.39</u>
Sprinkler	<u>No</u>	Plus Other Income	<u>\$ -</u>
HVAC	<u>No</u>	Effective Gross Income	<u>\$56,615.21</u>
Elevator	<u>No</u>	Real Estate Taxes	<u>\$ 4,500.00</u>
Basement	<u>No</u>	Insurance	<u>\$ 3,600.00</u>
Utilities	<u>All</u>	Management	<u>\$ 3,396.91</u>
Parking Type	<u>concrete</u>	Repairs and Maintenance	<u>\$ 11,287.50</u>
No. Spaces	<u>Adequate</u>	Landscaping	<u>\$ 1,200.00</u>
Major Tenants		Elevator	
Remarks		Utilities	
Land Value	<u>\$160,000</u>	On-Site Management	
Bldg Value	<u>\$27.24</u>	Supplies	
Year:		Office Expenses	
		Professional Services	<u>\$ 1,000.00</u>
		Total Operating Expense	<u>\$ 24,984.41</u>
		Net Operating Income	<u>\$ 31,630.80</u>



MLS

ALL FIELDS DETAIL



MLS # 200237
Status ACTIVE-PENDING
Type Warehouse/Industrial
Address 100 MARTINEZ DRIVE
City Monroe
State LA
Zip 71203
Area 131 Monroe & OP-East/ Hwy 165 To Richland Parish
Class COMMERCIAL/INDUSTRIAL
List Price \$310,000
Sale/Rent For Sale



GENERAL

Subdivision	OTHER	List Agent	Shemika G Jackson - Cell 318-227-2750
Listing Office 1	French Realty, LLC - Main 318-272-6600	Commission: Coop	2.25%
Comm. Variable (Y/N)	No	Listing Type	Exclusive Right
Listing Date	1/12/2022	Occupied	Owner
Lockbox (Y/N)	No	Parish	OUACHITA
Parcel #	see associated docs	Legal	see associated docs
Tax ID	71203	Broker IDX	Y
Update Date	8/24/2022	Status Date	7/9/2022
HotSheet Date	7/9/2022	Price Date	1/14/2022
Input Date	1/14/2022 1:49 PM	VOW Include	Yes
Agent Hit Count	77	Client Hit Count	18
Cumulative DOM	1028	Original Price	\$310,000
Associated Document Count	15	Picture Count	9
Days On Market	229	Input Date	1/14/2022 1:49 PM
Update Date	8/24/2022 3:34 PM	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes

FEATURES

CONSTRUCTION	GAS	STYLE/BUILDING	PARKING LOT AMENITIES
Other	None	Other	Other
ROOF	GAS PAID BY	WATER/SEWER	EXTERIOR FEATURES
Other	Other	Water/None	Other
PARKING SURFACE	CAM PAID BY	INTERIOR FEATURES	CLOSING/POSSESSION
Other	Other	Other	At Closing/Funding
ELECTRIC	ROOMS	UTILITIES	MINERAL RIGHTS
None	Other	See Remarks	Purchaser to Acquire
ELECTRIC PAID BY	HEATING	TERMS	DOCUMENTS ON FILE
Other	Other	Cash	None
REPAIRS PAID BY	COOLING	Conventional	SHOWING INSTRUCTIONS
Other	None	Owner Finance	Sign
WATER PAID BY	PROPERTY DESCRIPTION	SPRINKLER SYSTEM	
Other	See Remarks	None	
TAXES PAID BY		FLOOR SYSTEM	
Other		Other	

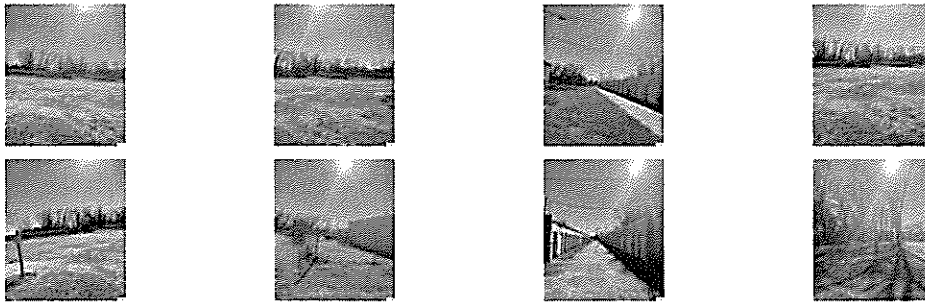
BROKER TO BROKER REMARKS

Broker to Broker Remarks: This property has several lots available that includes a multi-unit storage facility.

PUBLIC REMARKS

Public Remarks: This property has several lots available that includes a multi-unit storage facility.

ADDITIONAL PICTURES

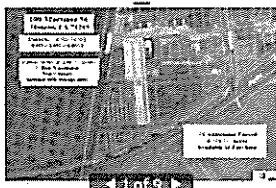


DISCLAIMER

This information is deemed reliable, but not guaranteed.

MLS

ALL FIELDS DETAIL



MLS # 189844
 Status WITHDRAWN
 Type Warehouse/Industrial
 Address 100 MARTINEZ STREET
 City Monroe
 State LA
 Zip 71203
 Area 131 Monroe & OP-East/ Hwy 165 To Richland Parish
 Class COMMERCIAL/INDUSTRIAL
 List Price \$360,000
 Sale/Rent For Sale



GENERAL

Conclusion	OTHER	List Agent	Jennifer Causey - Cell 318-361-0582
ROOF	John Rea Realty - Main 318-388-0841	Commission: Coop	2.7
Metal	No	Listing Type	Exclusive Right
PARKING SURFACE	8/30/2019	Number of Acres (Est.)	0.55
Concrete	545.45	Number of Units	164
ELECTRIC	ROOMS	Lockbox (Y/N)	No
On Site	Executive Office	Parcel #	74701, 74702, 64911, 64912, 64913
ELECTRIC PAID BY	Other	Legal	LOT 23 SQ 4 DESIARD TERRACE ADDN& THAT PORTION OF GABRIEL
Owner	See Remarks		STREVOKED IN CDB 1733-834; LOT 22
REPAIRS PAID BY	HEATING	SPRINKLERS	SQ 4 DESIARD TERRACE ADDN& THAT
Owner	Other	None	PORTION OF GABRIEL ST REVO
WATER PAID BY	COOLING	FLOOR SYSTEM	15,325
Owner	None	Concrete Slab	Hwy 165 N to right on Hwy 80/DeSiard St.
TAXES PAID BY	PROPERTY DESCRIPTION		Left on Kenilworth Dr. to left on
Owner	Plat Map		Property on right.
	See Remarks		

FINANCIAL

Req. Buyers Only (Y/N) Yes Corp. Addendum Req. (Y/N) No

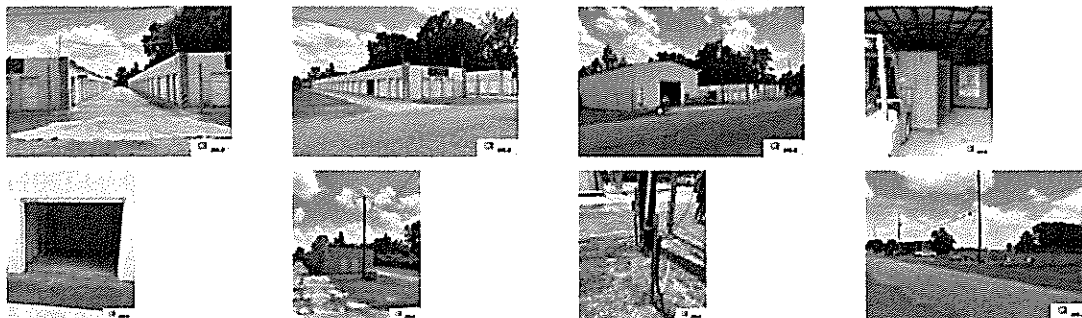
BROKER TO BROKER REMARKS

Broker to Broker Remarks All meas. approx. buyer to verify. The information, calculations and data presented in these reports are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments. Upon acceptance of offer/LOI - detailed financial/production reports will be released during due diligence period. For more information, please contact listing agent.

PUBLIC REMARKS

Public Remarks Diamond in the Rough! Great investment opportunity! A little work will go a LONG way! Huge Potential 164 Units. 15, 325 SF @ .827 +/- Acres. Parcels #64911/64912/64913/74701/74702, Built 1977, 100% Non-Climate. On-Site Office & Drop Box. Optional: 4.7 +/- Acres for development along Airport Ave just 1.3 miles from Monroe Regional Airport. **U-Box Warehouse on .138 +/- Acre parcel next to storage units - option to Buy ONLY with purchase of storage units.** The information, calculations and data presented in these reports are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments. Upon acceptance of offer/LOI - detailed financial/production reports will be released during due diligence period. For more information, please contact listing agent.

ADDITIONAL PICTURES



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LEGAL

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Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33 of Square 5 of DeSiard Terrace, being a subdivision of part of the Bon Aire Home Place Subdivision in Sections 66 and 67, T18N, R4E, Ouachita Parish, Louisiana, as per plat on file in Plat Book 4, page 35, records of Ouachita Parish, Louisiana;

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All that portion of Gabriel Street revoked by Ordinance No. 8510 of the Ouachita Parish Police Jury recorded in Conveyance Book 1733, page 834, DR#1229374, records of Ouachita Parish, Louisiana, being that portion adjacent to Lots 3 – 10 of Square 5 and Lots 16 – 23, Square 4 of DeSiard Terrace, being a subdivision of part of the Bon Aire Home Place Subdivision in Sections 66 and 67, T18N, R4E, Ouachita Parish, Louisiana, as per plat on file in Plat Book 4, page 35, records of Ouachita Parish, Louisiana; LESS AND EXCEPT: That portion of revoked Gabriel Street conveyed to Time Warner Entertainment Company, L.P., in instrument filed August 7, 1998, in Conveyance Book 1739, page 59, DR#1234178, records of Ouachita Parish, Louisiana.

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ENGAGEMENT

APPRAISAL INFORMATION FORM

DATE OF REQUEST: 07/21/2022 DUE DATE:
OFFICER: RMB
IN-HOUSE/ 3RD PARTY: 3rd Party LOAN TYPE: Conventional
BORROWER: PARISH HOME FURNISHINGS CONTACT #: (318) 321-0010 (PERCY WILSON)
SELLER: CONTACT #:
REALTOR: CONTACT #:
SELL PRICE: \$310,000 LOAN PURPOSE: Purchase
PROPERTY TYPE: Commercial (Non-Residential) APPRAISAL TYPE: As Will Be
PROPERTY ADDRESS: 100 MARTINEZ DRIVE, MONROE, LA PARISH: OUACHITA

Please attach any items related to the subject property:

- Budget -Plat -Improvements Itemized
- Subdivision Layout -Floor Plans -Legal Description
- Directions to raw land -Flood Determination

PLEASE EMAIL THIS REQUEST TO "OUTSIDEAPPRAISALS" WITH A COPY OF THE LOAN APPLICATION OR MEMO IF IT IS NOT ALREADY IN YOUR WORK AREA.

DEED

File No. 140077

821

STATE OF LOUISIANA

CASH DEED

PARISH OF OUACHITA

On this 27th day of February, 2014, before me, the undersigned Notary Public, duly commissioned and qualified in the above-named Parish and State, in the presence of the undersigned witnesses, personally came and appeared:

JAN C. THURMON (SS#xxx-xx-4116), nee Walker, a married woman whose husband is William T. Thurmon, herein conveying her separate and paraphernal property, and being a major resident of Ouachita Parish, Louisiana, whose mailing address is 519 Lincoln Hills Dr., Monroe, Louisiana 71203; and **RACHEL D. WALKER** (SS#xxx-xx-9590), a single woman and major resident of Ouachita Parish, Louisiana, whose mailing address is 311 Rowland Dr., Monroe, Louisiana 71203; (hereinafter referred to as "Vendors");

Who declared and acknowledged that for the price hereinafter expressed they have sold, conveyed and delivered and by these presents do, sell, bargain, transfer, assign, set over and deliver, with warranty of title and complete transfer and subrogation of all rights and actions in warranty against all former owners of the property herein conveyed, unto:

ROBBY LEE McDONALD (SS#xxx-xx-6679), a married man whose wife is Annette Marzluf McDonald, herein purchasing said property with his separate and paraphernal funds, for his separate administration and control; and the said Annette Marzluf McDonald appearing herein solely for the purpose to acknowledge said property is the separate and paraphernal property of **ROBBY LEE McDONALD**, for his separate administration and control, and whose address is 445 Ed Edelen Road, Monroe, Louisiana 71203; and

RONALD MARK MOORE (SS#xxx-xx-1377), a married man whose wife is Wanda Pesnell Moore, herein purchasing said property with his separate and paraphernal funds, for his separate administration and control; and the said Wanda Pesnell Moore appearing herein solely for the purpose to acknowledge said property is the separate and paraphernal property of **RONALD MARK MOORE**, for his separate administration and control, and whose address is 105 W. Standard Reed Road, West Monroe, Louisiana 71291;

And whose mailing address for tax purposes is P.O. Box 552,
Sumr, LA 71281 (hereinafter referred to as "Vendees")
who acknowledges delivery and possession of the following property:

DEED

File No. 140077

822

Lots 2, 3, 4, 5, 6, 7, 8, 16, 17, 18, 19, 20, 21, 22, and 23 of Square 4 of DeSiard Terrace, being a subdivision of part of the Bon Aire Home Place Subdivision in Sections 66 and 67, T18N, R4E, Ouachita Parish, Louisiana, as per plat on file in Plat Book 4, page 35, records of Ouachita Parish, Louisiana;

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Vendors transfer, assign and sell any and all mineral interests in the property conveyed in which Vendors may have ownership, but do so without any warranty or guaranty of title whatsoever and specifically as provided in La. C.C. Art. 2500 et seq. Vendors, nor North Delta Title Company Inc., nor the undersigned notary make any assertions, representations, promises or warranties as to any mineral ownership that Vendors may or may not own, and Vendees understand that Vendees may not acquire any mineral ownership in the property conveyed through this transaction and will only acquire such mineral ownership as owned by Vendors.

