Austin AREA, Inc. 512-762-8506
Po Box 100, Georgetown, TX 78627

File No. lindeman21001

APPRAISAL OF

LOCATED AT:

21001 Lindeman Lane
Leander, TX 78641

FOR:

Client: Greg Reisman
Purpose: Appraise for market value

BORROWER:

NA

AS OF:

April 10, 2012

BY:

Matt Brown, SRA

LAND APPRAISAL REPORT

File No. lindeman21001

SUBJECT

Property Address 21001 Lindeman Lane		Census Tract 17.66	LENDER DISCRETIONARY USE
City Leander	County Travis	State TX Zip Code 78641	Sale Price $
Legal Description Abs 2457 Sur 96 Briggs E H & Abs 2580 Sur 96 Pope W Acr 16.3730			Date
Owner/Occupant Reisman/Vacant Land		Map Reference 370S	Mortgage Amount $
Sale Price $ na	Date of Sale na	Property Rights Appraised	Mortgage Type
Loan charges/concessions to be paid by seller $		[X] Fee Simple	Discount Points and Other Concessions
R.E. Taxes $ 4,000.00	Tax Year 2011 HOA $/Mo. na	[ ] Leashold	Paid by Seller $
Lender/Client Client: Greg Reisman		[ ] Condominium (HUD/VA)	
Purpose: Appraise for market value		[ ] PUD	Source

NEIGHBORHOOD

LOCATION	[ ] Urban	[X] Suburban	[ ] Rural
BUILT UP	[ ] Over 75%	[X] 25-75%	[ ] Under 25%
GROWTH RATE	[ ] Rapid	[X] Stable	[ ] Slow
PROPERTY VALUES	[ ] Increasing	[X] Stable	[ ] Declining
DEMAND/SUPPLY	[ ] Shortage	[X] In Balance	[ ] Over Supply
MARKETING TIME	[ ] Under 3 Mos.	[X] 3-6 Mos.	[ ] Over 6 Mos.

PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY		SINGLE FAMILY HOUSING PRICE $(000)	AGE (yrs)
Single Family	65%	Not Likely	[ ]				
2-4 Family	1%	Likely	[X]	Owner	[X]		
Multi-Family		In process	[ ]	Tenant	[ ]	50 Low	0
Commercial	3%	To: SFR		Vacant (0-5%)	[X]	500+ High	50
Industrial				Vacant (over 5%)	[ ]	Predominant	
Vacant	31%					225	- 20

NEIGHBORHOOD ANALYSIS	Good	Avg.	Fair	Poor
Employment Stability	[ ]	[X]	[ ]	[ ]
Convenience to Employment	[ ]	[X]	[ ]	[ ]
Convenience to Shopping	[ ]	[X]	[ ]	[ ]
Convenience to Schools	[ ]	[X]	[ ]	[ ]
Adequacy of Public Transportation	[ ]	[X]	[ ]	[ ]
Recreation Facilities	[ ]	[X]	[ ]	[ ]
Adequacy of Facilities	[ ]	[X]	[ ]	[ ]
Property Compatibility	[ ]	[X]	[ ]	[ ]
Protection from Detrimental Cond.	[ ]	[X]	[ ]	[ ]
Police & Fire Protection	[ ]	[X]	[ ]	[ ]
General Appearance of Properties	[ ]	[X]	[ ]	[ ]
Appeal to Market	[ ]	[X]	[ ]	[ ]

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: The subject neighborhood is known as Jonestown and is located Leander and Marble Falls along FM 1431. Lake Travis traverses the subject neighborhood and those homes with lake frontage or view tend to bring a premium in the market. There is a wide range of prices and quality of homes from manufactured homes to large estate homes. This is common for the area.

