

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services

June 1, 2012

Hidalgo County Precinct No. 4
C/o: Joe Pena, Director HCROW
1102 North Doolittle Road
Edinburg, Texas 78539

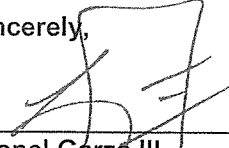
RE: Office building located at 9805 N. 10th Street, McAllen, Texas 78504
Owner of Record: Rolando Cantu

Mr. Pena:

In accordance with your request, we are pleased to present our restricted use report of the commercial office building located 9805 N. 10th Street in McAllen, Texas. The property is owned and operated by Rolando and Laura E. Cantu of 505 Shasta Avenue, McAllen, Texas. The property is approximately a 9,854 square foot building of which approximately 4,056 square feet is finished out, while the remainder 5,798 square feet is unfinished. The subject is situated on a single lot out of the Ebony Plaza Subdivision which was recorded in 2004. The site is approximately 1.15 acres (gross), according to the subjects subdivision plat map. The property was inspected on-site on June 1, 2012 with in the presence of Joe Pena, Director of the Hidalgo County Right of Way Department. The owner of record was not present. The scope of the assignment is to value the subject property as of the date of inspection in order to determine the current market value of the subject property as fee simple. This report shall be utilized for the determination of the financial feasibility of purchasing said property.

This cover letter alone does not constitute an appraisal and must be attached to the remaining pages of this report. A restricted use appraisal report, which summarizes the details the scope of our analysis, assumptions & limiting conditions, and certification is attached herewith. The following appraisal report does not include any personal property such as equipment, signs, furniture & fixtures, and does not include any benefit for business interest as per scope of the assignment. From the facts provided by the client and those provided during the on-site inspection, the indicated market value of the commercial office unit as of June 1, 2012 is indicated to be \$1,250,000.

Sincerely,



Leonel Garza III
State Certified General
Real Estate Appraiser
License No. TX-1328375-General

Leonel Garza Jr. & Associates LLC
Real Estate Appraisal Services



Report Client: Hidalgo County Precinct No. 4
Doing Business As: Law Offices of Rolando Cantu
Date of Appraisal: June 1, 2012
Property Address: 9805 N. 10th Street, McAllen, Texas
Gross Land Area: 1.1500 Acres (49,859 square feet)
Gross Building Area: 9,854 square feet (4,056 sf Finished / 5,798 Unfinished)
Tax Assessment: \$815,535

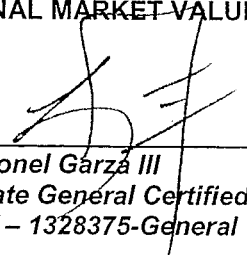
Appraisal Analysis Results

Based on the analysis and data collected during the course of this appraisal report, the following determinations of market value indicators. A range in value is determined by the approaches to value selected to be the most reliable for the subject property and a final determination of market value is selected for the subject property.

Market Value Approaches:

Cost \$1,255,000
Sales Comparison \$1,130,000

FINAL MARKET VALUE: \$1,250,000



Leonel Garza III
State General Certified Real Estate Appraiser
TX – 1328375-General

Leonel Garza Jr. & Associates LLC
1419 Dove Avenue, McAllen, Texas 78404
Leonel3@garza-associates.com / Office (956) 687-7295 / Fax (956) 687-9236

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.

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

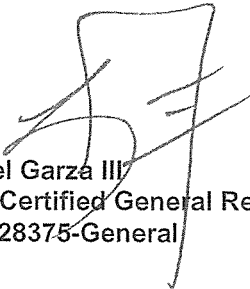
I have made a personal inspection of the property that is the subject of this report. Thomas M. Davis, State Certified General Real Estate Appraiser with Leonel Garza Jr. & Associates, LLC provided significant professional assistance in the preparation of this report. Other assistance included, but was not limited to, a physical inspection and taking photographs, and data collections and analysis.

no one provided significant real property appraisal assistance to the person(s) signing the certification.

the reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

the use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

the Office of Leonel Garza Jr. & Associates LLC has not performed an appraisal on the subject property within the last (3) three years.



Leonel Garza III
State Certified General Real Estate Appraiser
TX 1328375-General

Assumptions and Limiting Conditions

GENERAL ASSUMPTIONS

This is a restricted use appraisal, which is intended to comply with the reporting requirements set forth under Standard Rule 1 and 2-2 (c) of the Uniform Standards of Professional Appraisal Practice. This report does not include a full discussion of data, reasoning, and analysis of which was utilized to develop an opinion of value. All supporting information and documentation, analysis is retained in the appraisers working file. The information set forth in this restricted use report was designed specifically for the intended user and specific needs of the client, Hidalgo County Precinct No. 4.

No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

Responsible ownership and competent property management are assumed.

The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

It is assumed that there are no hidden or un-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

It is assumed that the property is a full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the use of the land and improvements is confined within the boundaries or property line of the property described and that there is no encroachment or trespass unless noted in the report.

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by this appraiser. The appraiser does not have any knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

This appraiser has not made a compliance survey and inspection of the subject property to determine if the improvements conform to the "ADA Accessibility Guidelines" implemented by the Architectural Transportation Barriers Compliance Board. It is possible that a compliance survey of the property, made by a qualified inspector, acquainted with the Accessibility Guidelines, could reveal that the property is not in compliance with

one or more of the ADA provisions, extensive regulations and design specifications that the Federal Government has issued. If so, this could have a negative effect upon the value of the property. Since this appraiser has no direct expertise relating to this issue, possible non-compliance with the requirements of ADA in estimating the value of the property has not been considered. *The Americans with disabilities Act (ADA) became effective January 26, 1992.*

GENERAL LIMITING CONDITIONS

Any allocation of the total value of the total valuation in this report between land and improvements applies only under the stated program of utilization.

The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

Possession of this report, or a copy thereof, does not carry with it the right of publication.

The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

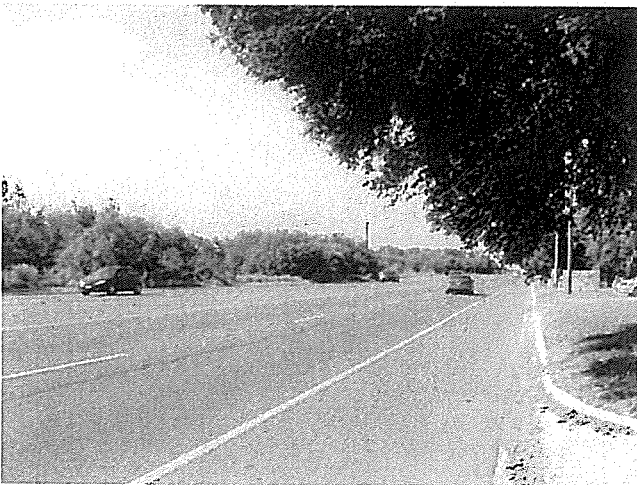
Neither all or any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