DEED

File No. 140077

823

This property is conveyed and accepted subject to any and all valid restrictions, servitudes, and any matters which would be reflected on a survey affecting same and encroachments, if any.

To have and to hold the above property unto the said Vendees, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **One Hundred Five Thousand Dollars and No/100 (\$105,000.00)** cash, which the herein Vendees have well and truly paid in ready and current money to the Vendors, who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All state and parish taxes up to and including the taxes due for 2013 are paid. Certificates of mortgage and conveyance are hereby waived by the parties hereto. The parties hereto do hereby agree to indemnify and hold North Delta Title Company, Inc., its employees and/or representatives and/or the undersigned Notary Public, harmless as a result of any subsequent modifications by taxing authorities or the pro-ration of taxes as of the date of closing, as the taxes have been prorated based on an estimate using the sales price as the assessed value.

THUS DONE AND SIGNED, in Monroe, Ouachita Parish, Louisiana.

WITNESSES:

Shawn Skyles
Print name: Shawn Skyles
Christina Fusell
Print name: CHRISTINA FUSSELL

Jean C. Thurmon
JAN C. THURMON

Rachel D. Walker
RACHEL D. WALKER

Robby Lee McDonald
ROBBY LEE McDONALD

Ronald Mark Moore
RONALD MARK MOORE

Annette Marzluff McDonald
ANNETTE MARZLUFT McDONALD,
Spousal Intervenor

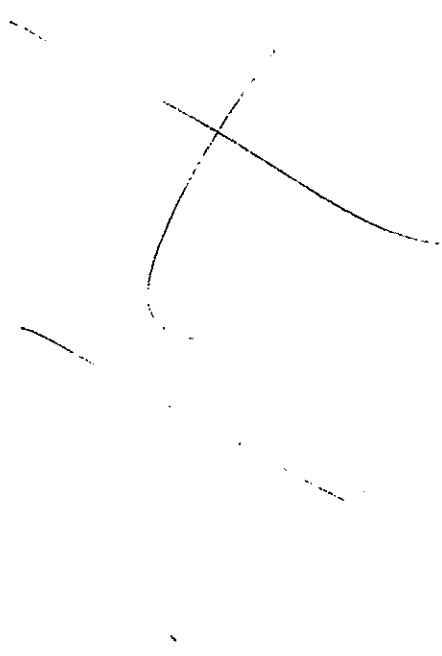
Wanda Pesnell Moore
WANDA PESNELL MOORE,
Spousal Intervenor

Kirby O. Price
KIRBY O. PRICE
Notary Public
Bar Roll No. 10788

Kirby O. Price
KIRBY O. PRICE
Notary Public
Ouachita Parish
Louisiana
Notary No. 10788
Commission Expires at Death

DEED

824



INSURANCE PRODUCER: North Delta Title Company, Inc.
1100 North 19th Street
Monroe, Louisiana 71201
LA Lic. No. 215440

UNDERWRITER:

- Stewart Guaranty Title - Agency No. 180121
- Fidelity National Title - Agency No. 6805.1.27.18
- First American Title - Agency No. 14017887
- _____ - Agency No. _____

ATTORNEY: Kirby O. Price - Bar Roll No. 10788
LA Lic. No. 89058

DEED

817

STATE OF LOUISIANA:

**ACT OF CONVEYANCE AND
TERMINATION OF USUFRUCT**

PARISH OF OUACHITA:

BE IT KNOWN that on the date set forth below, before me, the undersigned Notary Public, duly commissioned, qualified and acting in and for the state and parish above, and in the presence of the undersigned competent witnesses, personally came and appeared:

CARESSA CLACK WALKER (SS#xxx-xx-____), widow of Charles D. Walker, and a major resident of Ouachita Parish, Louisiana, whose mailing address is 311 Rowland Dr., Monroe, Louisiana 71203;

THE CHARLES D. WALKER CHILDREN'S TRUST, a testamentary trust created in the Last Will and Testament of Charles D. Walker dated February 9, 2007, herein represented by Jan C. Thurmon, its duly authorized Trustee, and whose mailing address is 519 Lincoln Hills Drive, Monroe, Louisiana 71203;

And

THE RACHEL D. WALKER EDUCATIONAL TRUST, a trust created by trust agreement dated May 9, 1995, herein represented by Jan C. Thurmon, its duly authorized Trustee, and whose mailing address is 519 Lincoln Hills Drive, Monroe, Louisiana 71203;

who declared and acknowledged that for the price hereinafter expressed, they have sold, conveyed, quitclaimed and delivered, and by these presents does sell, bargain, transfer, assign, set over, quitclaim and deliver unto:

JAN C. THURMON (SS#xxx-xx-4116), a married woman herein dealing with her separate and paraphernal property, and a major resident of Ouachita Parish, Louisiana, and whose mailing address is 519 Lincoln Hills Drive, Monroe, Louisiana 71203;

And

RACHEL D. WALKER (SS#xxx-xx-9590), a single woman and major resident of Ouachita Parish, Louisiana, whose mailing address is 311 Rowland Dr., Monroe, Louisiana 71203;

present and accepting this sale for themselves, their heirs and assigns, the following property, together with the improvements and appurtenances thereunto belonging, situated in Ouachita Parish, Louisiana, to-wit:

DEED

818

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TO HAVE AND TO HOLD the said described property unto the said purchasers, their heirs and assigns forever, without warranty of title even for return of the purchase price, but with full subrogation to all rights of warranty and all other rights of warranty held by vendors.

The price for which the above quitclaim is made is the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, the receipt of which is hereby acknowledged by vendors and full acquittance granted therefor.

DEED

819

Vendor, Caressa Clack Walker, additionally appears herein to terminate the usufruct on the property herein conveyed, said usufruct granted to her in the Last Will and Testament of Charles D. Walker, and in the Judgment of Possession rendered in the Succession of Charles D. Walker, recorded October 31, 2011, in Conveyance Book 2269, page 288, DR#1593089, records of Ouachita Parish, Louisiana.

THUS DONE AND SIGNED in Monroe, Louisiana, before me, Notary, and the undersigned competent witnesses, on this the 27 day of February, 2014.

WITNESSES:

Shawn Skyles
Print name: Shawn Skyles

Caressa C. Walker
CARESSA CLACK WALKER

Christina Fusell
Print name: CHRISTINA FUSSELL

THE CHARLES D. WALKER CHILDREN'S TRUST

By: Jan C. Thurmon, Trustee
Jan C. Thurmon, Trustee

THE RACHEL D. WALKER EDUCATIONAL TRUST

By: Jan C. Thurmon, Trustee
Jan C. Thurmon, Trustee

Jan C. Thurmon
JAN C. THURMON

Rachel D. Walker
RACHEL D. WALKER

Kirby O. Price

KIRBY O. PRICE
NOTARY PUBLIC
Bar Roll #10788

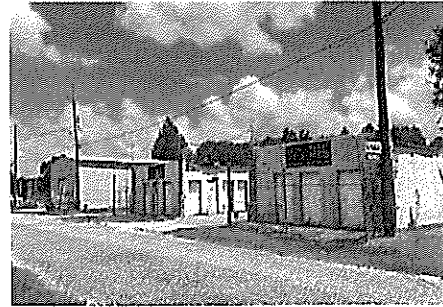
KIRBY O. PRICE
Notary Public
Ouachita Parish
Louisiana
Notary No. 10788
Commission Expires at Death

EXECUTIVE SUMMARY



Executive Summary

100 Martinez St



Income, Expenses & Cash Flow

Potential Rental Income	\$ 95,240
Other Income	11,076
Total Vacancy and Credits	(4,812)
Operating Expenses	\$ (8,274)
Net Operating Income (NOI)	\$ 94,230
Debt Service:	\$ (26,307)
Cash Flow Before Taxes	\$ 67,923

Property Overview

Purchase/Asking Price	\$ 360,000	Property Type	Self Storage
Improvements		No. of Units	163
Other		Price Per Unit	\$ 2,200
Closing Costs		Total Sq Ft	15,325
Finance Points		Price Per Sq Ft	\$ 23
Total Acquisition Cost	\$ 360,000	Income per Unit	\$ 658
 		Expenses per Unit	\$ (51)
Mortgage (\$)	\$ 306,000		
Down Payment / Investment	\$ 54,000		

Assumptions

Rental Growth Rate:	2.00%
Expense Growth Rate:	1.00%
Capitalization Rate (Resale):	8.00%

Loan Information

Down Payment:	\$ 54,000	% of Asking	15.00%	% of Cost	15.00%
Initial Loan Balance:	\$ 306,000		85.00%		85.00%
Loan Amount	\$ 306,000	Interest Rate	0.00%	Term	20
		Payment			\$2,102

Financial Measurements

Year 1 Year 3 Year 7

Notes / Discussion

	Year 1	Year 3	Year 7
Debt Coverage Ratio (DCR)	3.58	3.73	4.05
Loan-to-Value Ratio (LVR)	25.3%	22.8%	17.0%
Capitalization Rate Based on Cost	20.18%	27.28%	20.63%
Capitalization Rate Based on Resale Price	8.00%	8.00%	8.00%
Gross Rent Multiplier	3.74	12.26	12.30
Net Present Value (NPV) - B/ Taxes	13.50%	716,847	708,097
			662,031
Cash on Cash Return - Before Taxes	125.78%	133.14%	148.79%
Internal Rate of Return - Before Taxes		220.02%	134.01%
Modified Internal Rate of Return - Before Taxes		171.76%	81.30%



Disclaimer: All information presented is believed to be accurate.

The information, calculations and data presented in this report are believed to be accurate but are not guaranteed. The information contained in this report shall not be considered as a substitution for legal, accounting or other professional advice. Please seek proper legal and tax advice as appropriate before making investments.