SITE

Dimensions Please see the survey provided		Topography	Sloping
Site Area 16.373 acres	Corner Lot No	Size	Typical for area
Zoning Classification None	Zoning Compliance None	Shape	Basically Rectangular
HIGHEST & BEST USE: Present Use Vac Land	Other Use	Drainage	Appears Adequate

UTILITIES	Public	Other	SITE IMPROVEMENTS	Type	Public	Private		
Electricity	[X]		Street	Asphalt	[X]	[ ]	View	Wooded/Open
Gas	[ ]		Curb/Gutter	None	[ ]	[ ]	Landscaping	None
Water	[ ]		Sidewalk	None	[ ]	[ ]	Driveway	Caliche
Sanitary Sewer	[ ]		Street Lights	None	[ ]	[ ]	Apparent Easements	None known
Storm Sewer	[ ]		Alley	None	[ ]	[ ]	FEMA Flood Hazard	Yes* No x
							FEMA* Map/Zone	48453C0090H/X

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): The subject site is a 16.373 acre site per the survey. It appears to have typical easements. The subject site slopes from the front to the middle and then back up a wet weather creek. The street may at times, be difficult to navigate during times of rain due to the slope of the street and maintenance.

SALES COMPARISON ANALYSIS

The undersigned has recited three recent sales of properties most similiar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	21001 Lindeman Lane Leander	23736 Nameless Leander		15234 Faubion Trail Leander		23550 Linderman Leander	
Proximity to Subject		2.23 miles ESE		5.07 miles N		1.39 miles E	
Sales Price	$ na		$ 227,000		$ 163,200		$ 245,070
Price/	$ ☑	$ 227000 ☑		$ 163200 ☑		$ 245070 ☑	
Data Source	Inspection	MLS/CAD/9106755		MLS/CAD/5223874		MLS/CAD/3034345	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sales or Financing Concessions		Cash		Conv		Cash	
Date of Sale/Time	na	11/01/2011		05/09/2011		10/04/2011	
Location	Average	Average		Average		Average	
Site/View	Wooded/Slope	Wooded/Slope		Wooded/Slope		Wooded/Level	
Size	16.373 Acres	11.517 Acres	0	19.2 Acres	0	18.83 Acres	0
Metal Barn	Yes	None	15,000	None	15,000	Cabin/Small House	-15,000
Topography	Sloping/Drive	Sloping to level	5,000	Sloping to level	5,000	Sloping to level	5,000
Price per acre		$19,739		$8,589		$12,999	
Net Adj. (total)		[X] + [ ] -	$ 20,000	[X] + [ ] -	$ 20,000	[ ] + [X] -	$ 10,000
Indicated Value of Subject		Gross: 8.8% Net: 8.8%	$ **247,000**	Gross: 12.3% Net: 12.3%	$ **183,200**	Gross: 8.2% Net: -4.1%	$ **235,070**

Comments of Sales Comparison: Please see the attachment.

RECONCILIATION

Comments and Conditions of Appraisal: The use of this report for any purpose by any party signifies the reading and acceptance of the attached assumptions and limiting conditions.

Final Reconciliation: Most emphasis was placed on the Sales Comparison Approach to Value since it best reflects the actions of buyers and sellers in the market. The Cost Approach and Income (GRM) Approach were not used in this report.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF April 10, 2012 **to be $ 230,000-$240,000**

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Matt Brown, SRA

Review Appraiser (if applicable) [ ] Did [ ] Did Not Inspect Property

ADDENDUM

Borrower: NA		File No.: lindeman21001	
Property Address: 21001 Lindeman Lane		Case No.:	
City: Leander	State: TX		Zip: 78641
Lender: Client: Greg Reisman			

Comments on Subject

The subject is a 16.373 acre tract of land located along Linderman Road, just north of FM1431 and Nameless Road. The subject site has varying degrees of topography and this may have both a positive and negative impact on the subject. The subject has very good tree coverage and also has an open area at the rear of the site where there is a metal barn/building. The subject site also has a gated entrance and gravel drive from the front to the rear. The subject drive has partially been improved with gravel and a new culvert has been installed along a wet weather creek. There is also a wet weather creek that runs along the rear of the site and there is currently water in the creek at this time.

A portion of the site may be located in the flood plain. A survey is recommended to determine exact boundaries and any possible flood determinations. It is unknown if the subject has a paid water tap. The existence of flood plain on the site may also determine what areas are suitable for building a home. If a large amount of area of the subject is located in the flood plain, this could have a negative impact on value and marketability. A survey is recommended that would specifically show flood plain areas. The subject backs to other vacant land and there is a neighboring house along the rear side of the site, behind the metal building.