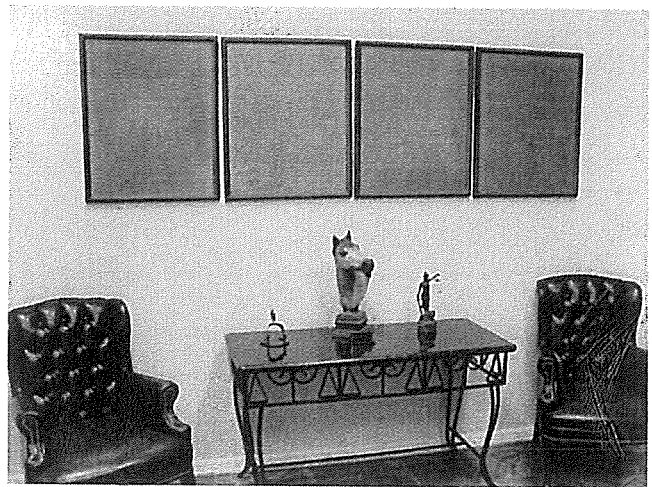
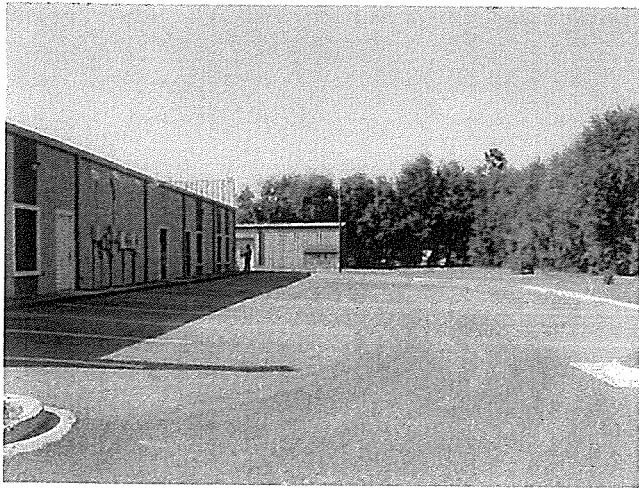
If the property rights appraised are the "Leased Fee Estate", then the final indicated market value estimate is based on the continued performance under the lease terms. (if applicable).

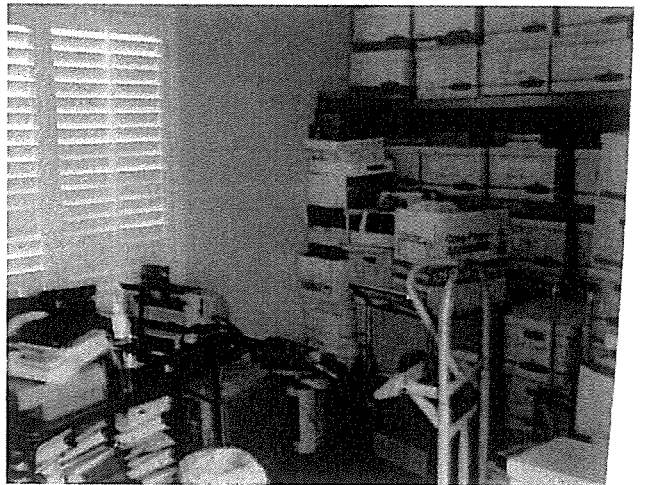
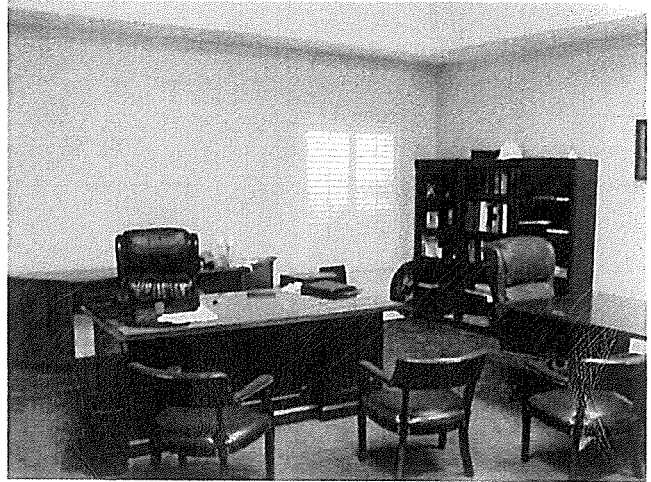
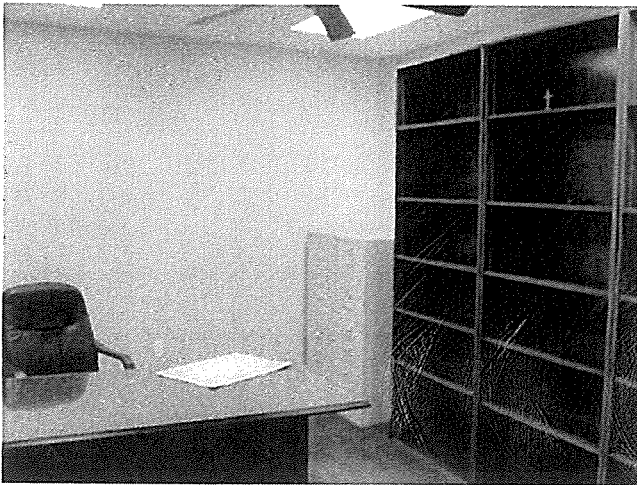
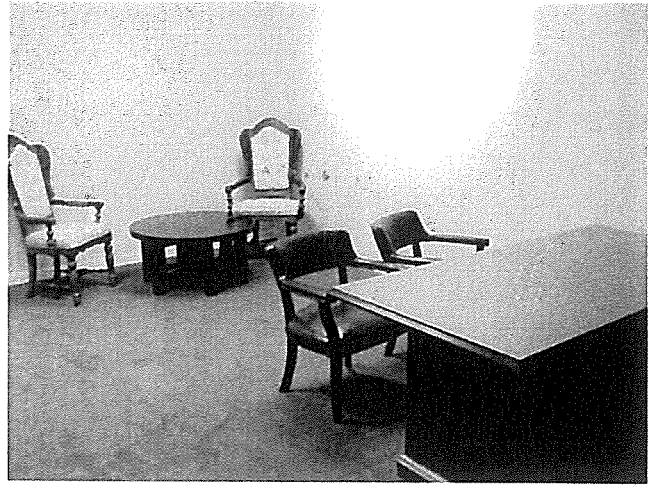
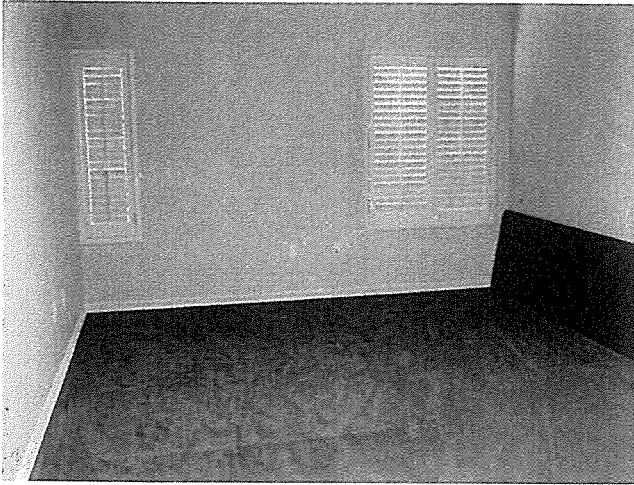
ENVIRONMENTAL STATEMENT

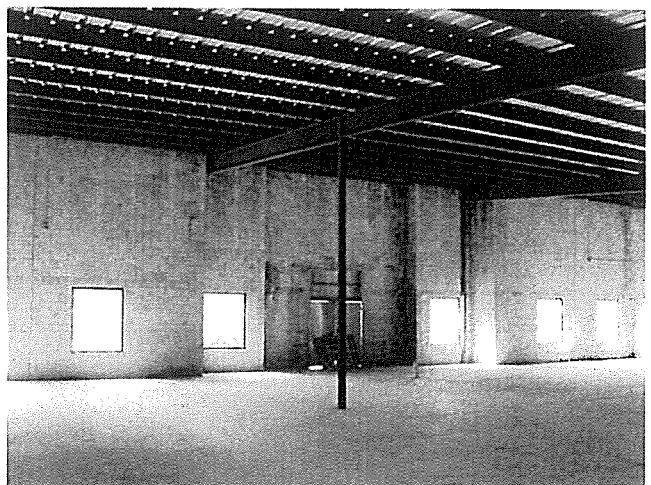
This appraiser has made a visual on-site observation of the subject property on June 1, 2012, and no obvious adverse environmental concerns, pesticides or other potentially hazardous materials were present. However, this appraiser is not qualified to make a detailed study on environmental concerns of the subject property. If, for any reason an environmental concern exist which was not observable to this appraiser, then it is highly recommended that an inspection be made by a qualified environmental engineer. Based on this appraisers observation and conversations with the subject owner, this appraisal shall be based on the assumption that no environmental concern exist and shall be valued as such. If an environmental concern is noted to this appraiser after the date of report, Leonel Garza Jr. & Associates LLC reserves the right to re-evaluate the market value of the subject property as mentioned in the scope of the assignment.