EXECUTIVE SUMMARY

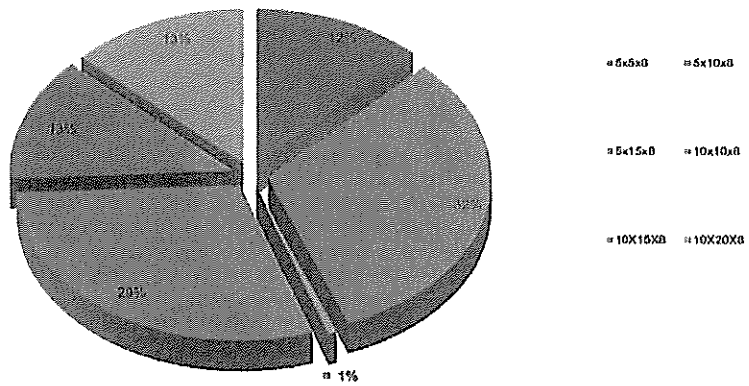
100 Marlinoz St

Rent Roll Summary

Unit Description	Number of Units	Per unit Sq.Ft	Total Sq.Ft	Percent of Total	Monthly Rev./Sq.Ft	Rent Per Unit	Monthly Rent	Annual Rent
5x5x8	20	25	500	3.26%	1.000	\$ 25	\$ 500	\$ 6,000
5x10x8	52	50	2,600	16.97%	0.700	\$ 35	\$ 1,820	\$ 21,840
5x15x8	1	75	75	0.49%	0.530	\$ 40	\$ 40	\$ 480
10x10x8	48	100	4,800	31.32%	0.500	\$ 50	\$ 2,400	\$ 28,800
10X15X8	21	150	3,150	20.55%	0.470	\$ 70	\$ 1,470	\$ 17,640
10X20X8	21	200	4,200	27.41%	0.400	\$ 80	\$ 1,680	\$ 20,160

Totals	163	850	15,325	100.0%	0.516	300	\$ 7,910	\$ 94,920
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Unit Mix



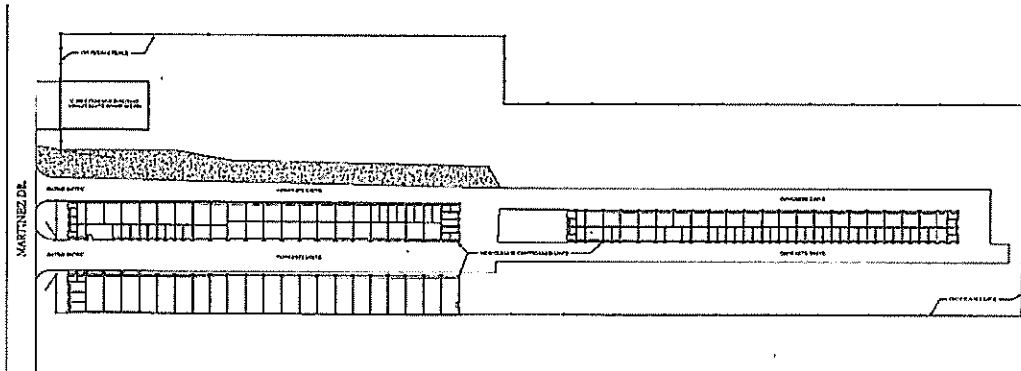
EXECUTIVE SUMMARY

100 Martinez St

Other Income

Description	Monthly Amount	Annual Amount	Per Unit	Per Unit Sq. Ft.	Total Sq. Ft.
UHAUL	\$ 923	\$ 11,076	\$ 6	1.09	0.06
Totals	\$ 923	\$ 11,076	\$ 6	1.09	0.06

Economy Mini Storage
 100 Martinez St, Monroe, LA 71203
163 Units



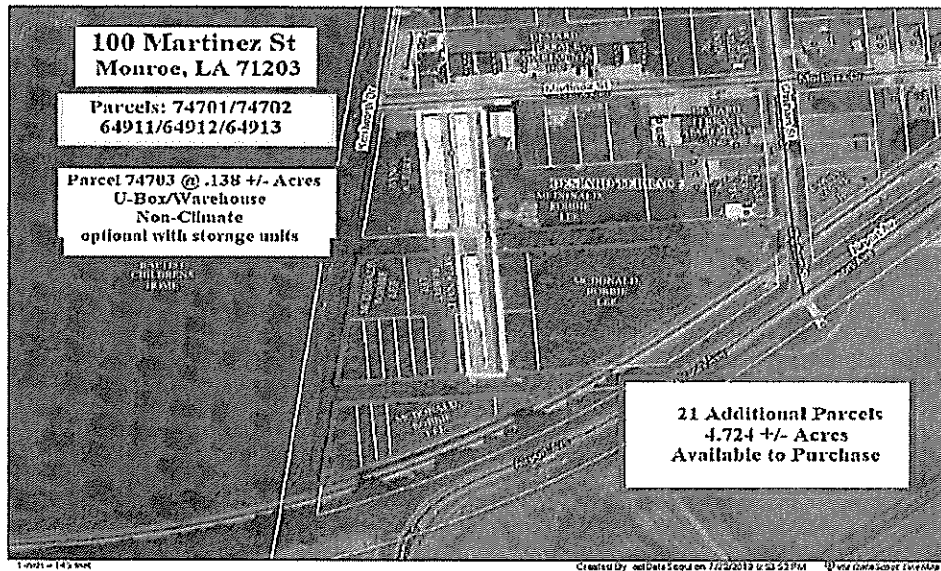
Airport Ave →

EXECUTIVE SUMMARY

100 Martinez St

Annual Expenses

Expense Description	Annual Amount	Annual Increase	Per Unit	Per Sq Ft	% of Expenses	% of Revenue
Insurance	2,601	1.0%	16.96	0.17	31.4%	2.6%
Property Taxes	405	1.0%	2.48	0.03	4.9%	0.4%
Payroll	3,600	1.0%	22.09	0.23	43.6%	3.6%
Electricity	720	1.0%	4.42	0.05	8.7%	0.7%
Telephone/Internet	480	1.0%	2.94	0.03	5.8%	0.5%
Computer Program	468	1.0%	2.97	0.03	5.7%	0.5%
Total Annual Operating Expenses	\$ 8,274		\$ 51	15,325	100.0%	0.1%



COST ESTIMATE



Repair Estimate List: 100 Martinez Dr

Scope of work / Repair Estimate Worksheet

Dear 100 MARTINEZ DR,
After viewing your property at 100 MARTINEZ DR, MONROE, LA 71203. LA 71203. We have determined that the following repairs need to be done to the property to get it into a market ready condition.

Exterior

Roof: Tear-off/Replace
Remove maximum of 1 layer of asphalt shingles (add 10% for 2 layers and 20% for cedar shake) and install new synthetic underlayment or asphalt felt (tar paper), includes ice & water per code, new 30-year or lifetime dimensional (architectural) shingles with all new boots and vents (or new ridge vent), add 25% for 2-story, add 50% for new OSB decking installed over existing \$ 23,100.00

Exterior Painting
Power wash and paint the exterior siding – if wood, sand and prime before paint \$ 11,000.00

Others

Massonry: Brick Exterior as full or half brick veneer and include 10% waste in SF count \$ 7,680.00
Full Landscaping (Large Lot) \$ 8,800.00
Tree Removal \$ 16,000.00
Install chain-link fencing \$ 6,000.00
Buyer:Appraisal \$ 400.00

Line Items

Brick Repair \$ 10,000.00
Storage Rollup Door Repair / Locks \$ 25,000.00

Misc Items

Includes project management and is based on estimating and construction experience, the level of finish, the size of the project, and unforeseen issues. Also assumes ALL miscellaneous items such as door knobs, hinges, wall plate covers, HVAC grilles, cleaning supplies, consumables, interior punchlist, etc. \$ 15,117.20

Total Repairs \$ 123,097.20

INCOME AND EXPENSES

System Member	Entity	Customer Name	Date Time	Room Number	Payment Type	Total
						Payments Subtotal : \$80.95
						Account Credits Subtotal : \$0.00
						WriteOffs Subtotal : \$0.00
						Payments Grand Total : \$43,738.98
						Account Credits Grand Total : \$0.00
						WriteOffs Grand Total : \$494.75
						Combined Grand Total : \$44,413.63

Disbursement Summary

Payment Type	Total
<i>Disbursement Details</i>	
Rental Income:	
Past Rent	\$14,014.55
Current Rent	\$10,983.25
Advance Rent	\$2,500.00
Discount	\$0.00
Late Fees	\$530.00
Total Rental Income	\$28,027.80
Security Deposit	\$0.00
Other Income	
Manual Fees	\$8,565.00
Insurance Coverage	\$296.95
Misc	\$50.00
Retail Items	\$0.00
Total Other Income	\$8,911.95
Credits	\$13,311.78
Applied Credits	-\$6,332.05
Sales Tax	\$0.00
Retail Tax	\$0.00
Total : \$43,918.88	

Summary

Payment Type	Total
Money Order	\$765.00
Discover Card	\$2,265.50
Cash	\$2,344.95
Personal Check	\$3,520.00
Master Card	\$9,344.20
American Express	\$10,234.43
Visa Card	\$15,264.90
Total : \$43,738.98	

INCOME AND EXPENSES

Disbursement Summary

Payment Type	Total
Disbursement Details	
Rental Income:	
Past Rent	\$7,769.00
Current Rent	\$3,747.45
Advance Rent	\$1,120.00
Discount	\$0.00
Late Fees	\$200.00
Total Rental Income	\$12,837.25
Security Deposit	\$0.00
Other Income	
Manual Fees	\$3,965.00
Insurance Coverage	\$82.95
Misc.	\$20.00
Retail Items	\$0.00
Total Other Income	\$4,067.95
Credits	\$9,803.63
Applied Credits	-\$2,733.16
Sales Tax	\$0.00
Retail Tax	\$0.00
Total : \$23,975.67	

Summary

Payment Type	Total
Money Order	\$300.00
Personal Check	\$450.00
Cash	\$2,040.00
Discover Card	\$2,265.50
Master Card	\$3,642.75
American Express	\$7,477.77
Visa Card	\$7,999.65
Total : \$23,975.67	

INCOME AND EXPENSES

Room Sizes & Rates

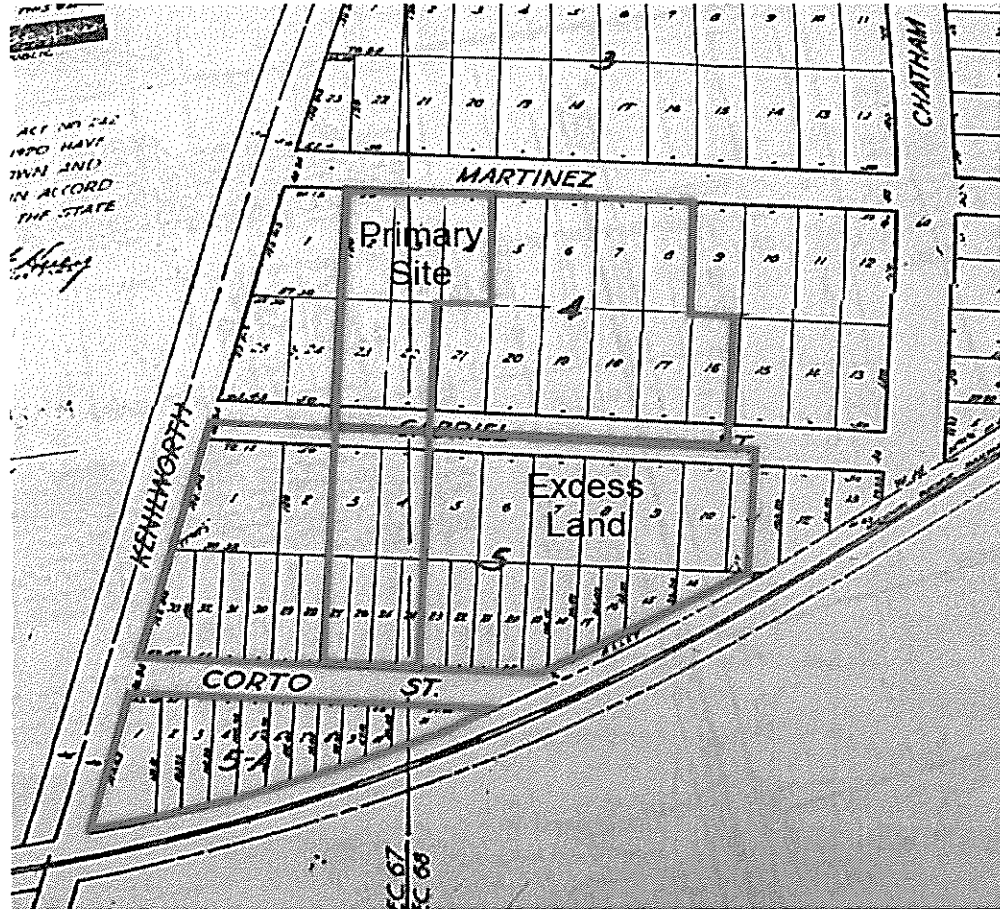
WxLxH	Description	Number of Rooms	Percent Occupied	Rate	Res	Tax	
<input type="checkbox"/> 5x5x8	Drive Up 1st Floor Outside Level Drivethrough No Climate Rollup	20	15.00 %	\$25.00	N	N	
<input type="checkbox"/> 5x8x7.5	Ubox 1st Floor No Climate	1	100.00 %	\$74.95	N	Y	
<input type="checkbox"/> 5x10x8	Drive Up 1st Floor Outside Level Drivethrough No Climate Rollup	52	19.23 %	\$35.00	N	N	
<input type="checkbox"/> 5x15x8	Drive Up 1st Floor Outside Level Drivethrough No Climate Rollup	1	100.00 %	\$40.00	N	N	
<input type="checkbox"/> 10x10x8	Drive Up 1st Floor Outside Level Drivethrough No Climate Rollup	48	14.58 %	\$50.00	Y	N	
<input type="checkbox"/> 10x15x8	Drive Up 1st Floor Outside Level Drivethrough No Climate Rollup	21	66.67 %	\$70.00	Y	N	
<input type="checkbox"/> 10x20x8	Drive Up 1st Floor Outside Level Drivethrough No Climate Rollup	21	57.14 %	\$80.00	N	N	
<input type="checkbox"/> 10x25x8	Drive Up 1st Floor Outside Level Drivethrough No Climate Rollup	0	0.00 %	\$110.00	Y	N	