The subject features a 36' x 48' metal barn with lean-to areas on each side. Part of the barn has a slab floor and part of it has a caliche floor. This is considered to be an enhancement to value. There are some manufactured homes in the neighborhood and this may be a negative for some potential buyers in the market. It is noted there are some custom homes along the subject street as well.

The subject was listed for sale from 07/07/2011 to 12/30/2011 for $259,000 with no change in the list price. Prior to this listing, the subject was listed in 2010 to 2011 for $375,000 and never sold. Since the subject was listed and expired, driveway improvements were made to the gravel drive which makes the metal building more accessible.

The purpose of the appraisal is to estimate the value of the subject for future placement on the market for sale in the open market. It is noted that the overall future sales and listing price of the subject may differ from the appraised value based on timing in the market, preferences for land that is level versus sloping, buyer and seller negotiations and marketing processes.

Comments on Market Data Approach

The appraiser made an effort to locate and use sales that are similar in size, view, location and those that have similar topography as well as some form of on site building structure. Most land does not include a structure as nice as the subject's metal building. An estimated "contributory" value of this structure was included for properties that do not feature this building. Contributory value can range from 30-60% of cost depending on the specific property and location. Sale #3 included an older home built in 1964 with 1134 sq ft. This habitable structure was estimated to have slightly higher value than the subject barn/building.

Sales #1 and #3 are very similar in location and also similar in topography. Specifically, sale #1 agent indicated this sale had flood plain issues as well as driveway issues as the subject had with steep drives and wet weather creeks. The agent indicated the drive and road did have an impact on the value of the sale. It is also noted that sales #1 and #3 are cash sales. Sale #2 sale included bank financing and tends to have sold lower. Sale #1 sold at 90% of the original list price. Sale #2 sold at 82% of the initial list price. Sale #3 sold at 87% of the initial list price. On average, these comparables sold at 86% of the initial list price. Applying this to the subject's most recent list price of $259,000 would arrive at a price $222,000. As noted, the overall topography, drive and access to the rear of the subject site is considered to have some impact on the value of the subject even after recent gravel drive improvements.

Additional Data:

It is noted that there are few tracts of land as the subject listed for sale between Lago Vista and Cedar Park-Leander.
( ) CR 2425- Georgetown, TX: 16.77 acres that is listed for $225,000 and now under contract. It has no improvements on the site and no water influences. It is pending for sale at $13,400/acre.
( ) Ranch Road: This is a 10 acre tract listed for sale for $134,000 near the subject at $13,400/acre. It has been on the market 471 days.
( ) Anderson Trail: This is a 10 acre tract listed for sale near the subject for $139,900 at $13,900/acre. It has been on the market 170 days.
1776 CR 245: This is a 20 acre lot that sold on 2/3/2012 for $189,490 or $9,475/acre. It is located near Williams Drive and Parmer Lane.
10 acres-Mockingbird Hill: It is located closer to Leander and sold for $135,000 on 12/1/2011 or $$13,500/acre with no improvements or creek.

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With a limited amount of data and the subject has been on the market in the past, the overall final negotiated price may be different than the value estimate. Furthermore, as gas prices increase, the overall marketability of the acreage that is father away from the Austin-Leander area may decrease.

Final Reconciliation

Comparables #1 and #3 are most similar to the subject and sale #3 has some form of additional on-site building. Sale #1 is most similar in topography. However, both of these sold on a cash basis and in some cases, cash sales do tend to have a higher net adjusted value. Consideration was given to the previous listing history as well as recent drive improvements and current access to the rear of the site. A review of the above additional listings and sale indicate other lots are listed in a tight range around $13,500 per acre +/-. In this instance, it is considered that the subject could sell in the price range from $230,000 to $240,000.