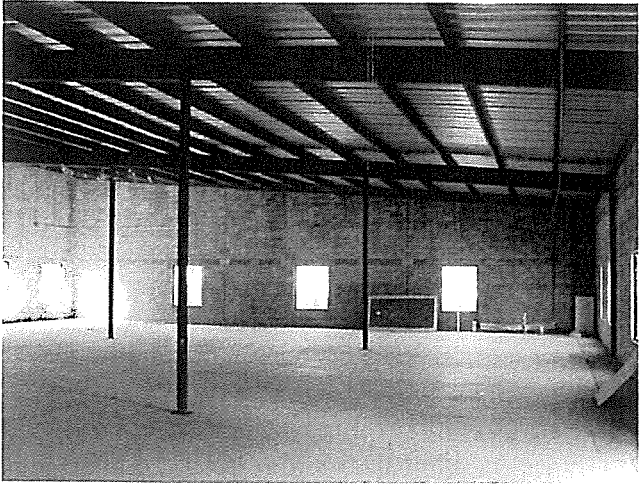
Photographs Taken June 1, 2012











Summary of Important Facts and Conclusions

Type of Appraisal _____ Restricted Use Appraisal Report
Property Rights Appraised _____ Fee Simple Estate
Type of Property _____ Commercial Office
Date of On-Site Visit _____ June 1, 2012
Date of Value Estimate _____ June 1, 2012
Owner of Record _____ Rolando & Laura E. Cantu
505 Shasta Avenue, McAllen, Texas 78504
Subject Address _____ 9805 N. 10th Street, McAllen, Texas 78504
Physical Location _____ N. 10th Street, west side, approximately ¼ mile south of Freddy Gonzalez Street.

Existing Property Use _____ Office Strip Center
Doing Business As _____ Law Office of Rolando Cantu
Legal Description _____ Lot 1 of the Ebony Plaza Subdivision, Hidalgo County, Texas.
Gross Land Area _____ ±1.1500 Acres / ±49,859 square feet (subject to survey)
Site Dimensions _____ 279.03' x 185.00'
Frontage _____ 185.00' Lineal Feet
Topography _____ Appears Level & Typical of Market Area
Gross Building Area _____ ± 9,854 square feet (subject to survey)
Actual Age of Improvements _____ Eight (8) Years
Effective Age of Improvements _____ Five (5) Years
Site Improvements _____ ± 19,985 sf of Asphalt Paving
Highest & Best Use _____ Office Strip Center / Retail Use
City Zoning Ordinance _____ C-3 General Business
Flood Zone Designation _____ Zone X (Unshaded)
Utilities Available _____ All Municipal Utilities Available
Estimated Marketing
& Exposure Time Period _____ Twelve (12) Months to Eighteen (18) Months

Appraisal District
Assessed Value _____ \$815,535

Landscaping _____ Large ebony trees and mesquite trees along the frontage with St. Augustine and Bermuda Grass along perimeter of property

Pedestrian Sidewalks _____ None Present
Perimeter Fencing _____ None Present
Parking _____ Asphalt Paved

EASEMENTS / ENCROACHMENTS

The following are the indicated easements and or road right-of-ways as per subdivision plat gathered from the Carson Plat Map Company in La Feria, Texas of which indicates the following:

- 10' Utility Easement along the eastern property boundary
- 10' Additional ROW Dedicated to City of McAllen
- 15' Exclusive Irrigation Easement to HCID No. 1
- 10' Utility Easement along the north and south property boundary

OFF-SITE IMPROVEMENTS / UTILITIES

Street Lights _____ Present
 Curb & Gutter _____ Present
 Storm Sewer _____ Present
 Potable Water Service _____ Present
 Sanitary Sewer Service _____ Present
 Electricity _____ Present
 Natural Gas _____ Present
 Phone Service _____ Present

SALES HISTORY

This appraiser has examined the history of the subject property and has found the following: According to the Hidalgo County Appraisal District, the subject property has been in the name of Roland & Laura E. Cantu for over five (5) years.

MUNICIPAL ZONING

On Monday, June 04, 2012, this appraiser contacted the city of McAllen Planning and Zoning Department in which a representative of the department indicated that the subject property was currently zoned C-3 General Business. As per physical inspection of the subject property, it does appear that the subject property meets the municipal zoning requirements for this type of zoning as C-3 General Business.

Property Tax Assessment

During the analysis of the subject property, the real property tax information was gathered from the Hidalgo County Appraisal District. The following information was verified as per the date of this report thru the districts web site www.hidalgoad.org, which is updated regularly. In addition to the assessed valuation, the history is also researched to indicate if any past due taxes are outstanding. According to the Hidalgo Tax Office located at 4405 S. Professional Drive, Edinburg, Texas 78539, the subject property does appear to be current with property tax payments. Current valuation as per date of this report has the subject assessed at \$815,535 with a total tax liability of \$23,915.61 (2012).

MARKET VALUE

Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the Buyer and Seller, each acting prudently, 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 each-acting in what they consider their own best interest.

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.

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.

The Office of the Comptroller of the Currency. (2006). 12 CFR, Part 34, Subpart C-Appraisals, 34-42, Definitions (g). Retrieved March 12, 2007, from <http://www.occ.treas.gov/fr/cfrparts/12CFR34.htm#§%2034.42%20Definitions>.

PURPOSE OF THE APPRAISAL

This appraisal is prepared for the purpose of estimating the market value of the fee simple estate of the subject property, as defined in within this report, as of June 1, 2012. This appraisal does not include any enhancement in value resulting from items of intangible personal property such as marketing and management skill, an assembled work force, working capital, trade names, franchises, patents, trademarks, contracts, leases, or operating agreements.

CLIENT & INTENDED USE

The client for this report is identified as Hidalgo County Precinct No. 4 of Edinburg, Texas. The intended use of the report is to assist County in determining the feasibility of purchasing said property as fee simple. Further details of the offer nor future use of the building was not disclosed to this appraiser.

SCOPE OF ASSIGNMENT

By phone conversation with Joe Pena, Director of the Hidalgo County Right-of-Way Department requested that an appraisal of the fee simple estate be performed as of Friday, June 01, 2012. The client provided the subject Hidalgo County Appraisal District information on the subject property. No other information or attachments including a site plan, survey nor rent roll were not provided. Mr. Pena, was present during the on-site inspection. The subject neighborhood was also inspected as to observe any external obsolesce or economic factors, which may be pertinent to the subject property's valuation. Market sales within the market area and comparable market areas were identified and analyzed for comparability and for reliability in determining the estimated market value of the subject property. The appraisal report shall indicate the "as existing market value" of the subject property as per on-site visit on Friday, June 01, 2012.