FLOOD MAP

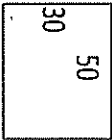


<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location Selected Floodtrap Boundary Digital Data Available No Digital Data Available <p>MAP PANELS</p> <ul style="list-style-type: none"> No Spill Area of Minimal Flood Hazard Zone X Effective LOMPS Area of undetermined Flood Hazard Zone D Otherwise Protected Area <p>OTHER AREAS</p> <ul style="list-style-type: none"> Coastal Barrier Reserve System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A & ADP With BFE or Depth Regulatory Floodway Zone AD, AO, AR, VE, AH, X 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Areas with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D <p>OTHER AREAS OF FLOOD HAZARD</p>	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Tract Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Tract Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
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PLAT MAP

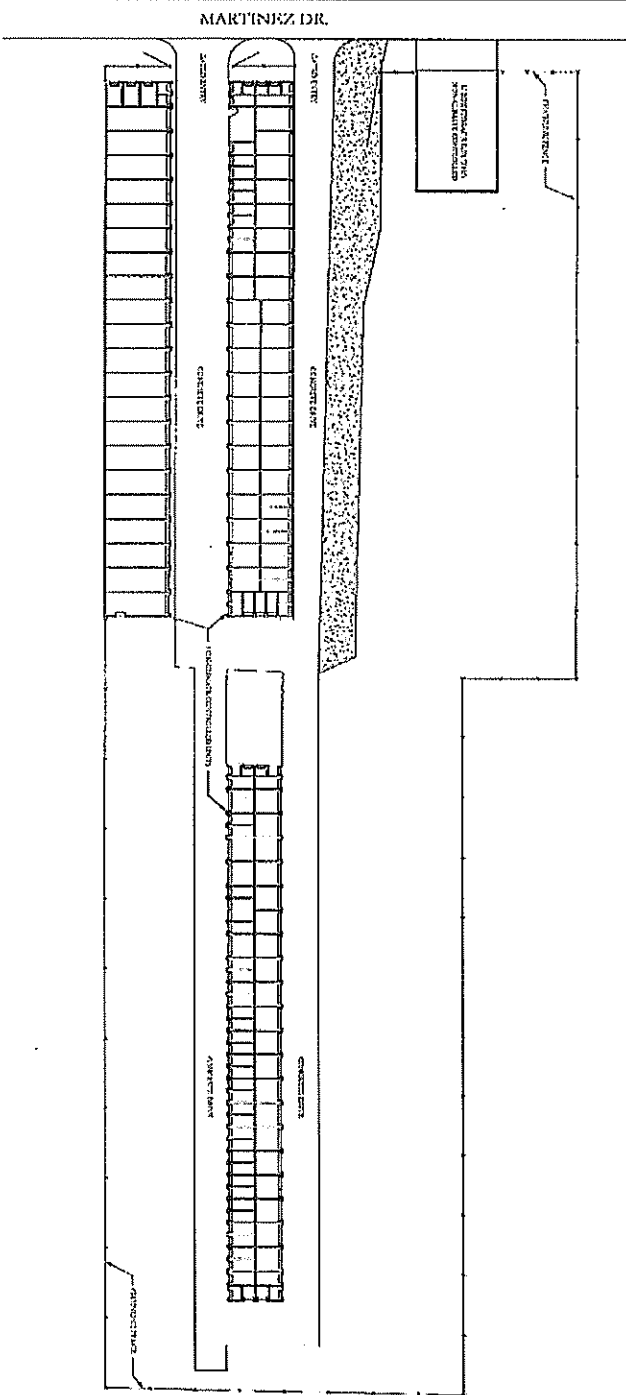


EXTERIOR DIMENSIONS



EXTERIOR DIMENSIONS

Economy Mini Storage
 100 Martinez St, Monroe, LA 71203
163 Units



Airport Ave
 ↓

ASSESSMENT INFORMATION

Parcel: 108617
Assessment # 108617

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 108617

Property Owner
Name: MCDONALD, ROBBIE LEE

Property Information
Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5 / 22

Tax Dist: (10) WARD TEN

S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.138

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOTS 22 & 23 SQ 5 DESIARD TERRACE ADDN--ERROR IN EXCHANGE DEED-DID NOT INCLUDE REVOKED GABRIEL ST--

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	0	3,009	\$301	\$0	\$301	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.55	\$0.00	\$0.55
Cooley Hospital	1.42	P	\$0.43	\$0.00	\$0.43
Correctional Center	9.20	P	\$2.77	\$0.00	\$2.77
Detention Home	2.90	P	\$0.87	\$0.00	\$0.87
E Ouachita Rec Maintenance	7.43	P	\$2.24	\$0.00	\$2.24
E Ouachita School Bond	36.00	P	\$10.84	\$0.00	\$10.84
Fire Maintenance	19.11	P	\$5.75	\$0.00	\$5.75
General Fund - Outside	4.14	P	\$1.25	\$0.00	\$1.25
Health Unit	0.75	P	\$0.23	\$0.00	\$0.23
Law Enforcement	12.11	P	\$3.65	\$0.00	\$3.65
Levee District	4.71	P	\$1.42	\$0.00	\$1.42
Library Maintenance	7.64	P	\$2.30	\$0.00	\$2.30
Mosquito Abatement District	1.39	P	\$0.42	\$0.00	\$0.42
Parish School Maint/Operations	24.15	P	\$7.27	\$0.00	\$7.27
Parish Schools	5.18	P	\$1.56	\$0.00	\$1.56
Totals:			\$41.55	\$0.00	\$41.55

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
7/27/2014	2363	816	DONATION	\$0	WALKER, RACHEL & JAN THURMON
2/27/2014	2363	816	CASH DEED	\$0	MCDONALD, ROBBIE LEE
2/15/2000	1785	829	EXCHANGE	\$0	RACHEL D WALKER EDUCATIONAL TRUST

Conveyance Book/Page:

1785/829 2280/438 2363/816 2363/820

ASSESSMENT INFORMATION

Parcel: 102523
Assessment # 102523

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 102523

Property Owner
Name: MCDONALD, ROBBIE LEE

Property Information
Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5 / 6

Tax Dist: (10) WARD TEN

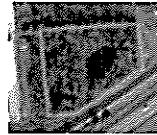
S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 1.282

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOTS 6, 7, 8, 9, 11, 10, 14, 15, 16, 17, 18, 19, 20, 21 SQ 5 DESIARD TERRACE & THAT PORTION OF GABRIEL ST REVOKED IN COB 1733-834-LESS PORTION LOT 11 BK 1739-59 R106661-

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	57337.000	28,669	0	28,669	\$2,867	\$0	\$2,867	10%
Totals:		28,669	0	28,669	\$2,867	\$0	\$2,867	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$5.25	\$0.00	\$5.25
Cooley Hospital	1.42	P	\$4.07	\$0.00	\$4.07
Correctional Center	9.20	P	\$26.38	\$0.00	\$26.38
Detention Home	2.90	P	\$8.32	\$0.00	\$8.32
E Ouachita Rec Maintenance	7.43	P	\$21.30	\$0.00	\$21.30
E Ouachita School Bond	36.00	P	\$103.21	\$0.00	\$103.21
Fire Maintenance	19.11	P	\$54.79	\$0.00	\$54.79
General Fund - Outside	4.14	P	\$11.87	\$0.00	\$11.87
Health Unit	0.75	P	\$2.15	\$0.00	\$2.15
Law Enforcement	12.11	P	\$34.72	\$0.00	\$34.72
Levee District	4.71	P	\$13.50	\$0.00	\$13.50
Library Maintenance	7.64	P	\$21.90	\$0.00	\$21.90
Mosquito Abatement District	1.39	P	\$3.99	\$0.00	\$3.99
Parish School Main/Operations	24.15	P	\$69.24	\$0.00	\$69.24
Parish Schools	5.18	P	\$14.85	\$0.00	\$14.85
Totals:			\$395.54	\$0.00	\$395.54

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$0	MCDONALD, ROBBIE LEE
3/2/2012	2280	438	DONATION	\$0	THURMON, JAN C ET AL
10/31/2011	2269	288	SUCCESSION	\$0	WALKER, CARESSA C ET AL
1/3/2000	1782	419	CASH DEED	\$500	WALKER, CHARLES DELAIN & CARESSA C
8/4/1995	1652	297	DATION	\$0	DESIARD TERRACE APARTMENTS INC

Conveyance Book/Page:

2363/816 2363/820

ASSESSMENT INFORMATION

Parcel: 102533
Assessment # 102533

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 102533

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 MARTINEZ ST

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 17

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

Tax Dist: (10) WARD TEN

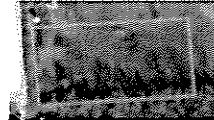
Size (Acres): 0.689

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment

Freeze: No



Extended Legal: LOTS 17, 18, 19, 20 & 21 SQ 4 DESIARDTERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	35103.000	17,552	0	17,552	\$1,755	\$0	\$1,755	10%
Totals:		17,552	0	17,552	\$1,755	\$0	\$1,755	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$3.21	\$0.00	\$3.21
Cooley Hospital	1.42	P	\$2.49	\$0.00	\$2.49
Correctional Center	9.20	P	\$16.15	\$0.00	\$16.15
Detention Home	2.90	P	\$5.09	\$0.00	\$5.09
E Ouachita Rec Maintenance	7.43	P	\$13.04	\$0.00	\$13.04
E Ouachita School Bond	36.00	P	\$63.18	\$0.00	\$63.18
Fire Maintenance	19.11	P	\$33.54	\$0.00	\$33.54
General Fund - Outside	4.14	P	\$7.27	\$0.00	\$7.27
Health Unit	0.75	P	\$1.32	\$0.00	\$1.32
Law Enforcement	12.11	P	\$21.25	\$0.00	\$21.25
Levee District	4.71	P	\$8.27	\$0.00	\$8.27
Library Maintenance	7.64	P	\$13.41	\$0.00	\$13.41
Mosquito Abatement District	1.39	P	\$2.44	\$0.00	\$2.44
Parish School Main/Operations	24.15	P	\$42.38	\$0.00	\$42.38
Parish Schools	5.18	P	\$9.09	\$0.00	\$9.09
Totals:			\$242.13	\$0.00	\$242.13

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 102534
Assessment # 102534

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 102534

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 5-A / 4

S-T-R: 68-18-04

Type: (CV) Comm. Vacant

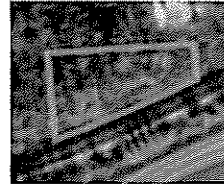
Size (Acres): 0.337

Tax Dist: (10) WARD TEN

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOTS 4, 5, 6, 7, 8, 9, 10 SQ 5-ADESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	14727.000	7,364	0	7,364	\$736	\$0	\$736	10%
Totals:		7,364	0	7,364	\$736	\$0	\$736	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$1.35	\$0.00	\$1.35
Cooley Hospital	1.42	P	\$1.05	\$0.00	\$1.05
Correctional Center	9.20	P	\$6.77	\$0.00	\$6.77
Detention Home	2.90	P	\$2.14	\$0.00	\$2.14
E Ouachita Rec Maintenance	7.43	P	\$5.47	\$0.00	\$5.47
E Ouachita School Bond	36.00	P	\$26.50	\$0.00	\$26.50
Fire Maintenance	19.11	P	\$14.07	\$0.00	\$14.07
General Fund - Outside	4.14	P	\$3.05	\$0.00	\$3.05
Health Unit	0.75	P	\$0.55	\$0.00	\$0.55
Law Enforcement	12.11	P	\$8.91	\$0.00	\$8.91
Levee District	4.71	P	\$3.47	\$0.00	\$3.47
Library Maintenance	7.64	P	\$5.62	\$0.00	\$5.62
Mosquito Abatement District	1.39	P	\$1.02	\$0.00	\$1.02
Parish School Maint/Operations	24.15	P	\$17.78	\$0.00	\$17.78
Parish Schools	5.18	P	\$3.81	\$0.00	\$3.81
Totals:			\$101.56	\$0.00	\$101.56