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, 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: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 21001 Lindeman Lane, Leander, TX, 78641

APPRAISER:	**SUPERVISORY APPRAISER (only if required)**
Signature:	Signature:
Name: Matt Brown, SRA	Name:
Date Signed: 04/12/2012	Date Signed:
State Certification #: TX-1320404-R	State Certification #:
or State License #:	or State License #:
State: TX	State:
Expiration Date of Certification or License: 04/30/2013	Expiration Date of Certification or License:
	☐ Did ☐ Did Not Inspect Property

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: NA		File No.: lindeman21001
Property Address: 21001 Lindeman Lane		Case No.:
City: Leander	State: TX	Zip: 78641
Lender: Client: Greg Reisman		

FRONT VIEW OF SUBJECT PROPERTY

REAR VIEW OF SUBJECT PROPERTY

STREET SCENE

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Drive

Metal barn

property behind subject

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Creek at back of lot

Creek

bottom land

PLAT MAP

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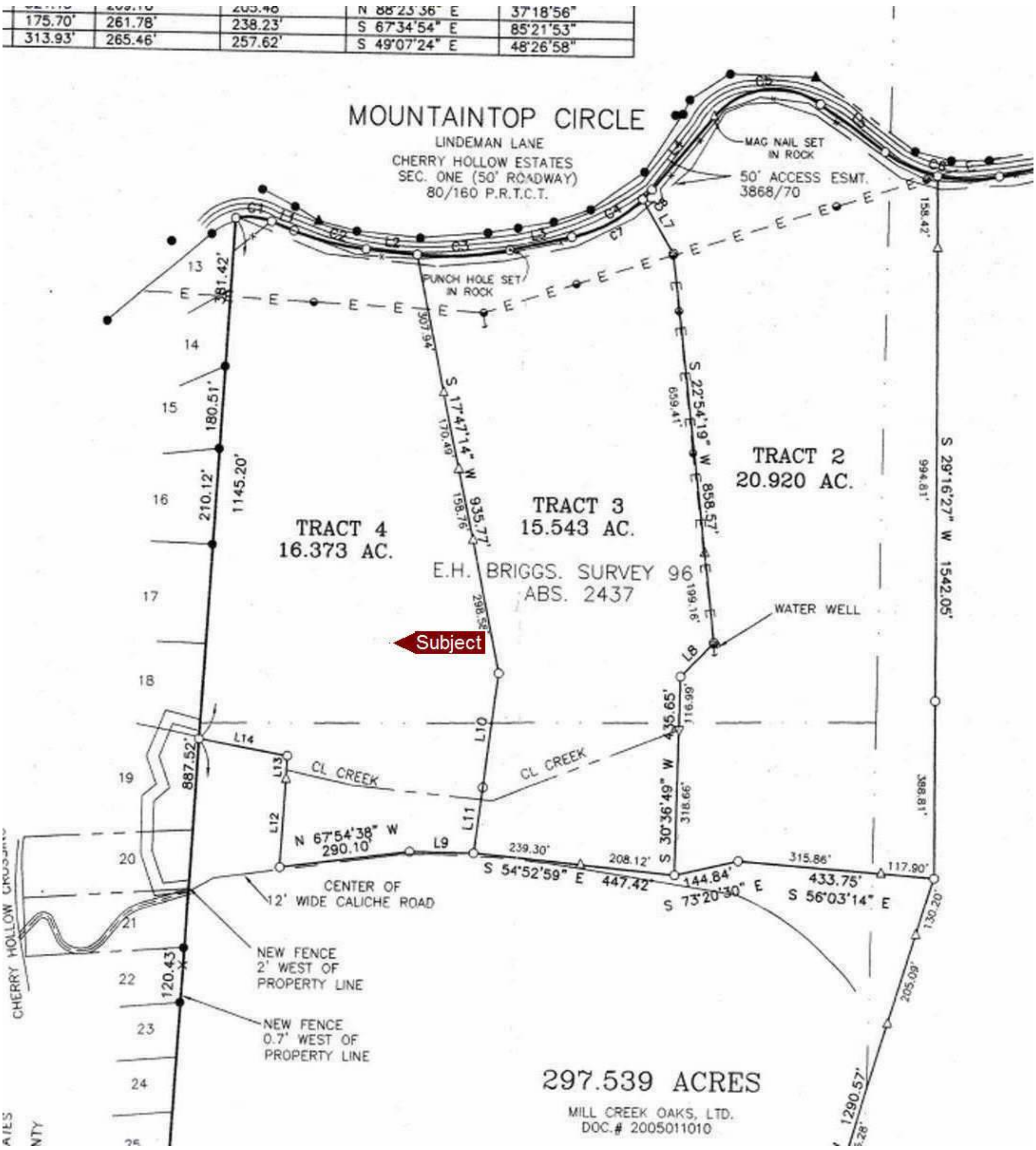

