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APPRAISAL OF
A PROPOSED ACQUISITION OUT OF A 0.352 ACRE TRACT

LOCATED AT
6603 BUNNY TRAIL
KILLEEN, BELL COUNTY, TEXAS 76549

DATE OF VALUE
JULY 8, 2024

DATE OF REPORT
NOVEMBER 14, 2024

DATE OF INSPECTION
JULY 8, 2024

PREPARED FOR
THE CITY OF KILLEEN
c/o Bunny Trail Real Estate, LP
18732A CENTRO MAIN STREET
SHENANDOAH, TEXAS 77385

PREPARED BY
NATIONAL APPRAISAL PARTNERS LLP

NAP LLP FILE #: 24-1130



NATIONAL APPRAISAL PARTNERS, LLP

November 14, 2024

The City of Killeen
c/o Bunny Trail Real Estate, LP
18732A Centro Main Street
Shenandoah, Texas 77385

Re: Appraisal of a proposed acquisition out of a 0.352 acre tract located at 6603 Bunny Trail in Killeen, Bell County, Texas 76549

Dear Mr. Vadapali,

At your request we have appraised the above referenced property. The purpose of this appraisal is to provide an estimate of the market value of the above referenced property (including the whole property, proposed acquisition, remainder before and after the acquisition and damages or enhancements, if any, to the remainder) as of the date of inspection, or July 8, 2024. We have valued the land only as well as any improvements within the proposed acquisition areas.

The subject property consists of a 0.352 acre or 15,333 square foot tract of land located at the eastern terminus of Mohawk Drive. The proposed acquisition includes 1,404 square feet of land out of the subject property for the purposes of extending Mohawk Drive east to connect with Bunny Trail. The subject property and the proposed acquisition are considered non-economic units due to their size and shape. The highest and best use of the subject property is for use in conjunction with a larger, adjacent parcel. Therefore, in order to estimate the market value of the subject property and the proposed acquisition, we have analyzed the property as part of a parent tract using the across the fence (ATF) method. The parent tract includes 221.624 acres or 9,653,941 square feet of land area and is located along the west side of Bunny Trail, at the western terminus of Gryffinder Lane in Killeen, Bell County, Texas. The parent tract address is 6603 Bunny Trail, Killeen, Bell County, Texas 76549. The following analysis for the entire parent tract.

The intended use of this appraisal is for potential acquisition purposes by the City of Killeen. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Our valuation was prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") of The Appraisal Foundation. This Appraisal Report is the written result of our findings and analysis. These opinions are to be used solely for the purposes stated above and are subject to the accompanying definition of market value and Statement of General Assumptions and Limiting Conditions.

Extraordinary Assumptions (the use of which might have affected the assignment results herein):

1. There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions (the use of which might have affected the assignment results herein):

1. The appraisal of the remainder property assumes that the proposed public or private improvements are complete as of the date of value. This is contrary to known facts, but results in a credible analysis. We have appraised the remainder property as if the proposed project is complete as of the date of value.
2. Consistent with Texas law and accepted appraisal practice regarding eminent domain appraisal, the appraisal of the whole property and the remainder after was completed without consideration of direct project influence.

Based on the investigation described in this report, the market value opinions are as follows:

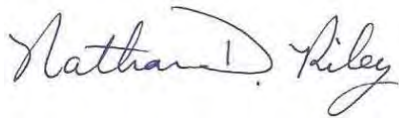
Market Value and Just Compensation Summary		
	Market Value	Just Compensation
Whole Property Value	\$13,800	
Proposed Acquisition	<u>\$1,264</u>	\$1,264
Remainder Before Acquisition	\$12,536	
Remainder After Acquisition	<u>\$12,536</u>	
Damages/Enhancements to Remainder	\$0	\$0
Cost to Cure	\$0	\$0
Total Compensation		\$1,264

Mr. Uday Vadapali
November 14, 2024
Page iii

We appreciate the opportunity to perform this service for the City of Killeen.