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 35975
Assessment # 35975

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 35975

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 101 MARTINEZ DR

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 5 / 5

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

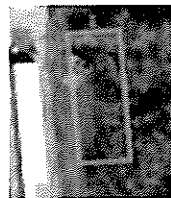
Tax Dist: (10) WARD TEN

Size (Acres): 0.138

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 5 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	7020.000	3,510	0	3,510	\$351	\$0	\$351	10%
Totals:		3,510	0	3,510	\$351	\$0	\$351	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.64	\$0.00	\$0.64
Coolley Hospital	1.42	P	\$0.50	\$0.00	\$0.50
Correctional Center	9.20	P	\$3.23	\$0.00	\$3.23
Detention Home	2.90	P	\$1.02	\$0.00	\$1.02
E Ouachita Rec Maintenance	7.43	P	\$2.61	\$0.00	\$2.61
E Ouachita School Bond	36.00	P	\$12.64	\$0.00	\$12.64
Fire Maintenance	19.11	P	\$6.71	\$0.00	\$6.71
General Fund - Outside	4.14	P	\$1.45	\$0.00	\$1.45
Health Unit	0.75	P	\$0.26	\$0.00	\$0.26
Law Enforcement	12.11	P	\$4.25	\$0.00	\$4.25
Levee District	4.71	P	\$1.65	\$0.00	\$1.65
Library Maintenance	7.64	P	\$2.68	\$0.00	\$2.68
Mosquito Abatement District	1.39	P	\$0.49	\$0.00	\$0.49
Parish School Main/Operations	24.15	P	\$8.48	\$0.00	\$8.48
Parish Schools	5.18	P	\$1.82	\$0.00	\$1.82
Totals:			\$48.43	\$0.00	\$48.43

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$0	MCDONALD, ROBBIE LEE
3/2/2012	2280	438	DONATION	\$0	THURMON, JAN C ET AL
10/31/2011	2269	288	SUCCESSION	\$0	WALKER, CARESSA C ET AL
1/3/2000	1782	419	CASH DEED	\$0	WALKER, CHARLES DELAIN & CARESSA C
8/4/1995	1652	297	DATION	\$0	DESIARD TERRACE APARTMENTS, INC

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 64906
Assessment # 64906

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 64906

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5 / 2

Tax Dist: (10) WARD TEN

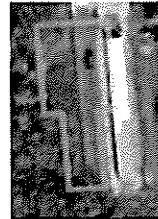
S-T-R: 69-18-04

Millage Rate: 137.96

Size (Acres): 0.413

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOTS 2, 3, 27, & 28 SQ 5DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	20059.000	10,030	0	10,030	\$1,003	\$0	\$1,003	10%
Totals:		10,030	0	10,030	\$1,003	\$0	\$1,003	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$1.84	\$0.00	\$1.84
Cooley Hospital	1.42	P	\$1.43	\$0.00	\$1.43
Correctional Center	9.20	P	\$9.23	\$0.00	\$9.23
Detention Home	2.90	P	\$2.91	\$0.00	\$2.91
E Ouachita Rec Maintenance	7.43	P	\$7.45	\$0.00	\$7.45
E Ouachita School Bond	36.00	P	\$36.11	\$0.00	\$36.11
Fire Maintenance	19.11	P	\$19.17	\$0.00	\$19.17
General Fund - Outside	4.14	P	\$4.15	\$0.00	\$4.15
Health Unit	0.75	P	\$0.75	\$0.00	\$0.75
Law Enforcement	12.11	P	\$12.15	\$0.00	\$12.15
Levee District	4.71	P	\$4.73	\$0.00	\$4.73
Library Maintenance	7.64	P	\$7.66	\$0.00	\$7.66
Mosquito Abatement District	1.39	P	\$1.40	\$0.00	\$1.40
Parish School Maint/Operations	24.15	P	\$24.22	\$0.00	\$24.22
Parish Schools	5.18	P	\$5.20	\$0.00	\$5.20
Totals:			\$138.40	\$0.00	\$138.40

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 64907
Assessment # 64907

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 64907

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5A / 11

Tax Dist: (10) WARD TEN

S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.053

Homestead Pct: 0.00

Special Assessment

Freeze: No



Extended Legal: LOT 11 SQ 5-A DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	2318.000	1,159	0	1,159	\$116	\$0	\$116	10%
Totals:		1,159	0	1,159	\$116	\$0	\$116	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.21	\$0.00	\$0.21
Cooley Hospital	1.42	P	\$0.17	\$0.00	\$0.17
Correctional Center	9.20	P	\$1.07	\$0.00	\$1.07
Detention Home	2.90	P	\$0.34	\$0.00	\$0.34
E Ouachita Rec Maintenance	7.43	P	\$0.86	\$0.00	\$0.86
E Ouachita School Bond	36.00	P	\$4.18	\$0.00	\$4.18
Fire Maintenance	19.11	P	\$2.22	\$0.00	\$2.22
General Fund - Outside	4.14	P	\$0.48	\$0.00	\$0.48
Health Unit	0.75	P	\$0.09	\$0.00	\$0.09
Law Enforcement	12.11	P	\$1.41	\$0.00	\$1.41
Levee District	4.71	P	\$0.55	\$0.00	\$0.55
Library Maintenance	7.64	P	\$0.89	\$0.00	\$0.89
Mosquito Abatement District	1.39	P	\$0.16	\$0.00	\$0.16
Parish School Main/Operations	24.15	P	\$2.80	\$0.00	\$2.80
Parish Schools	5.18	P	\$0.60	\$0.00	\$0.60
Totals:			\$16.03	\$0.00	\$16.03

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
10/31/2011	2269	288	SUCCESSIO N	\$0	THURMON, JAN C ET AL

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 64911
Assessment # 64911

Ouachita Parish Report

ID: 64911

Tax Year 2022
(Uncertified)

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 100 MARTINEZ DR

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 4 / 23

Tax Dist: (10) WARD TEN

S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.138

Homestead Pct: 0.00

Special Assessment

Freeze: No



Extended Legal: LOT 23 SQ 4 DESIARD TERRACE ADDN& THAT PORTION OF GABRIEL STREVOKED IN COB
1733-834

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB, LOT (REC PLAT)	7020.000	3,510	0	3,510	\$351	\$0	\$351	10%
Totals:		3,510	0	3,510	\$351	\$0	\$351	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.64	\$0.00	\$0.64
Cooley Hospital	1.42	P	\$0.50	\$0.00	\$0.50
Correctional Center	9.20	P	\$3.23	\$0.00	\$3.23
Detention Home	2.90	P	\$1.02	\$0.00	\$1.02
E Ouachita Rec Maintenance	7.43	P	\$2.61	\$0.00	\$2.61
E Ouachita School Bond	36.00	P	\$12.64	\$0.00	\$12.64
Fire Maintenance	19.11	P	\$6.71	\$0.00	\$6.71
General Fund - Outside	4.14	P	\$1.45	\$0.00	\$1.45
Health Unit	0.75	P	\$0.26	\$0.00	\$0.26
Law Enforcement	12.11	P	\$4.25	\$0.00	\$4.25
Levee District	4.71	P	\$1.65	\$0.00	\$1.65
Library Maintenance	7.64	P	\$2.68	\$0.00	\$2.68
Mosquito Abatement District	1.39	P	\$0.49	\$0.00	\$0.49
Parish School Main/Operations	24.15	P	\$8.48	\$0.00	\$8.48
Parish Schools	5.18	P	\$1.82	\$0.00	\$1.82
Totals:			\$48.43	\$0.00	\$48.43

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
10/31/2011	2269	288	SUCCESSION	\$0	THURMON, JAN C ET AL

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 64912
Assessment # 64912

Ouachita Parish Report

ID: 64912

Tax Year 2022
(Uncertified)

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 100 MARTINEZ DR

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 4 / 22

Tax Dist: (10) WARD TEN

S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.138

Homestead Pct: 0.00

Special Assessment

Freeze: No



Extended Legal: LOT 22 SQ 4 DESIARD TERRACE ADDN& THAT PORTION OF GABRIEL ST REVOKEDIN COB
1733-834

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	7020.000	3,510	0	3,510	\$351	\$0	\$351	10%
Totals:		3,510	0	3,510	\$351	\$0	\$351	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.64	\$0.00	\$0.64
Cooley Hospital	1.42	P	\$0.50	\$0.00	\$0.50
Correctional Center	9.20	P	\$3.23	\$0.00	\$3.23
Detention Home	2.90	P	\$1.02	\$0.00	\$1.02
E Ouachita Rec Maintenance	7.43	P	\$2.61	\$0.00	\$2.61
E Ouachita School Bond	36.00	P	\$12.64	\$0.00	\$12.64
Fire Maintenance	19.11	P	\$6.71	\$0.00	\$6.71
General Fund - Outside	4.14	P	\$1.45	\$0.00	\$1.45
Health Unit	0.75	P	\$0.26	\$0.00	\$0.26
Law Enforcement	12.11	P	\$4.25	\$0.00	\$4.25
Levee District	4.71	P	\$1.65	\$0.00	\$1.65
Library Maintenance	7.64	P	\$2.68	\$0.00	\$2.68
Mosquito Abatement District	1.39	P	\$0.49	\$0.00	\$0.49
Parish School Maint/Operations	24.15	P	\$8.48	\$0.00	\$8.48
Parish Schools	5.18	P	\$1.82	\$0.00	\$1.82
Totals:			\$48.43	\$0.00	\$48.43

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
10/31/2011	2269	288	SUCCESSION	\$0	THURMON, JAN C ET AL

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 64913
Assessment # 64913

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 64913

Property Owner

Name: McDONALD, ROBBIE LEE

Property Information

Physical Address: 100 MARTINEZ DR

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 5 / 4

S-T-R: 68-18-04

Type: (C) Comm. Impr.

Size (Acres): 0.275

Tax Dist: (10) WARD TEN

Restoration Tax
Abatement: No

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOTS 4, 24 & 25 SQ 5 DESIARDTERRACE ADDN & THAT PORTION OF GABRIEL ST REVOKED
IN COB 1733-834

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
STORES & COMMERCIAL BUILDINGS		0	3,963	3,963	\$0	\$594	\$594	15%
COMMERCIAL SUB. LOT (REC PLAT)	13038.000	6,519	0	6,519	\$652	\$0	\$652	10%
Totals:		6,519	3,963	10,482	\$652	\$594	\$1,246	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$2.28	\$0.00	\$2.28
Cooley Hospital	1.42	P	\$1.77	\$0.00	\$1.77
Correctional Center	9.20	P	\$11.46	\$0.00	\$11.46
Detention Home	2.90	P	\$3.61	\$0.00	\$3.61
E Ouachita Rec Maintenance	7.43	P	\$9.26	\$0.00	\$9.26
E Ouachita School Bond	36.00	P	\$44.86	\$0.00	\$44.86
Fire Maintenance	19.11	P	\$23.81	\$0.00	\$23.81
General Fund - Outside	4.14	P	\$5.16	\$0.00	\$5.16
Health Unit	0.75	P	\$0.94	\$0.00	\$0.94
Law Enforcement	12.11	P	\$15.09	\$0.00	\$15.09
Levee District	4.71	P	\$5.87	\$0.00	\$5.87
Library Maintenance	7.64	P	\$9.52	\$0.00	\$9.52
Mosquito Abatement District	1.39	P	\$1.73	\$0.00	\$1.73
Parish School Main/Operations	24.15	P	\$30.09	\$0.00	\$30.09
Parish Schools	5.18	P	\$6.46	\$0.00	\$6.46
Totals:			\$171.91	\$0.00	\$171.91

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Dead Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$0	McDONALD, ROBBIE LEE
10/31/2011	2269	288	SUCCESSIO N	\$0	THURMON, JAN C ET AL

Conveyance Book/Page:

1302/685 1733/834 2269/288 2280/438 2363/816 2363/820

ASSESSMENT INFORMATION

Parcel 70807
Assessment# 70807

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 70807

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 MARTINEZ ST

Mailing Address: 404 HAJLE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 16

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

Tax Dist: (10) WARD TEN

Size (Acres): 0.138

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: 100 PER CENT INTEREST IN THE FOLLOWING LOT 16 SQ 4 DESIARD TERRACE ADDN-1988 PARISH TAX DEED-90% INTEREST-IF REDEEMED RESTORE TO ANDREW E HOOVER ET AL 946 OCKLEY DRIVESHREVEPORT, LA 71100BK 492-207 337-173 685-327695-462 983-739 1347-1971381-845 1396-331 1396-3321386-63 ETALS ANDREW E HOOVER JOSEPHINE E HOOVER WILLIAM F LEVERTER MOGENE M LEVERTER GEORGE W LEVERTER JR JEAN I LEVERTER CLAIRE M SHAW JAMES A SHAW JR ZOE MARIE HATHAWAY-1989 PARISH TAX DEED-IF REDEEMED RESTORE TO M ELGOURANIP O BOX 7523 MONROE, LA 71211-7523BK 1444-538-1988 PARISH TAX DEED-10% INTEREST-IF REDEEMED RESTORE TO ANDREW E HOOVER, ET AL 946 OCKLEY DR SHREVEPORT, LA 71100BKS 492-207, 337-173 685-327695-462, 983-739, 1347-1971381-845, 1396-331, 1396-3321386-63 ET ALS ANDREW E HOOVER JOSEPHINE D HOOVER WILLIAM F LEVERTER MOGENE M LEVERTER GEORGE W LEVERTER, JR JEAN I LEVERTER CLAIRE M SHAW JAMES A SHAW, JR ZOE MARIE HATHAWAY-1990 PARISH TAX DEED-IF REDEEMED RESTORE TO M ELGOURANIP O BOX 7523 MONROE, LA 71211-7523BK 1444-538 BAND THAT PART OF GABRIEL ST REVOKED