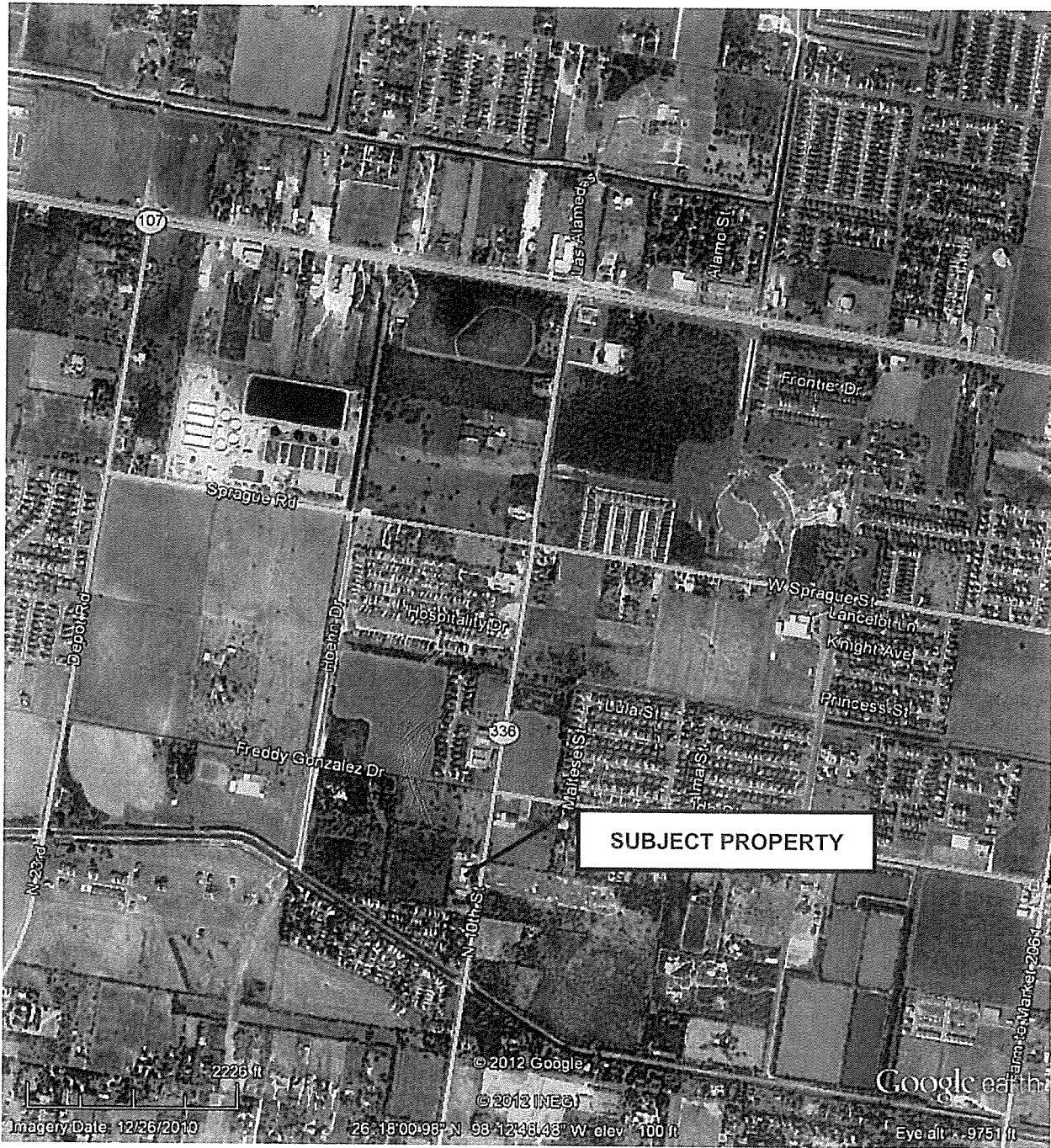
PROPERTY RIGHTS APPRAISED

This appraisal requires a review of the rights to title that may be legally owned. The property rights appraised in this report are of the Fee Simple Estate.

PERSONAL PROPERTY

No personal property was included nor indicated as per scope of the assignment.

Market Area Map



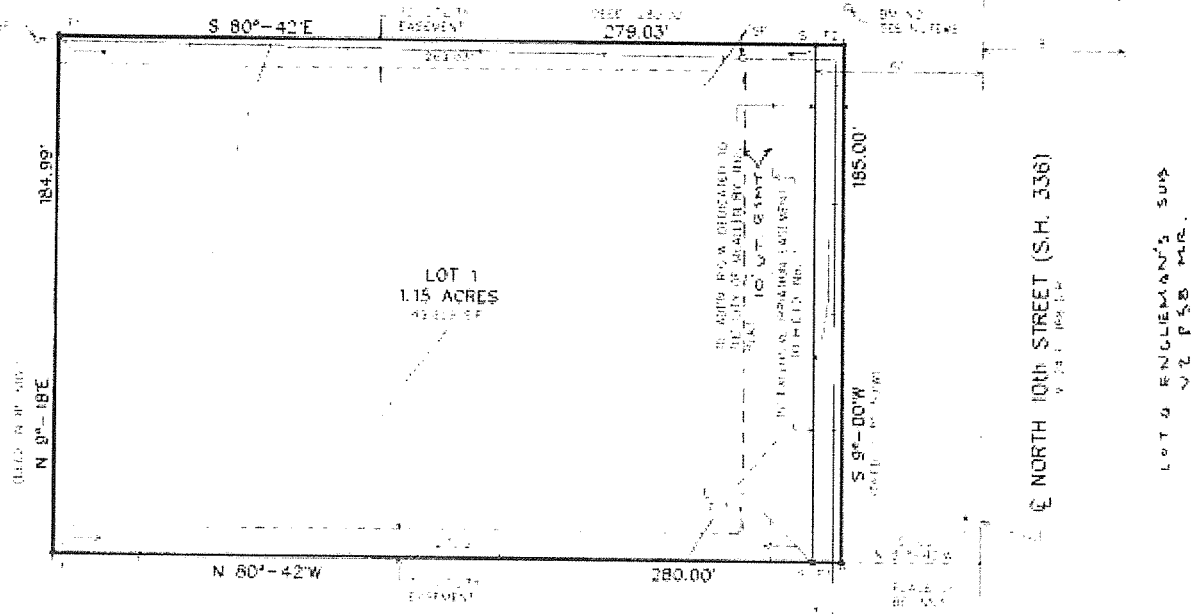
Aerial View of Subject



Aerial View of Subject



Carson Plat Map (Closer view of Subject)



THE MEASUREMENTS ARE MADE BY THE SURVEYOR
 FROM THE CORNER OF THE SECTION 36, T. 12 N., R. 10 W., S. 4
 TO THE CORNER OF THE SECTION 36, T. 12 N., R. 10 W., S. 4

Zoning Map



CURRENTLY ZONED C-3 GENERAL BUSINESS DISTRICT

Appraisal District Data

Hidalgo CAD

Property Search Results > 681170 CANTU ROLANDO & LAURA E for Year 2012

Property

Account

Property ID: 681170 Legal Description: EBONY PLAZA LOT 1
 Geographic ID: E2650-00-000-0001-00 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 9905 N 10TH ST Mapscor:
 MCALLEN, TX
 Neighborhood: EBONY PLAZA Map ID: CML VOL 45 PG 76
 Neighborhood CD: E265000

Owner

Name: CANTU ROLANDO & LAURA E Owner ID: 502136
 Mailing Address: 505 SHASTA AVE % Ownership: 100.0000000000%
 MCALLEN, TX 78504-2937

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$316,945	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$488,590	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$815,535	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$815,535	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$815,535	

Taxing Jurisdiction

Owner: CANTU ROLANDO & LAURA E
 % Ownership: 100.0000000000%
 Total Value: \$815,535

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$815,535	\$815,535	\$0.00
CML	CITY OF MCALLEN	0.431300	\$815,535	\$815,535	\$3,517.40
DR1	DRAINAGE DISTRICT #1	0.073300	\$815,535	\$815,535	\$597.79
GHD	HIDALGO COUNTY	0.590000	\$815,535	\$815,535	\$4,811.66
JCC	SOUTH TEXAS COLLEGE	0.150700	\$815,535	\$815,535	\$1,229.01
R15	ROAD DIST 15	0.000000	\$815,535	\$815,535	\$0.00
SEB	EDINBURG ISD	1.239800	\$815,535	\$815,535	\$10,111.00
SST	SOUTH TEXAS SCHOOL	0.049200	\$815,535	\$815,535	\$401.24