Sincerely,

NATIONAL APPRAISAL PARTNERS, LLP



Nathan D. Riley, MAI, Senior Manager
State Certified General Real Estate Appraiser
TX-1335486-G



Joseph M. Kammer
State Certified General Real Estate Appraiser
TX-1381159-G

Attachments

EXECUTIVE SUMMARY

Property Identification

Property Appraised:	Proposed acquisition out of a 0.352 acre tract
Address (Parent Tract):	6603 Bunny Trail Killeen, Bell County, Texas 76549
Location (Parent Tract):	W/S Bunny Trail, at the western terminus of Gryffinder Lane
Date of Inspection:	July 8, 2024
Date of Value:	July 8, 2024
Interest Appraised:	Fee Simple

Property Data

Land Area:	Subject Property:	15,333 Square Feet 0.352 Acres
	Proposed Acquisition:	1,404 Square Feet 0.032 Acres
	Parent Tract:	9,653,941 Square Feet 221.624 Acres
Highest and Best Use		
Site As Vacant:		Mixed-use development
Property As Improved:		Demolition of the existing improvements and mixed-use development
Marketing/Exposure Time:		12 months or less

Value Indications

	<u>Aggregate</u>
Subject Property:	\$13,800
Proposed Acquisition:	\$1,264
Remainder Before the Acquisitions:	\$12,536
Remainder After the Acquisitions:	\$12,536
Damages or Enhancements:	\$0
Cost to Cure:	\$0
Total Compensation:	\$1,264



Aerial view of the subject property



Aerial view of the parent tract



Looking east along Mohawk Drive towards the proposed acquisition



Interior view of the proposed acquisition looking east



View of the parent tract looking north



View of the parent tract looking west from Bunny Trail

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SCOPE OF THE APPRAISAL

Scope of Work

The scope of this appraisal involved the systematic research and analysis necessary to reach a value conclusion for the subject. The initial step was to inspect the subject property and the surrounding area. The extent of our inspection of the subject property included an inspection of the subject site and the surrounding neighborhood. After analyzing the macro environment, research was conducted relevant to the valuation process, including gathering comparable land sales and listings, real estate tax data and other pertinent information. We have completed the Sales Comparison Approach to value only for this appraisal. This is the only appropriate approach to value a property similar to the subject, and the scope of work defined herein is adequate to derive a credible value opinion of the subject property. The Cost and Income Capitalization Approaches are not appropriate approaches to value similar tracts of land. Therefore, we have not completed the Cost and Income Capitalization Approaches for this appraisal. This Appraisal Report is the written result of our findings and analysis.

Date of the Appraisal

The date of the market value of the fee simple interest of the subject property is the date of inspection, or July 8, 2024. The date of this report is November 14, 2024.

Purpose and Intended Use of the Appraisal

The purpose of this appraisal is to provide an estimate of the market value of the subject property (including the whole property, proposed acquisition, remainder before and after the acquisition and damages or enhancements, if any, to the remainder). The intended use of this appraisal is for potential acquisition purposes by the City of Killeen. This report is for the exclusive use of the City of Killeen, their affiliates, designates and assignees and no other party shall have any right to rely on any service provided by National Appraisal Partners, LLP without prior written consent. The client for this appraisal is the City of Killeen.

Property Rights Appraised

Fee simple interest, as used herein, is defined by *The Dictionary of Real Estate Appraisal*, Sixth Edition, as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Definition of Market Value

The current definition of market value, as defined below in *City of Austin v. Cannizzo*, 267 S.W. 2d 808 (Tex 1954), is as follows:

Market value is the price which the property would bring when it is offered for sale by one who desires to sell, but is not obliged to sell, and is bought by one who desires to buy, but is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future.

Definition of Economic unit

Economic unit, as used herein, is defined by *The Dictionary of Real Estate Appraisal*, Sixth Edition, as:

A portion of a larger (parent) parcel, vacant or improved, that can be described and valued as a separate and independent parcel. Physical characteristics such as location, access, size, shape, existing improvements, and current use are considered when identifying an economic unit. The economic unit should reflect marketability characteristics similar to other properties in the market area. In appraisal, the identification of economic units is essential in highest and best use analysis of a property.