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	7020.000	3,510	0	3,510	\$351	\$0	\$351	10%
Totals:		3,510	0	3,510	\$351	\$0	\$351	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.64	\$0.00	\$0.64
Coolley Hospital	1.42	P	\$0.50	\$0.00	\$0.50
Correctional Center	9.20	P	\$3.23	\$0.00	\$3.23
Detention Home	2.90	P	\$1.02	\$0.00	\$1.02
E Ouachita Rec Maintenance	7.43	P	\$2.61	\$0.00	\$2.61
E Ouachita School Bond	36.00	P	\$12.64	\$0.00	\$12.64
Fire Maintenance	19.11	P	\$6.71	\$0.00	\$6.71
General Fund - Outside	4.14	P	\$1.45	\$0.00	\$1.45
Health Unit	0.75	P	\$0.26	\$0.00	\$0.26
Law Enforcement	12.11	P	\$4.25	\$0.00	\$4.25
Levee District	4.71	P	\$1.65	\$0.00	\$1.65
Library Maintenance	7.64	P	\$2.68	\$0.00	\$2.68
Mosquito Abatement District	1.39	P	\$0.49	\$0.00	\$0.49
Parish School Maintenance/Operations	24.15	P	\$8.48	\$0.00	\$8.48
Parish Schools	5.10	P	\$1.82	\$0.00	\$1.82
Totals:			\$48.43	\$0.00	\$48.43

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$0	MCDONALD, ROBBIE LEE
10/31/2011	2269	288	SUCCESSION	\$0	THURMON, JAN C ET AL
5/15/1998	1731	394	QUITCLAIM	\$0	WALKER, CHARLES DELAIN

Conveyance Book/Page:

1474/467 1505/27 1592/394 1733/834 2280/438 2363/816 2363/820

ASSESSMENT INFORMATION

Parcel: 74701
Assessment # 74701

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74701

Property Owner

Name: MCDONALD, ROBBIE LEE

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Type: (CI) Comm. Impr.

Tax Dist: (10) WARD TEN

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No

Property Information

Physical Address: 100 MARTINEZ ST

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 2

S-T-R: 68-18-04

Size (Acres): 0.138

Restoration Tax
Abatement: No



Extended Legal: LOT 2 SQ 4 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
STORES & COMMERCIAL BUILDINGS		0	4,481	4,481	\$0	\$672	\$672	15%
COMMERCIAL SUB. LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	4,481	7,490	\$301	\$672	\$973	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$1.78	\$0.00	\$1.78
Cooley Hospital	1.42	P	\$1.38	\$0.00	\$1.38
Correctional Center	9.20	P	\$8.95	\$0.00	\$8.95
Detention Home	2.90	P	\$2.82	\$0.00	\$2.82
E Ouachita Rec Maintenance	7.43	P	\$7.23	\$0.00	\$7.23
E Ouachita School Bond	36.00	P	\$35.03	\$0.00	\$35.03
Fire Maintenance	19.11	P	\$18.60	\$0.00	\$18.60
General Fund - Outside	4.14	P	\$4.03	\$0.00	\$4.03
Health Unit	0.75	P	\$0.73	\$0.00	\$0.73
Law Enforcement	12.11	P	\$11.78	\$0.00	\$11.78
Levee District	4.71	P	\$4.58	\$0.00	\$4.58
Library Maintenance	7.64	P	\$7.43	\$0.00	\$7.43
Mosquito Abatement District	1.39	P	\$1.35	\$0.00	\$1.35
Parish School Maint/Operations	24.15	P	\$23.50	\$0.00	\$23.50
Parish Schools	5.18	P	\$5.04	\$0.00	\$5.04
Totals:			\$134.23	\$0.00	\$134.23

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$0	MCDONALD, ROBBIE LEE
3/2/2012	2280	438	DONATION	\$0	THURMON, JAN C ET AL
10/31/2011	2269	288	SUCCESSION	\$0	WALKER, CARESSA C ET AL

Conveyance Book/Page:

1302/318 2269/288 2280/438 2363/816 2363/820

ASSESSMENT INFORMATION

Parcel: 74702
Assessment # 74702

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74702

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 100 MARTINEZ ST

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 3

S-T-R: 68-18-04

Type: (CI) Comm. Impr.

Size (Acres): 0.138

Tax Dist: (10) WARD TEN

Restoration Tax

Millage Rate: 137.96

Abatement: No

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 3 SQ 4 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
STORES & COMMERCIAL BUILDINGS		0	4,481	4,481	\$0	\$672	\$672	15%
COMMERCIAL SUB LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	4,481	7,490	\$301	\$672	\$973	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$1.78	\$0.00	\$1.78
Coolay Hospital	1.42	P	\$1.38	\$0.00	\$1.38
Correctional Center	9.20	P	\$8.95	\$0.00	\$8.95
Detention Home	2.90	P	\$2.82	\$0.00	\$2.82
E Ouachita Rec Maintenance	7.43	P	\$7.23	\$0.00	\$7.23
E Ouachita School Bond	36.00	P	\$35.03	\$0.00	\$35.03
Fire Maintenance	19.11	P	\$18.60	\$0.00	\$18.60
General Fund - Outside	4.14	P	\$4.03	\$0.00	\$4.03
Health Unit	0.75	P	\$0.73	\$0.00	\$0.73
Law Enforcement	12.11	P	\$11.78	\$0.00	\$11.78
Levee District	4.71	P	\$4.58	\$0.00	\$4.58
Library Maintenance	7.64	P	\$7.43	\$0.00	\$7.43
Mosquito Abatement District	1.39	P	\$1.35	\$0.00	\$1.35
Parish School Maint/Operations	24.15	P	\$23.50	\$0.00	\$23.50
Parish Schools	5.18	P	\$5.04	\$0.00	\$5.04
Totals:			\$134.23	\$0.00	\$134.23

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$0	MCDONALD, ROBBIE LEE
3/2/2012	2280	438	DONATION	\$0	THURMON, JAN C ET AL
10/31/2011	2269	288	SUCCESSION	\$0	WALKER, CARESSA C ET AL

Conveyance Book/Page:

1302/318 2269/288 2280/438 2363/816 2363/820

ASSESSMENT INFORMATION

Parcel: 74703
Assessment # 74703

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74703

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 MARTINEZ

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 4

Type: (CV) Comm. Vacant

S.T-R: 68-18-04

Tax Dist: (10) WARD TEN

Size (Acres): 0.138

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 4 SQ 4 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	0	3,009	\$301	\$0	\$301	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.55	\$0.00	\$0.55
Cooley Hospital	1.42	P	\$0.43	\$0.00	\$0.43
Correctional Center	9.20	P	\$2.77	\$0.00	\$2.77
Detention Home	2.90	P	\$0.87	\$0.00	\$0.87
E Ouachita Rec Maintenance	7.43	P	\$2.24	\$0.00	\$2.24
E Ouachita School Bond	36.00	P	\$10.84	\$0.00	\$10.84
Fire Maintenance	19.11	P	\$5.75	\$0.00	\$5.75
General Fund - Outside	4.14	P	\$1.25	\$0.00	\$1.25
Health Unit	0.75	P	\$0.23	\$0.00	\$0.23
Law Enforcement	12.11	P	\$3.65	\$0.00	\$3.65
Levee District	4.71	P	\$1.42	\$0.00	\$1.42
Library Maintenance	7.64	P	\$2.30	\$0.00	\$2.30
Mosquito Abatement District	1.39	P	\$0.42	\$0.00	\$0.42
Parish School Main Operations	24.15	P	\$7.27	\$0.00	\$7.27
Parish Schools	5.18	P	\$1.56	\$0.00	\$1.56
Totals:			\$41.55	\$0.00	\$41.55

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74704
Assessment # 74704

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74704

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 MARTINEZ

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 5

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

Tax Dist: (10) WARD TEN

Size (Acres): 0.138

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 5 SQ 4 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	0	3,009	\$301	\$0	\$301	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.55	\$0.00	\$0.55
Coolley Hospital	1.42	P	\$0.43	\$0.00	\$0.43
Correctional Center	9.20	P	\$2.77	\$0.00	\$2.77
Detention Home	2.90	P	\$0.87	\$0.00	\$0.87
E Ouachita Rec Maintenance	7.43	P	\$2.24	\$0.00	\$2.24
E Ouachita School Bond	36.00	P	\$10.84	\$0.00	\$10.84
Fire Maintenance	19.11	P	\$5.75	\$0.00	\$5.75
General Fund - Outside	4.14	P	\$1.25	\$0.00	\$1.25
Health Unit	0.75	P	\$0.23	\$0.00	\$0.23
Law Enforcement	12.11	P	\$3.65	\$0.00	\$3.65
Levee District	4.71	P	\$1.42	\$0.00	\$1.42
Library Maintenance	7.64	P	\$2.30	\$0.00	\$2.30
Mosquito Abatement District	1.39	P	\$0.42	\$0.00	\$0.42
Parish School Maint/Operations	24.15	P	\$7.27	\$0.00	\$7.27
Parish Schools	5.18	P	\$1.56	\$0.00	\$1.56
Totals:			\$41.55	\$0.00	\$41.55

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel 74705
Assessment # 74705

Ouachita Parish Report

Tax Year 2022
(Uncertified)

ID: 74705

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 MARTINEZ

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 6

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

Tax Dist: (10) WARD TEN

Size (Acres): 0.138

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 6 SQ 4 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	0	3,009	\$301	\$0	\$301	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.55	\$0.00	\$0.55
Cooley Hospital	1.42	P	\$0.43	\$0.00	\$0.43
Correctional Center	9.20	P	\$2.77	\$0.00	\$2.77
Detention Home	2.90	P	\$0.87	\$0.00	\$0.87
E Ouachita Rec Maintenance	7.43	P	\$2.24	\$0.00	\$2.24
E Ouachita School Bond	36.00	P	\$10.84	\$0.00	\$10.84
Fire Maintenance	19.11	P	\$5.75	\$0.00	\$5.75
General Fund - Outside	4.14	P	\$1.25	\$0.00	\$1.25
Health Unit	0.75	P	\$0.23	\$0.00	\$0.23
Law Enforcement	12.11	P	\$3.65	\$0.00	\$3.65
Levee District	4.71	P	\$1.42	\$0.00	\$1.42
Library Maintenance	7.64	P	\$2.30	\$0.00	\$2.30
Mosquito Abatement District	1.39	P	\$0.42	\$0.00	\$0.42
Parish School Main/Operations	24.15	P	\$7.27	\$0.00	\$7.27
Parish Schools	5.18	P	\$1.56	\$0.00	\$1.56
Totals:			\$41.55	\$0.00	\$41.55

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74707
Assessment # 74707

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74707

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 MARTINEZ

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 4 / 7

Tax Dist: (10) WARD TEN

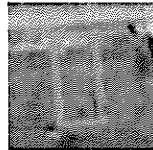
S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.138

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 7 SQ 4 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	0	3,009	\$301	\$0	\$301	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.55	\$0.00	\$0.55
Cooley Hospital	1.42	P	\$0.43	\$0.00	\$0.43
Correctional Center	9.20	P	\$2.77	\$0.00	\$2.77
Detention Home	2.90	P	\$0.87	\$0.00	\$0.87
E Ouachita Rec Maintenance	7.43	P	\$2.24	\$0.00	\$2.24
E Ouachita School Bond	36.00	P	\$10.84	\$0.00	\$10.84
Fire Maintenance	19.11	P	\$5.75	\$0.00	\$5.75
General Fund - Outside	4.14	P	\$1.25	\$0.00	\$1.25
Health Unit	0.75	P	\$0.23	\$0.00	\$0.23
Law Enforcement	12.11	P	\$3.65	\$0.00	\$3.65
Levee District	4.71	P	\$1.42	\$0.00	\$1.42
Library Maintenance	7.64	P	\$2.30	\$0.00	\$2.30
Mosquito Abatement District	1.39	P	\$0.42	\$0.00	\$0.42
Parish School Maint/Operations	24.15	P	\$7.27	\$0.00	\$7.27
Parish Schools	5.18	P	\$1.56	\$0.00	\$1.56
Totals:			\$41.55	\$0.00	\$41.55