Total Tax Rate: 2.534300

Taxes w/Current Exemptions: \$20,668.10
Taxes w/o Exemptions: \$20,668.10

Improvement / Building

Improvement #1:	COMMERCIAL	State Code:	F1	Living Area:	6854.0 sqft	Value:	\$316,945
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
OFF	OFFICE	44SCG	CBK	2004	5798.0		
OFF	OFFICE	44SCG		2004	4056.0		
CON	CONCRETE			2008	1164.0		
ASP	ASPHALT			2008	19985.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	1.1446	49859.00	0.00	0.00	\$498,590	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2012	\$316,945	\$498,590		0	815,535	\$0	\$815,535
2011	\$274,075	\$498,590		0	772,665	\$0	\$772,665
2010	\$191,145	\$498,590		0	689,735	\$0	\$689,735
2009	\$436,976	\$254,261		0	691,157	\$0	\$691,157
2008	\$434,421	\$149,577		0	583,998	\$0	\$583,998
2007	\$434,421	\$149,577		0	583,998	\$0	\$583,998
2006	\$434,421	\$149,577		0	583,998	\$0	\$583,998
2005	\$64,074	\$149,577		0	213,651	\$0	\$213,651

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		CONV	CONVERSION	UNKNOWN OWNEF	CANTU ROLANDO			

Tax Due

Property Tax Information as of 06/04/2012

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (956) 381-8466

Website version: 1.2.2.2

Database last updated on: 6/4/2012 5:47 AM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

Highest and Best Use

The subject property meets the test of highest and best use "as vacant and as improved" shall be for commercial office and or commercial retail based on the four criteria of the highest and best use which must met are: Physical Possible, Legal Permissible, Financial Feasible, Maximum Profitable. *"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."* Definitions are from *The Dictionary of Real Estate Appraisal, 5th Edition Chicago: Appraisal Institute, 2010.*

"The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one." *The valuation process follows with a review of the highest and best use of the subject property as if improved as defined:* "To determine the highest and best use of a property as improved, an appraiser considers whether or not the removal and replacement of the existing improvements are economically warranted on the date of the appraisal. If an existing improvement is to be retained, the property's highest and best use is based on how the entire property should be used to maximize its benefits or the income it produces. An appraiser may suggest a possible course of action such as rehabilitation, improved maintenance, or better property management".

CONCLUSION:

Based on the overall location and condition of the structure, the existing use meets each of the tests of highest and best use for a commercial office and or light retail use type development.

Comparable Land Sales

The following land sales were derived from a multitude of sources of which include the a local multiple listing service, appraisal district public information, deed records and other appraisers and Realtors in the Lower Rio Grande Valley. These sales are verified with at least two sources and are deemed reliable as of the date of this report. Other sales may have been identified in the area, however, if all information cannot be verified as per date of the report they may only be mentioned but not heavily weighted in the overall analysis of the subject property. Due to the level of sales occurring in recent years, comparable listings may be added to the list of comparable sales in order for the reader to understand what other properties are current asking for their properties in the immediate market area. These listing are for demonstrative purposes only and are not utilized in the direct weighted analysis of the subject property. Based on sales researched along the 10th Street corridor and other similar thoroughfares a unit value of \$11.00 per square foot

COST APPROACH ANALYSIS

FILE No.	2088
OWNER OF RECORD	Rolando Cantu
SITUS ADDRESS	9805 N. 10th Street, McAllen, Texas
EXISTING USE	Vacant Office Building
CLASS & QUALITY OF STRUCTURE	Class "C" Average Quality
CONSTRUCTION TYPE	Concrete Block
LAND AREA (SF)	49,859
AGE OF STRUCTURE (YEARS)	8 Years
EFFECTIVE AGE OF STRUCTURE (YEARS)	5 Years
LOCAL MULTIPLIER	0.79
COST MULTIPLIER	1.00
CALCULATED MULTIPLIER	0.79

BUILDING IMPROVEMENTS

BUILDING COMPONENT	AREA (SF)	UNIT COST	MULTIPLIER	DEPREC.	SUB TOTAL
SITE PREPARATION	49,589	\$ 0.35	0.80	5%	\$ 13,191
FOUNDATION	9,854	\$ 6.50	0.80	5%	\$ 48,679
FRAME	9,854	\$ 8.35	0.80	5%	\$ 62,533
FLOOR STRUCTURE	9,854	\$ 5.30	0.80	5%	\$ 39,692
FLOOR COVER	4,056	\$ 5.25	0.80	5%	\$ 16,183
CEILING	4,056	\$ 8.50	0.80	5%	\$ 26,202
INTERIOR CONSTRUCTION	4,056	\$ 44.50	0.80	5%	\$ 137,174
PLUMBING	9,854	\$ 4.72	0.80	5%	\$ 35,348
HEATING & COOLING	4,056	\$ 11.10	0.80	5%	\$ 34,216
ELECTRICAL	4,056	\$ 5.35	0.80	5%	\$ 16,492
EXTERIOR WALL	4,240	\$ 29.08	0.80	5%	\$ 93,707
ROOF STRUCTURE	9,854	\$ 8.75	0.80	5%	\$ 65,529
ROOF COVER	9,854	\$ 9.30	0.80	5%	\$ 69,648
TOTAL					\$ 658,594
UNIT PRICE (SF)					\$ 66.84

SITE IMPROVEMENTS

IMPROVEMENT	AREA (SF)	UNIT COST	MULTIPLIER	DEPREC.	SUB TOTAL
Asphalt Paving	19,985	\$ 3.50	0.79	10%	\$ 49,733
	-	\$ -	0.00%	0%	\$ -
	-	\$ -	0.00%	0%	\$ -
	-	\$ -	0.00%	0%	\$ -
TOTAL					\$ 49,733

FINAL COST ANALYSIS SUMMATION

SITE VALUE (49,859 sf x \$11.00/sf)	\$ 548,449.00	
TOTAL		\$ 1,256,776.00
ROUNDED		\$ 1,255,000.00

Improved Sales Comparison Approach

A major premise of the sales comparison approach is that the market value of a property is directly related to the prices of comparable, competitive properties. In the Sales Comparison Approach, properties of similar use are compared with the subject property to bring out similar characteristics such as: unit sales price, price per room, price per apartment, price per square foot of gross rentable area, price per bay, price per acre, or any other similar units of comparison which could be applied. The appraiser reviews the adjusted unit values indicated for the subject property and calculates the value of the subject. During the appraisal process, two additional factors must be considered within the sales comparison approach, the marketing time period and the exposure time period. Both items are important to establish the time required by the subject property to reach its market value potential within the current economic status. Since the subject property is located along North 10th Street the overall market valuation is higher as there are few subdivided tracts of land of which are available for such a development north of Trenton. Other high end offices are located just north of the subject property of which sold several lots within the past 5 years for over \$8.00 per square foot. Due to the proximity to State Highway 107 which is a direct link to the Hidalgo County Court House make the subject location ideal for the present use as an attorney's office. The subjects location along North 10th Street and the proximity to other retail and other national franchises near-by allow the subject to be potentially used as a retail facility in the future. However, based on the current market along this portion of North 10th Street, the subjects overall highest and best use is for continued office space. In order to accurately appraise the subject property, this appraiser separated the valuation between the "finished" and the Unfinished" portions of the building as seen below. The overall market value of the subject property as per the Sale Comparison Approach to value is indicated to be \$1,130,000.