LOCATION MAP

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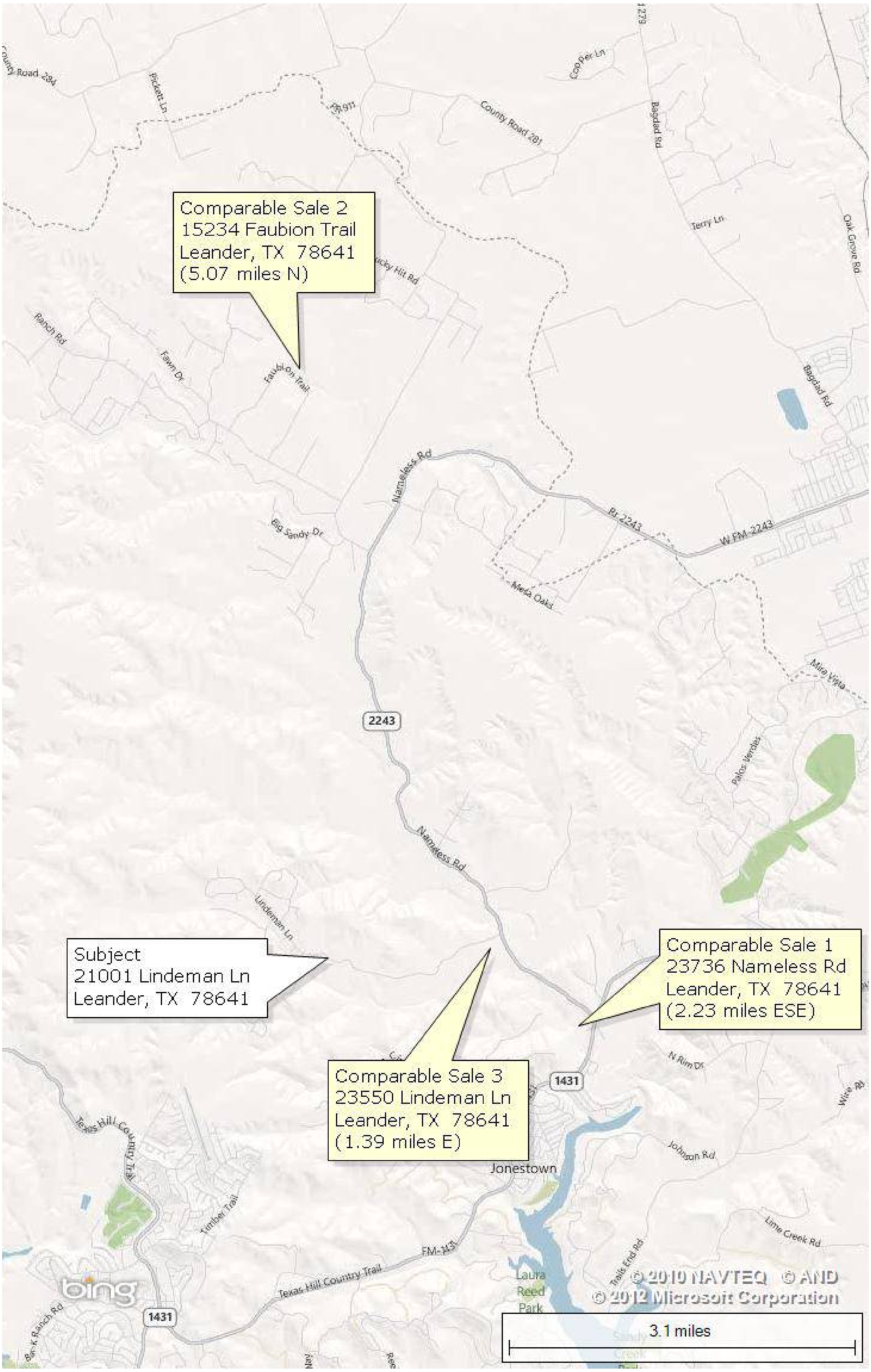