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74709
Assessment # 74709

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74709

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 MARTINEZ

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 4 / 8

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

Tax Dist: (10) WARD TEN

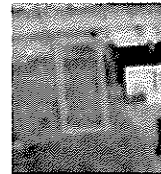
Size (Acres): 0.138

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment

Freeze: No



Extended Legal: LOT 8 SQ 4 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	6017.000	3,009	0	3,009	\$301	\$0	\$301	10%
Totals:		3,009	0	3,009	\$301	\$0	\$301	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.55	\$0.00	\$0.55
Cooley Hospital	1.42	P	\$0.43	\$0.00	\$0.43
Correctional Center	9.20	P	\$2.77	\$0.00	\$2.77
Detention Home	2.90	P	\$0.87	\$0.00	\$0.87
E Ouachita Rec Maintenance	7.43	P	\$2.24	\$0.00	\$2.24
E Ouachita School Bond	36.00	P	\$10.84	\$0.00	\$10.84
Fire Maintenance	19.11	P	\$5.75	\$0.00	\$5.75
General Fund - Outside	4.14	P	\$1.25	\$0.00	\$1.25
Health Unit	0.75	P	\$0.23	\$0.00	\$0.23
Law Enforcement	12.11	P	\$3.65	\$0.00	\$3.65
Levee District	4.71	P	\$1.42	\$0.00	\$1.42
Library Maintenance	7.64	P	\$2.30	\$0.00	\$2.30
Mosquito Abatement District	1.39	P	\$0.42	\$0.00	\$0.42
Parish School Main/Operations	24.15	P	\$7.27	\$0.00	\$7.27
Parish Schools	5.18	P	\$1.56	\$0.00	\$1.56
Totals:			\$41.55	\$0.00	\$41.55

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74710
Assessment # 74710

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74710

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 5 / 1

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

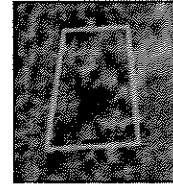
Tax Dist: (10) WARD TEN

Size (Acres): 0.235

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 1 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIA L SUB. LOT (REC PLAT)	11680.000	5,840	0	5,840	\$584	\$0	\$584	10%
Totals:		5,840	0	5,840	\$584	\$0	\$584	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$1.07	\$0.00	\$1.07
Cooley Hospital	1.42	P	\$0.83	\$0.00	\$0.83
Correctional Center	9.20	P	\$5.37	\$0.00	\$5.37
Detention Home	2.90	P	\$1.69	\$0.00	\$1.69
E Ouachita Rec Maintenance	7.43	P	\$4.34	\$0.00	\$4.34
E Ouachita School Bond	36.00	P	\$21.02	\$0.00	\$21.02
Fire Maintenance	19.11	P	\$11.16	\$0.00	\$11.16
General Fund - Outside	4.14	P	\$2.42	\$0.00	\$2.42
Health Unit	0.75	P	\$0.44	\$0.00	\$0.44
Law Enforcement	12.11	P	\$7.07	\$0.00	\$7.07
Levee District	4.71	P	\$2.75	\$0.00	\$2.75
Library Maintenance	7.64	P	\$4.46	\$0.00	\$4.46
Mosquito Abatement District	1.39	P	\$0.81	\$0.00	\$0.81
Parish School Maint/Operations	24.15	P	\$14.10	\$0.00	\$14.10
Parish Schools	5.18	P	\$3.03	\$0.00	\$3.03
Totals:			\$80.56	\$0.00	\$80.56

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Dead Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74712
Assessment # 74712

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74712

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5 / 29

Tax Dist: (10) WARD TEN

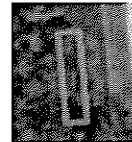
S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.069

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 29 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIA L SUB. LOT (REC PLAT)	3008.000	1,504	0	1,504	\$150	\$0	\$150	10%
Totals:		1,504	0	1,504	\$150	\$0	\$150	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.28	\$0.00	\$0.28
Cooley Hospital	1.42	P	\$0.21	\$0.00	\$0.21
Correctional Center	9.20	P	\$1.38	\$0.00	\$1.38
Detention Home	2.90	P	\$0.44	\$0.00	\$0.44
E Ouachita Rec Maintenance	7.43	P	\$1.12	\$0.00	\$1.12
E Ouachita School Bond	36.00	P	\$5.40	\$0.00	\$5.40
Fire Maintenance	19.11	P	\$2.87	\$0.00	\$2.87
General Fund - Outside	4.14	P	\$0.62	\$0.00	\$0.62
Health Unit	0.75	P	\$0.11	\$0.00	\$0.11
Law Enforcement	12.11	P	\$1.82	\$0.00	\$1.82
Levee District	4.71	P	\$0.71	\$0.00	\$0.71
Library Maintenance	7.64	P	\$1.15	\$0.00	\$1.15
Mosquito Abatement District	1.39	P	\$0.21	\$0.00	\$0.21
Parish School Main/Operations	24.15	P	\$3.62	\$0.00	\$3.62
Parish Schools	5.18	P	\$0.78	\$0.00	\$0.78
Totals:			\$20.72	\$0.00	\$20.72

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74715
Assessment # 74715

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74715

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5 / 30

Tax Dist: (10) WARD TEN

S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.069

Homestead Pct: 0.00

Special Assessment

Freeze: No



Extended Legal: LOT 30 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	3008.000	1,504	0	1,504	\$150	\$0	\$150	10%
Totals:		1,504	0	1,504	\$150	\$0	\$150	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.28	\$0.00	\$0.28
Cooley Hospital	1.42	P	\$0.21	\$0.00	\$0.21
Correctional Center	9.20	P	\$1.38	\$0.00	\$1.38
Detention Home	2.90	P	\$0.44	\$0.00	\$0.44
E Ouachita Rec Maintenance	7.43	P	\$1.12	\$0.00	\$1.12
E Ouachita School Bond	36.00	P	\$5.40	\$0.00	\$5.40
Fire Maintenance	19.11	P	\$2.87	\$0.00	\$2.87
General Fund - Outside	4.14	P	\$0.62	\$0.00	\$0.62
Health Unit	0.75	P	\$0.11	\$0.00	\$0.11
Law Enforcement	12.11	P	\$1.82	\$0.00	\$1.82
Levee District	4.71	P	\$0.71	\$0.00	\$0.71
Library Maintenance	7.64	P	\$1.15	\$0.00	\$1.15
Mosquito Abatement District	1.39	P	\$0.21	\$0.00	\$0.21
Parish School Maint/Operations	24.15	P	\$3.62	\$0.00	\$3.62
Parish Schools	5.18	P	\$0.78	\$0.00	\$0.78
Totals:			\$20.72	\$0.00	\$20.72

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1852	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74716
Assessment # 74716

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74716

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5 / 31

Tax Dist: (10) WARD TEN

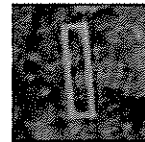
S.T.R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.069

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 31 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	3008.000	1,504	0	1,504	\$150	\$0	\$150	10%
Totals:		1,504	0	1,504	\$150	\$0	\$150	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.28	\$0.00	\$0.28
Cooley Hospital	1.42	P	\$0.21	\$0.00	\$0.21
Correctional Center	9.20	P	\$1.38	\$0.00	\$1.38
Detention Home	2.90	P	\$0.44	\$0.00	\$0.44
E Ouachita Rec Maintenance	7.43	P	\$1.12	\$0.00	\$1.12
E Ouachita School Bond	36.00	P	\$5.40	\$0.00	\$5.40
Fire Maintenance	19.11	P	\$2.87	\$0.00	\$2.87
General Fund - Outside	4.14	P	\$0.62	\$0.00	\$0.62
Health Unit	0.75	P	\$0.11	\$0.00	\$0.11
Law Enforcement	12.11	P	\$1.82	\$0.00	\$1.82
Levee District	4.71	P	\$0.71	\$0.00	\$0.71
Library Maintenance	7.64	P	\$1.15	\$0.00	\$1.15
Mosquito Abatement District	1.39	P	\$0.21	\$0.00	\$0.21
Parish School Maint/Operations	24.15	P	\$3.62	\$0.00	\$3.62
Parish Schools	5.18	P	\$0.78	\$0.00	\$0.78
Totals:			\$20.72	\$0.00	\$20.72

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74717
Assessment # 74717

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74717

Property Owner
Name: MCDONALD, ROBBIE LEE

Property Information
Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant

Block / Lot: 5 / 32

Tax Dist: (10) WARD TEN

S-T-R: 68-18-04

Millage Rate: 137.96

Homestead Pct: 0.00

Size (Acres): 0.069

Special Assessment
Freeze: No



Extended Legal: LOT 32 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	3008.000	1,504	0	1,504	\$150	\$0	\$150	10%
Totals:		1,504	0	1,504	\$150	\$0	\$150	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.28	\$0.00	\$0.28
Cooley Hospital	1.42	P	\$0.21	\$0.00	\$0.21
Correctional Center	9.20	P	\$1.38	\$0.00	\$1.38
Detention Home	2.90	P	\$0.44	\$0.00	\$0.44
E Ouachita Rec Maintenance	7.43	P	\$1.12	\$0.00	\$1.12
E Ouachita School Bond	36.00	P	\$5.40	\$0.00	\$5.40
Fire Maintenance	19.11	P	\$2.87	\$0.00	\$2.87
General Fund - Outside	4.14	P	\$0.62	\$0.00	\$0.62
Health Unit	0.75	P	\$0.11	\$0.00	\$0.11
Law Enforcement	12.11	P	\$1.82	\$0.00	\$1.82
Levee District	4.71	P	\$0.71	\$0.00	\$0.71
Library Maintenance	7.64	P	\$1.15	\$0.00	\$1.15
Mosquito Abatement District	1.39	P	\$0.21	\$0.00	\$0.21
Parish School Maint/Operations	24.15	P	\$3.62	\$0.00	\$3.62
Parish Schools	5.18	P	\$0.78	\$0.00	\$0.78
Totals:			\$20.72	\$0.00	\$20.72

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74718
Assessment # 74718

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74718

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 5 / 33

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

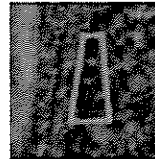
Tax Dist: (10) WARD TEN

Size (Acres): 1.000

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 33 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	4386.000	2,193	0	2,193	\$219	\$0	\$219	10%
Totals:		2,193	0	2,193	\$219	\$0	\$219	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.40	\$0.00	\$0.40
Coolley Hospital	1.42	P	\$0.31	\$0.00	\$0.31
Correctional Center	9.20	P	\$2.02	\$0.00	\$2.02
Detention Home	2.90	P	\$0.64	\$0.00	\$0.64
E Ouachita Rec Maintenance	7.43	P	\$1.63	\$0.00	\$1.63
E Ouachita School Bond	36.00	P	\$7.88	\$0.00	\$7.88
Fire Maintenance	19.11	P	\$4.19	\$0.00	\$4.19
General Fund - Outside	4.14	P	\$0.91	\$0.00	\$0.91
Health Unit	0.75	P	\$0.17	\$0.00	\$0.17
Law Enforcement	12.11	P	\$2.65	\$0.00	\$2.65
Levee District	4.71	P	\$1.03	\$0.00	\$1.03
Library Maintenance	7.64	P	\$1.67	\$0.00	\$1.67
Mosquito Abatement District	1.39	P	\$0.31	\$0.00	\$0.31
Parish School Main/Operations	24.15	P	\$5.29	\$0.00	\$5.29
Parish Schools	5.18	P	\$1.14	\$0.00	\$1.14
Totals:			\$30.24	\$0.00	\$30.24

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74719
Assessment # 74719

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74719

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Type: (CV) Comm. Vacant
Tax Dist: (10) WARD TEN