SUBJECT	LIST PRICE		SALES PRICE		UNIT PRICE		DATE OF SALE
					(Per Building SF)		
	\$	-	\$	-	9,854 square feet	/ sf	
SALE No. 1	\$	550,000	\$	525,000	4,000 square feet	\$ 131.25 / sf	March 15, 2012
SALE No. 2	\$	729,000	\$	845,000	6,000 square feet	\$ 140.83 / sf	October 28, 2010
SALE No. 3	\$	775,000	\$	740,000	6,000 square feet	\$ 123.33 / sf	May 31, 2010
SALE No. 4	\$	1,250,000	\$	1,150,000	5,400 square feet	\$ 212.96 / sf	January 8, 2008

	SUBJECT	SALE No. 1		SALE No. 2		SALE No. 3		SALE No. 4	
SALE PRICE	\$ -	\$	525,000	\$	845,000	\$	740,000	\$	1,150,000
UNIT PRICE	\$ - / sf	\$	131.25 / sf	\$	140.83 / sf	\$	123.33 / sf	\$	212.96 / sf
DATE OF SALE		March 15, 2012		October 28, 2010		May 31, 2010		January 8, 2008	
FINANCING TERMS	Conventional	Cash	0%	Cash	0%	Cash	0%	Cash	0%
CONDITIONS OF SALE	Arm's Length	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%	Arm's Length	0%
TIME/MARKETING COND.	Average	Similar	0%	Similar	0%	Similar	0%	Similar	0%
LOCATION	Average	Inferior	10%	Inferior	10%	Similar	0%	Similar	0%
STREET ACCESS	Average	Similar	0%	Similar	0%	Similar	0%	Similar	0%
SITE UTILITY (Corner/Interior)	Average	Similar	0%	Similar	0%	Similar	0%	Similar	0%
FUNCTIONAL UTILITY	Average	Similar	0%	Similar	0%	Similar	0%	Similar	0%
UTILITIES: Water/Sewer/Electricity	All Municipal Utilities Available	Similar	0%	Similar	0%	Similar	0%	Similar	0%
BUILDING SIZE ADJUSTMENT	9,854 sf	4,000	0%	6,000	0%	6,000	0%	5,400	0%
CONSTRUCTION TYPE	Masonry	Similar	0%	Similar	0%	Similar	0%	Similar	0%
EFFECTIVE AGE	5 Years	Similar	0%	Similar	0%	Similar	0%	Similar	0%
TOTALS		\$	13.13 10%	\$	14.08 10%	\$	- 0%	\$	- 0%
ADJUSTED UNIT RATE		\$	144.38 / sf	\$	154.91 / sf	\$	123.33 / sf	\$	212.96 / sf
MEAN UNIT RATE		\$ 158.90 / sf							
SELECTED UNIT RATE	Finished Portion (4,056 square feet)	\$ 150.00 / sf							
SELECTED UNIT RATE	Unfinished Portion (5,798 square feet)	\$ 90.00 / sf							
CALCULATED VALUE		\$ 1,130,220							
APPRAISED MARKET VALUE (ROUNDED)		\$ 1,130,000							

Improved Sales Comparables

MLS #: C142651S (Sold) List Price: \$550,000

3111 Center Pointe Drive Edinburg, TX 78539

SOLD PRICE: \$525,000 CLOSING DATE: 3/15/2012 FINANCING: Cash
SELLING OFFICE NAME: Keller Williams Realty RGV (#461) SELLING AGENT NAME: Phillip M. Gazca (#246)
SELLER CONCESSIONS: 0 SELLER CONC TYP: none NON-REALTY ITEMS \$: 0
NON ALLOWABLES: No REPAIRS: Yes BUYER CLOSING COSTS/PREPAIDS: No



PRESENT USE: Office, Business Service, UNIT/SUITE/LOT #:
Professional Service, Medical/Dental AREA: Edinburg
EST SQFT: 0 SUBDIVISION: Center Pointe
STORIES: 2 COUNTY: Hidalgo
TTL # PARKING SPACES: 20 ZONING: F1
PARKING: Paved
YEAR BUILT: 2006

LOT DIMENSIONS: 0
GRID (IE:##A#): 247D4
BASE TAXES: 14102

LOT SQFT: 23944 ACREAGE: 0.5497
TAX ID NUMBER: C2672-00-002-0003-00
TAX YEAR: 10

LOCATION: Office Complex

GROUPS: Sprinkler System, Landscaped, Sidewalks

OFFICE SQFT: 4000
OTHER BLDG SQFT: 0

WAREHOUSE SQFT: 0

RETAIL SQFT: 0

CEILING HT (FT): 0

EXTERIOR SIDING: Stucco

WATER HEATER: Electric

ROOF TYPE: Metal

FLOORS: Wall/Wall Carpet, Tile

UTILITIES: 110VAC, 220VAC, Telephone, Public Water

AMENITIES: Separate Electric Meters

ENERGY FEATURES: Double Pane Windows

SITE FEATURES: Security System, Security Lighting, Restrooms-

HVAC SYSTEM: Central, Central Zoned

Private, Inside Storage

ACCESS: City Street

DIRECTIONS: Head south on McColl Rd from W Trenton Street. Go left Center Pointe, (after W Alberta Rd). Head immediate right then North. Property on Corner.

LEGAL DESCRIPTION: Center Pointe (R/S) Lot 3 Blk 2

REMARKS: A must see. Beautiful office in a great office location/complex. Property already finished out - ready to move in. Property set up as a doctor's office but has been used for insurance and billing operations. Two units, each with approx 2000 sq ft office space on ground floor plus additional 1000 sq ft upstairs. Also ample parking. Upstairs is finished as well and can be used for storage or some sort of studio. Location is near Doctor's Hospital and Edinburg Hospital.

AGENT REMARKS: Property is also for lease \$1.25 per sq ft + triple net. Negotiable. Available immediately.

SELLER 1: Swayamprabha V Reddy

SELLER 2:

PRESENTLY LEASED: No

LEASE AMOUNT/PERIOD: 0

EXPIRATION DATE:

ESCROW (USE \$ OR %): 0

TITLE COMPANY (PREFERRED): Edwards Abstract & Title

CSO: 3

VAR COMM: No

ESCROW (USE \$ OR %): 0

AGREEMENT TYPE: Exclusive Right to Sell

PROPOSED FINANCING: Cash, Conventional, Owner Financing

POSSESSION: Closing and Funding

SHOWING INSTRUCTIONS: Vacant, Lockbox, Show Anytime, Call CSS 956-687-6700

DOCUMENTS ON FILE: Appraisal, Loan Documents

LIST DATE: CONTRACT DATE: 2/16/2012

ORIGINAL LIST PRICE: \$550,000

DAYS ON MARKET: 483

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: Yes

OFFICE NAME: Keller Williams Realty RGV (#461)

LISTING AGENT: Geetha Stockton (#96)

MAIN: (956) 928-1155

AGENT EMAIL: geethas@kw.com

FAX: (956) 928-1422

CONTACT #: (956) 655-9217

- Listing information provided by Greater McAllen Association of REALTORS MLS. Information is deemed to be reliable but is not guaran

MLS #: C135950S (Sold) List Price: \$729,000

817 Ware Road McAllen, TX 78501

SOLD PRICE: \$845,000 CLOSING DATE: 10/28/2010 FINANCING: Cash
SELLING OFFICE NAME: Keller Williams Realty RGV (#461) SELLING AGENT NAME: Marc J. Millis (#211)
SELLER CONCESSIONS: 0 SELLER CONC TYP: 0 NON-REALTY ITEMS \$: 0
NON ALLOWABLES: No REPAIRS: No BUYER CLOSING COSTS/PREPAIDS: Yes

PRESENT USE: Office
EST SQFT: 0
STORIES: 1
TTL # PARKING SPACES: 24
PARKING: Paved
YEAR BUILT: 2004

UNIT/SUITE/LOT #:
AREA: McAllen
SUBDIVISION: Villa Bonita
COUNTY: Hidalgo
ZONING: C



LOT DIMENSIONS: 50x360
GRID (IE:###A#): 0
BASE TAXES: 8420

LOT SQFT: 16730
TAX ID NUMBER: V3470-01-0004-00
TAX YEAR: 10

ACREAGE: 0.384

LOCATION: Office Complex

GROUND: Sidewalks

OFFICE SQFT: 6000
OTHER BLDG SQFT: 0

WAREHOUSE SQFT: 0

RETAIL SQFT: 0

CEILING HT (FT): 10

EXTERIOR SIDING: Stucco
ROOF TYPE: Flat

WATER HEATER: Electric

FLOORS: Wall/Wall Carpet

UTILITIES: 110VAC, Telephone, Cable TV, Sewer

AMENITIES: Pole Sign

ENERGY FEATURES: Double Pane Windows

SITE FEATURES: Security Lighting, Restrooms-Private

HVAC SYSTEM: Central

ACCESS: City Street

DIRECTIONS: From Buss 83, north on Ware Rd pass first signal, offices on left just south of Keller Williams.