Flood

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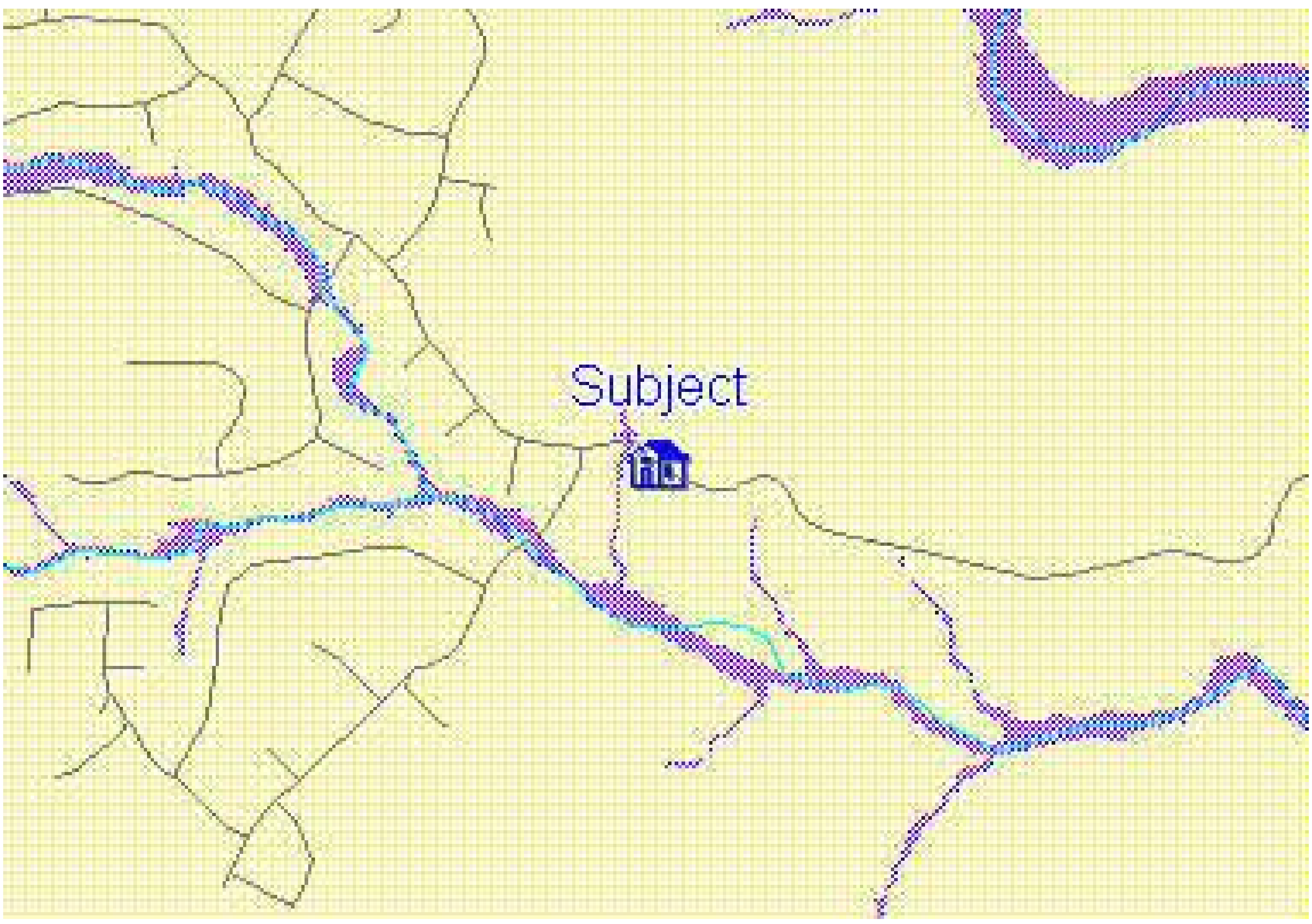

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Texas Appraiser Licensing and Certification Board

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

Certified Residential Real Estate Appraiser

Number: **TX 1320404 R**

Issued: **02/23/2011** Expires: **04/30/2013**

Appraiser: **MATTHEW WAYNE BROWN**

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 Residential Real Estate Appraiser.

Douglas E. Oldmixon
Commissioner

Aerial Map

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