Block / Lot: 5 / 1
S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.160

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 1 SQ 5-A DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	6979.000	3,490	0	3,490	\$349	\$0	\$349	10%
Totals:		3,490	0	3,490	\$349	\$0	\$349	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.64	\$0.00	\$0.64
Cooley Hospital	1.42	P	\$0.50	\$0.00	\$0.50
Correctional Center	9.20	P	\$3.21	\$0.00	\$3.21
Detention Home	2.90	P	\$1.01	\$0.00	\$1.01
E Ouachita Rec Maintenance	7.43	P	\$2.59	\$0.00	\$2.59
E Ouachita School Bond	36.00	P	\$12.56	\$0.00	\$12.56
Fire Maintenance	19.11	P	\$6.67	\$0.00	\$6.67
General Fund - Outside	4.14	P	\$1.45	\$0.00	\$1.45
Health Unit	0.75	P	\$0.26	\$0.00	\$0.26
Law Enforcement	12.11	P	\$4.23	\$0.00	\$4.23
Levee District	4.71	P	\$1.64	\$0.00	\$1.64
Library Maintenance	7.64	P	\$2.67	\$0.00	\$2.67
Mosquito Abatement District	1.39	P	\$0.49	\$0.00	\$0.49
Parish School Maint/Operations	24.15	P	\$8.43	\$0.00	\$8.43
Parish Schools	5.18	P	\$1.81	\$0.00	\$1.81
Totals:			\$48.16	\$0.00	\$48.16

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74720
Assessment # 74720

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74720

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 5 / 2

Type: (CV) Comm. Vacant
Tax Dist: (10) WARD TEN

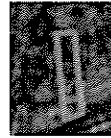
S.T.R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.074

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 2 SQ 5-A DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	3242.000	1,621	0	1,621	\$162	\$0	\$162	10%
Totals:		1,621	0	1,621	\$162	\$0	\$162	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.30	\$0.00	\$0.30
Cooley Hospital	1.42	P	\$0.23	\$0.00	\$0.23
Correctional Center	9.20	P	\$1.49	\$0.00	\$1.49
Detention Home	2.90	P	\$0.47	\$0.00	\$0.47
E Ouachita Rec Maintenance	7.43	P	\$1.20	\$0.00	\$1.20
E Ouachita School Bond	36.00	P	\$5.83	\$0.00	\$5.83
Fire Maintenance	19.11	P	\$3.10	\$0.00	\$3.10
General Fund - Outside	4.14	P	\$0.67	\$0.00	\$0.67
Health Unit	0.75	P	\$0.12	\$0.00	\$0.12
Law Enforcement	12.11	P	\$1.96	\$0.00	\$1.96
Levee District	4.71	P	\$0.76	\$0.00	\$0.76
Library Maintenance	7.64	P	\$1.24	\$0.00	\$1.24
Mosquito Abatement District	1.39	P	\$0.23	\$0.00	\$0.23
Parish School Maintenance/Operations	24.15	P	\$3.91	\$0.00	\$3.91
Parish Schools	5.18	P	\$0.84	\$0.00	\$0.84
Totals:			\$22.35	\$0.00	\$22.35

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel: 74721
Assessment # 74721

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 74721

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0

Mailing Address: 404 HAILE RD
CHATHAM, LA 71226

Subdivision: DESIARD TERRACE

Block / Lot: 5 / 3

Type: (CV) Comm. Vacant

S-T-R: 68-18-04

Tax Dist: (10) WARD TEN

Size (Acres): 0.070

Millage Rate: 137.96

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 3 SQ 5-A DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	3039.000	1,520	0	1,520	\$152	\$0	\$152	10%
Totals:		1,520	0	1,520	\$152	\$0	\$152	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.28	\$0.00	\$0.28
Cooley Hospital	1.42	P	\$0.22	\$0.00	\$0.22
Correctional Center	9.20	P	\$1.40	\$0.00	\$1.40
Detention Home	2.90	P	\$0.44	\$0.00	\$0.44
E Ouachita Rec Maintenance	7.43	P	\$1.13	\$0.00	\$1.13
E Ouachita School Bond	36.00	P	\$5.47	\$0.00	\$5.47
Fire Maintenance	19.11	P	\$2.91	\$0.00	\$2.91
General Fund - Outside	4.14	P	\$0.63	\$0.00	\$0.63
Health Unit	0.75	P	\$0.11	\$0.00	\$0.11
Law Enforcement	12.11	P	\$1.84	\$0.00	\$1.84
Levee District	4.71	P	\$0.72	\$0.00	\$0.72
Library Maintenance	7.64	P	\$1.16	\$0.00	\$1.16
Mosquito Abatement District	1.39	P	\$0.21	\$0.00	\$0.21
Parish School Maint/Operations	24.15	P	\$3.67	\$0.00	\$3.67
Parish Schools	5.18	P	\$0.79	\$0.00	\$0.79
Totals:			\$20.98	\$0.00	\$20.98

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

ASSESSMENT INFORMATION

Parcel 80413
Assessment # 80413

Ouachita Parish Report
Tax Year 2022
(Uncertified)

ID: 80413

Property Owner

Name: MCDONALD, ROBBIE LEE

Property Information

Physical Address: 0 CORTO ST

Mailing Address: 404 HAILE RD
CHATHAM, LA 71225

Subdivision: DESIARD TERRACE

Type: (CV) Comm, Vacant

Block / Lot: 5 / 26

Tax Dist: (10) WARD TEN

S-T-R: 68-18-04

Millage Rate: 137.96

Size (Acres): 0.069

Homestead Pct: 0.00

Special Assessment
Freeze: No



Extended Legal: LOT 26 SQ 5 DESIARD TERRACE ADDN

Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB LOT (REC PLAT)	3008.000	1,504	0	1,504	\$150	\$0	\$150	10%
Totals:		1,504	0	1,504	\$150	\$0	\$150	

Special Assessments:

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
Assessment District	1.83	P	\$0.28	\$0.00	\$0.28
Coolley Hospital	1.42	P	\$0.21	\$0.00	\$0.21
Correctional Center	9.20	P	\$1.38	\$0.00	\$1.38
Detention Home	2.90	P	\$0.44	\$0.00	\$0.44
E Ouachita Rec Maintenance	7.43	P	\$1.12	\$0.00	\$1.12
E Ouachita School Bond	36.00	P	\$5.40	\$0.00	\$5.40
Fire Maintenance	19.11	P	\$2.87	\$0.00	\$2.87
General Fund - Outside	4.14	P	\$0.62	\$0.00	\$0.62
Health Unit	0.75	P	\$0.11	\$0.00	\$0.11
Law Enforcement	12.11	P	\$1.82	\$0.00	\$1.82
Levee District	4.71	P	\$0.71	\$0.00	\$0.71
Library Maintenance	7.64	P	\$1.15	\$0.00	\$1.15
Mosquito Abatement District	1.39	P	\$0.21	\$0.00	\$0.21
Parish School Maint/Operations	24.15	P	\$3.62	\$0.00	\$3.62
Parish Schools	5.18	P	\$0.78	\$0.00	\$0.78
Totals:			\$20.72	\$0.00	\$20.72

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
2/27/2014	2363	820	CASH DEED	\$105,000	MCDONALD, ROBBIE LEE
8/4/1995	1652	287	DONATION	\$0	THURMON, JAN C 1/2 &

Conveyance Book/Page:

2363/820

MINIMUM APPRAISAL STANDARDS

SECTION 323.4 MINIMUM APPRAISAL STANDARDS

FIRREA STANDARDS

1. CONFORM to generally accepted appraisal standards as evidenced by the Uniform Standards of Professional Appraisal Practice (USPAP).
2. BE WRITTEN and contain sufficient information and analysis to support the bank's decision to engage in the loan transaction.
3. ANALYZE AND REPORT appropriate deductions and discounts for proposed construction or renovations, partially leased buildings, non-market lease terms, and tract developments with unsold units.
4. BE PERFORMED by state licensed or state certified appraiser(s).
5. BE BASED upon the definition of market value and this definition will be included in your report.

DEFINITION OF TERMS

DEFINITION OF TERMS

MARKET VALUE:

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 the title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Federal Register, Vol 55 # 163 pages 34228-34229
Uniform Standard of Professional Appraisal Practice Definitions
Office of Comptroller of Currency 12 CFR, Part 34, subpart C-Appraisals, 34-42 Definitions

ESTIMATED HIGHEST AND BEST USE:

Three definitions apply to the theory of highest and best use. The DICTIONARY OF REAL ESTATE APPRAISAL, eleventh edition, 1996, definitions are as follows:

- "1. The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of appraisal;
2. The reasonably probable and legal use of land or sites as though vacant, found to be physically possible, appropriate supported, financially feasible, and that results in the highest present land value.
3. The most profitable use."

Implied in these definitions is that the determination of Highest and Best Use takes into account the contribution of the specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations, the highest and best use of land may be for parks, green belts, preservation, conservation, wildlife habitat, and the like.

QUALIFICATIONS

Appraisal Consultants, LLC
407 North 7th St
Fax: (318) 323-1388

A J Burns Jr
West Monroe, Louisiana, 71291
Ph: (318) 323-1227

Louisiana General Appraiser
License #0341
AJ@AJBurnsAppraisal.com

QUALIFICATIONS

EDUCATION

B.S. in Agricultural Business, Louisiana State University, Baton Rouge, LA, 1973

COURSES COMPLETED

Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets (2012)
Principles of Real Estate – Northeast LA University
Real Estate Law – Northeast LA University
Farm Appraisals – American Society Farm Mgr. and Rural Appraisers, 1978
Basic Appraisal Principles – Appraisal Institute, 1980
Capitalization Theory & Techniques, Part A – Appraisal Institute, 2000
Capitalization Theory & Techniques, Part B – Appraisal Institute, 1986
Case Studies – Appraisal Institute, 1991
Report Writing – Appraisal Institute, 1991
Standards of Professional Practice – Appraisal Institute, 1999
Demonstration Appraisal Report – 2001

SEMINARS COMPLETED

USPAP, 2018-2019	Supervisor-Trainee 2014
Appraisal of Fast Food Facilities – 2014	Using Spreadsheet Programs in RE Appraisals – 2011
Analyzing the Effects of Environmental Contamination – 2010	Business Practices and Ethics; 2010
Appraising Distressed Properties; 2009	Office Building Valuation; 2008
Scope of Work; 2007 Real Estate Finances, Self Storage Appraisals; 2006	Value and Investment; 2006
Appraising Convenience Stores; 2005	Appraisal Review; 2005
Commercial Highest and Best Use; 2003	USPAP – 2009
Understanding Limited Appraisals 1994	Special Purpose Properties; 2002
Easement Evaluations, 1996	Valuation of Leasehold Interest, 1995
Appraising Partial Interests (Divided), 2001	Appraising Timberland, 1997
Case Studies in Commercial Highest and Best Use, 2003	Subdivision Analysis, 2001
	Appraising Environmentally contaminated Properties; 2004

EXPERIENCE

2010 - Present	Fee Appraiser; Appraisal Consultants, LLC
1992-2009	Fee Appraiser, A.J. Burns, Jr. Appraisal Consultant
1985-1992	Fee Appraiser, Wilkes Real Estate, Monroe, LA
1974-1984	Federal Land Bank, Monroe, Arcadia, Alexandria, Thibodaux

AFFILIATIONS

1991-Present	LA State Certified General Real Estate Appraiser #0341
1987-2014	Affiliate, Appraisal Institute
1986-Present	Member, La Realtors Association, National Association of Realtors
1996-Present	U.S. Army Reserves (ret) (Major)
1981-2000	American Society of Farm Managers and Rural Appraisers

REPRESENTATIVE PROPERTY TYPES APPRAISED

Agricultural	Timberland	Commercial Buildings
Apartment	Churches	Truck Stops
Warehouses	Office Buildings	Subdivisions
Motels	Shopping Centers	Service Stations/Convenience Stores

LICENSE

State of  Louisiana

Certified General Appraiser License

Having complied with the license requirements as set forth in in R.S. 1950 Title 37, Chapter 51, and Amendatory Acts, and the Real Estate Appraisers Board Rules and Regulations, a Certified General Appraiser License is hereby granted to

A. J. BURNS, JR.

In Testimony Whereof, This license has been issued by the Authority of the Louisiana Real Estate Appraisers Board.

Period Covered: January 1, 2021

Through December 31, 2022


Chairman

License Number: G0341


Secretary

DEFINITION OF TERMS

DEFINITION OF TERMS...CON'T

Among the major considerations in estimating the Highest and Best Use of property is the following:

1. Zoning and deed restrictions for the subject property.
2. Surrounding land use.
3. Location features of the subject.
4. Physical features of the subject.
5. Demand and supply characteristics of similar properties.
6. Special features of the subject.

EASEMENT:

An interest in real property that conveys use, but not ownership, of a portion of an owner's property.

REPRODUCTION COST:

The cost of reproducing an exact replica of the property on the basis of current costs and as of a specific date.

REPLACEMENT COST:

The cost of replacing a property on the basis of current costs and as of a specific date having equivalent utility to the property in question. While "reproduction" refers to the physical property, "replacement" relates to the utility of the property.

OBSOLESCENCE:

One of the causes of depreciation; an impairment of desirability and usefulness caused by new inventions, current changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external.