LEGAL DESCRIPTION: Villa Bonita Phase 1 Lot 4 and 5

REMARKS: Income producing. Property includes 21 executive suites with 95% occupancy for past 5 years. Potential for additional 1000sf of office space to be constructed in back. Includes free standing pylon sign. Original owner.

AGENT REMARKS:

SELLER 1: Pyrsa

SELLER 2:

PRESENTLY LEASED: Yes

LEASE AMOUNT/PERIOD: \$8400/mo

EXPIRATION DATE:

ESCROW (USE \$ OR %): 0

TITLE COMPANY (PREFERRED): Edwards Abstract

ESCROW (USE \$ OR %): 0

CSO: 0

VAR COMM: No

AGREEMENT TYPE: Exclusive Right to Sell

POSSESSION: Immediate

PROPOSED FINANCING: Cash

SHOWING INSTRUCTIONS: Occupied, Call LO/LA

DOCUMENTS ON FILE: Profit & Loss, Floor Plan

LIST DATE:

CONTRACT DATE:

ORIGINAL LIST PRICE: \$759,000

DAYS ON MARKET: 229

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: Yes

OFFICE NAME: Keller Williams Realty RGV (#461)

LISTING AGENT: Marc J. Millis (#211)

MAIN: (956) 928-1155

CONTACT #: (956) 566-3051

FAX: (956) 928-1422

- Listing information provided by Greater McAllen Association of REALTORS MLS. Information is deemed to be reliable but is not guaran

MLS #: C134449S (Sold) List Price: \$775,000

1201 E Nolana Loop McAllen, TX 78504

SOLD PRICE: \$740,000

CLOSING DATE: 5/31/2010

FINANCING: FHA

SELLING OFFICE NAME: South Land Realty (#:88)

SELLING AGENT NAME: Barbara A. Cavazos CRS, GRI DR (#:1)

SELLER CONCESSIONS: NA

SELLER CONC TYP: NA

NON-REALTY ITEMS \$: NA

NON ALLOWABLES: No

REPAIRS: No

BUYER CLOSING COSTS/PREPAIDS: No



PRESENT USE: Professional Service
EST SQFT: 6000
STORIES: 1
TTL # PARKING SPACES: 33
PARKING: Paved
YEAR BUILT: 2000

UNIT/SUITE/LOT #:
AREA: McAllen
SUBDIVISION: One Nolana Center
COUNTY: Hidalgo
ZONING: C1

LOT DIMENSIONS: 130x200
GRID (IE:###A#): 247D6
BASE TAXES: tbd

LOT SQFT: 26000
TAX ID NUMBER: 04320-00-000-0003-00
TAX YEAR: 09

ACREAGE: 0

LOCATION: Free Standing, Other-See Remarks

GROUNDS: Landscaped

OFFICE SQFT: 6000

WAREHOUSE SQFT: 0

RETAIL SQFT: 0

OTHER BLDG SQFT: 0

CEILING HT (FT): 9

EXTERIOR SIDING: Stucco

WATER HEATER: Electric

ROOF TYPE: Other-See Remarks

FLOORS: Wall/Wall Carpet, Tile, Concrete

UTILITIES: 110VAC, 220VAC, Telephone, Public Water, Sewer

AMENITIES: Other-See Remarks

ENERGY FEATURES: Other-See Remarks

SITE FEATURES: Restrooms-Private

HVAC SYSTEM: Central, Electric

ACCESS: City Street, Paved Road

DIRECTIONS: Located on the north side of Nolana, between McColi & Jackson Rd.

LEGAL DESCRIPTION: Lot 3, One Nolana Center(Subject to Survey)

REMARKS: Very nice, large office building - currently being used as CPA office. Built in 2000. Currently leased through December, 2010.

AGENT REMARKS: The information contained herein was obtained from sources believed reliable; however, First American Realty Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

SELLER 1: G A Smith

SELLER 2:

PRESENTLY LEASED: Yes

LEASE AMOUNT/PERIOD: tbd

EXPIRATION DATE: 12/31/2010

ESCROW (USE \$ OR %): 15000

TITLE COMPANY (PREFERRED): Edwards

ESCROW (USE \$ OR %): 15000

CSO: 2

VAR COMM: No

AGREEMENT TYPE: Exclusive Right to Sell

PROPOSED FINANCING: Cash, Conventional

POSSESSION: Closing and Funding

SHOWING INSTRUCTIONS: Occupied, Call LO/LA

DOCUMENTS ON FILE: Lease Documents

LIST DATE: CONTRACT DATE: 4/22/2010

ORIGINAL LIST PRICE: \$775,000

DAYS ON MARKET: 126

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM:

ALLOW COMMENTS:

OFFICE NAME: First American Realty Company (#:37)

LISTING AGENT: Charles Marina CCIM, GRI DR (#:1)

MAIN: (956) 682-3000

AGENT EMAIL: cmarina@firstamrty.com

FAX: (956) 682-4074

CONTACT #: (956) 495-3000

* Listing information provided by Greater McAllen Association of REALTORS MLS. Information is deemed to be reliable but is not guaran

MLS #: C9412S (Sold) List Price: \$1,250,000

4715 N 10th Street McAllen, TX 78504

SOLD PRICE: \$1,150,000

CLOSING DATE: 1/8/2008

FINANCING: Conventional

SELLING OFFICE NAME: RE/MAX 1st Choice (#:157)

SELLING AGENT NAME: Britt J. Massie ABR, GRI (Inactive) (#:4)

SELLER CONCESSIONS: NONE

SELLER CONC TYP: NA

NON-REALTY ITEMS \$: 00.00

NON ALLOWABLES:

REPAIRS:

BUYER CLOSING COSTS/PREPAIDS:



PRESENT USE: Office

EST SQFT: 0

STORIES: 2

TTL # PARKING SPACES: 35

PARKING: Blacktop

YEAR BUILT: 0

UNIT/SUITE/LOT #:

AREA: McAllen

SUBDIVISION: HIDALGO CANAL

COUNTY: Hidalgo

ZONING: C1

LOT DIMENSIONS: 160.75 X 344

GRID (IE:###A#): 277B5

BASE TAXES: 11674

LOT SQFT: 0

TAX ID NUMBER: H2550-00-011-0011-07

TAX YEAR: 04

ACREAGE: 127

LOCATION: Free Standing

GROUND: Mature Trees

OFFICE SQFT: 5400

WAREHOUSE SQFT: 0

RETAIL SQFT: 0

OTHER BLDG SQFT: 0

CEILING HT (FT): -

EXTERIOR SIDING: Stucco

WATER HEATER: Electric

ROOF TYPE: Other-See Remarks

FLOORS: Tile, Hardwood

UTILITIES: 110VAC, Telephone, Cable TV, Public Water, Sewer

AMENITIES: Separate Electric Meters, Pole Sign, Other-See

ENERGY FEATURES: Other-See Remarks

Remarks

HVAC SYSTEM: Central

SITE FEATURES: Security System, Restrooms-Private, Outside

Storage, Fenced Storage

ACCESS: City Street

DIRECTIONS: WESTSIDE OF 10TH ST SOUTH OF VIOLET

LEGAL DESCRIPTION: HIDALGO CANAL CO MC E 350' OF NORTH 160.75'

REMARKS: TWO STORY BUILDING W/ONE STORY WING ATTACHED PLUS A ONE STORY DETACHED BUILDING. TOTAL OF SIX SUITES THAT ARE CURRENTLY LEASED. CALL CSS FOR SHOWINGS.

AGENT REMARKS:

SELLER 1: CALL LA

SELLER 2:

PRESENTLY LEASED: Yes

LEASE AMOUNT/PERIOD: -

EXPIRATION DATE:

ESCROW (USE \$ OR %): 10000

TITLE COMPANY (PREFERRED): VALLEY LAND

ESCROW (USE \$ OR %): 10000

CSO: 2.5

VAR COMM: No

AGREEMENT TYPE: Exclusive Right to Sell

PROPOSED FINANCING: Cash, Conventional

POSSESSION: Closing and Funding

SHOWING INSTRUCTIONS: Occupied, Call LO/LA

DOCUMENTS ON FILE: Survey

LIST DATE: CONTRACT DATE: 10/31/2007

ORIGINAL LIST PRICE: \$1,250,000

DAYS ON MARKET: 691

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM:

ALLOW COMMENTS:

OFFICE NAME: RE/MAX 1st Choice (#:157)

MAIN: (956) 668-8555

FAX: (956) 668-8556

LISTING AGENT: The Massie Team (#:82)

AGENT EMAIL: joanmassie@remax.net

CONTACT #: (956) 227-3629

TEAM MEMBER: Michelle Contreras (#:82)

AGENT EMAIL: themassieteam@aol.com

TEAM CONTACT #: (956) 522-0070

* Listing information provided by Greater McAllen Association of REALTORS MLS Information is deemed to be reliable but is not guaran

ADDENDA

Qualifications of Appraiser – Leonel Garza III

The office of Leonel Garza Jr. & Associates LLC is owned and operated by Leonel Garza III. The company was founded by Leonel Garza Jr. who was a commercial real estate appraiser for more than 25 years. Leonel Garza Jr. was a State Certified General Real Estate Appraiser & Board Member of the Texas State Appraisal Review Board from October 23, 1995 Through September 15, 1998 and was appointed by Governor George W. Bush to this position for two (2) terms.

Leonel Garza III has continued the family business, concentrating on general commercial properties and right-of-way acquisition projects for more than 13 years. The office of Leonel Garza Jr. & Associates LLC contains three (3) General Certified Appraisers and several supporting staff members all located at 1419 Dove Avenue, Suite #1, McAllen, Texas. The following is a synopsis of the qualifications of Leonel Garza III and the public service organizations involved in with the County of Hidalgo and the City of McAllen.

Education

Graduate, 1995, Texas A&M University, College Station, Texas (Bachelor of Science in Biomedical Science)
Graduate, 1991 McAllen Memorial High School, McAllen, Texas

Licenses

State Certified General Real Estate Appraiser

Number TX - 1328375-General

Licensed Since December 31, 1998

Expires: December 31, 2012 (Active)

State Certified Property Tax Consultant

Number TX – 00003181

Licensed Since May 20, 2002

Expires: June 16, 2012 (Active)

Public Service Organizations

Associate Member of the Appraisal Institute

Currently taking courses toward the designation of MAI through the Appraisal Institute.

National Association of Master Appraisers

Designated as a Master Senior Appraiser in 2006 by the national Association of Master Appraisers. This designation is obtained thru educational requirements and experience.


Associate Member of the International Right of Way Association (IRWA) (Member # 7899430)

Board Member of the City of McAllen Planning and Zoning Board

This board is charged with submitting reports, plans, and recommendations to the City Commission for the orderly growth, development, and welfare of the City. They review and make recommendations on zoning change requests, conditional use permits for longer than one year, and variances to Subdivision Ordinance requirements for development.

Chairman of the Hidalgo County Subdivision Advisory Board

This county board on subdivision reviews primary goal is to ensure that proper standards, set by Texas Water Development Board and the Texas Subdivision Model Rules and or opinions from the Texas State Attorney Generals Office, are conducted in the development of proposed subdivision within the County of Hidalgo and or Extraterritorial Jurisdiction of municipalities throughout the County of Hidalgo. The boards secondary function is to review applications for variances against the Flood Plain Administrators decisions of the base flood elevations throughout the County of Hidalgo. (Appointed in 1998 – Present)

Texas Appraiser Licensing and Certification Board P.O. Box 12188 Austin, Texas 78711-2188 Certified General Real Estate Appraiser		
Number:	TX 1328375 G	
Issued:	12/13/2010	Expires: 12/31/2012
Appraiser:	LEONEL GARZA III	
<small>Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.</small>		
		 Douglas E. Oldmixon Commissioner

Chairman of the Hidalgo County Building Line of Adjustments

This county board reviews applications of variances to general set-back regulations set forth by the County of Hidalgo. This review includes the review of existing and or proposed encroachments into set-backs, easements, road right-of-way set-back, subdivision plat requirements and or requirements set forth by adjoining municipalities of which the subject is within the extraterritorial jurisdiction.

Member of The McAllen Palm City Lions Club

Direct the fund raising for the annual Thanksgiving Drive on behalf of Lion Leonel Garza Jr. who founded the drive more than 20 years ago. In 2006, the club raised funds to feed 60 family's throughout the City of McAllen.

Executive Board Member of the Lower Rio Grande Valley Boy Scouts Council

The goal of the council is to maintain membership and the continued progress of the boy scouts within the Lower Rio Grande Valley. The council shall maintain progress reports of financial status of the council and plan for events worldwide which local children may participate as a representative of the council. These events include the World Jamboree and the National Jamboree.

Former Chairman of the City of McAllen Zoning Board of Adjustments and Appeals

This city board has the duty to hear and decide appeals where it is alleged there is error in any requirement, or determination made administratively in the enforcement of the Zoning Ordinance. The Board hears appeals that grant variances to setback requirements and special exceptions to reconstruction of nonconforming buildings.

Former Vice Chairman of the City of McAllen Ambulance Advisory Committee

Evaluates and reports to the City Commission on the operation of the emergency ambulance service rendered by company or companies rendering such service.

Former Member of the City of McAllen Building Board of Adjustments and Appeals

The BBOA reviews the decision of City Staff for the demolition of properties deemed unsafe through the City for a variety of reasons. The board review all facts and concerns and make the decision to secure or proceed with demolition based upon the safety of the neighboring property owners and occupants. The greatest concern for the commission is the safety of the surrounding neighborhood occupants.

Former Member of the Pharr Municipal Park Charter Committee

Appointed in 1998-1999, our goal was to establish a 103 acre master planned recreational park to the City of Pharr during our membership with the City of Pharr Leadership Class X.

WORK EXPERIENCE

Employee of Leonel Garza Jr. & Associates since 1990

State Certified General Real Estate Appraiser since 1998

Texas Property Tax Consultant since 2002

Owner of G-3 Construction which primary focus is multi-family residential construction

Commercial and residential property manager throughout the City of McAllen & Pharr, Texas.

Appraiser Trainee from 1995-1998 under the sponsorship of Leonel Garza Jr.

Qualifications of Appraiser Thomas M. Davis

Education

Bachelor of Business Administration, Finance Major with Real Estate Option.
Graduated December 2002, Angelo State University, San Angelo, TX

Core Real Estate Courses

3371 Principles of Real Estate Practice
3372 Real Estate Law
3373 Residential Real Estate Appraisal
3374 Commercial Real Estate Appraisal
4371 Real Estate Finance
4372 Real Estate Investment Feasibility Analysis

Licenses Held

State Certified General Real Estate Appraiser
Number TX – 1336454-General
Licensed since December 2, 2002
Expires: October 31, 2012 (Active)

Public Service Organization

Delta Sigma Pi – Professional Business Fraternity
Supporting Member of Gladys Porter Zoo (Member #0901-DAV0269-3 A)
Associate Member of the Appraisal Institute (Not MAI Designated)
Associate Member of the International Right of Way Association (IRWA) (Member # 7898377)

Work Experience

Employee of Leonel Garza Jr. and Associates since 2003

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified General Real Estate Appraiser

Number: **TX 1336454 G**
Issued: **10/05/2010** Expires: **10/31/2012**
Appraiser: **THOMAS MICHAEL DAVIS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.


Douglas E. Oldmixon
Administrator