Definition of the Across the Fence (ATF) Method

Across the fence (ATF) method, as used herein, is defined by *The Dictionary of Real Estate Appraisal*, Sixth Edition, as:

A land valuation method often used in the appraisal of corridors. The ATF Method is used to develop a value opinion based on comparison to abutting land.

GENERAL DATA

Property Identification

A brief legal description of the parent tract is as follows:

221.624 acres, a portion of Abstract 600, John E. Maddera Survey, Bell County, Texas.

The parent tract consists of 221.624 acres or 9,653,941 square feet of land which is located along the west side of Bunny Trail, at the western terminus of Gryffinder Lane in Killeen, Bell County, Texas. The parent tract address is 6603 Bunny Trail, Killeen, Bell County, Texas 76549.

Ownership History of the Property

According to the Bell County Appraisal District, the current owner of record for the subject property is Bunny Trail Real Estate, LP. There is a 1.83 acre portion of the property that is recorded as being owned by Reavis Family Estate Trust Etal. However, this does not appear to be correct based on information provided by the client and public records. Bunny Trail Real Estate, LP acquired the subject property from Reavis Family Estate Trust Etal in July 2022 for \$7,926,848 or \$0.82 per square foot. Based on the analysis presented herein, the prior sale price was at a market level at the time of sale. The property was not openly listed on the market for sale prior to the previous sale. However, based on information provided by the current owner, the property was purchased at the previous owner's asking price of \$7,926,848 or \$0.82 per square foot. Based on the analysis presented herein, the asking price was at a market level at the time. A 7.20 acre portion of the subject property along Bunny Trail is currently listed on the market for sale for \$2,822,688 or \$9.00 per square foot. We have not analyzed this portion of the property alone and cannot comment on the reasonableness of the asking price. Based on our research, there have been no other transactions involving the subject property over the past three years.

Exposure/Marketing Period

The comparable sales used in this appraisal and our interviews with local market participants indicate that the exposure/marketing period for properties similar to the subject is typically less than one year. Therefore, we estimate an exposure/marketing period of 12 months or less for the subject property.

Area Analysis

The subject property is located within the Killeen-Temple-Fort Cavazos Metropolitan Statistical Area (MSA). The Killeen-Temple-Fort Cavazos Metropolitan Statistical Area, as defined by the United States Census Bureau, is an area consisting of Bell, Coryell and Lampasas counties in Central Texas, anchored by the City of Killeen.

Population

Killeen-Temple-Fort Cavazos MSA, State of Texas and United States population trends are presented on the table below.

Population Growth and Forecasts					
	2020	2023	Annual % Change	2028 Projection	Annual % Change
Killeen MSA	475,367	499,442	1.69%	521,573	0.89%
Texas	29,145,505	30,506,523	1.56%	32,021,944	0.99%
United States	331,449,281	337,470,185	0.61%	342,640,129	0.31%

Source: STDB Online

The Killeen-Temple-Fort Cavazos MSA experienced strong population growth from 2020 to 2023. The Killeen-Temple-Fort Cavazos MSA population growth exceeded the state and the nation during the period. Population growth for the Killeen-Temple-Fort Cavazos MSA is projected to trail the state and exceed the national growth rate between 2023 and 2028.

Income

The following table summarizes median household income for the Killeen-Temple-Fort Cavazos MSA, the State of Texas and the United States.

Median Household Income			
	2023	2028 Projection	Annual % Change
Killeen MSA	\$59,708	\$65,917	2.08%
Texas	\$69,529	\$78,896	2.69%
United States	\$72,603	\$82,410	2.70%

Source: STDB Online

The median household income for the Killeen-Temple-Fort Cavazos MSA is lower than the State of Texas and the United States. Median household income growth for the Killeen-Temple-Fort Cavazos MSA is projected to trail the State of Texas and the United States through 2028.

Employment

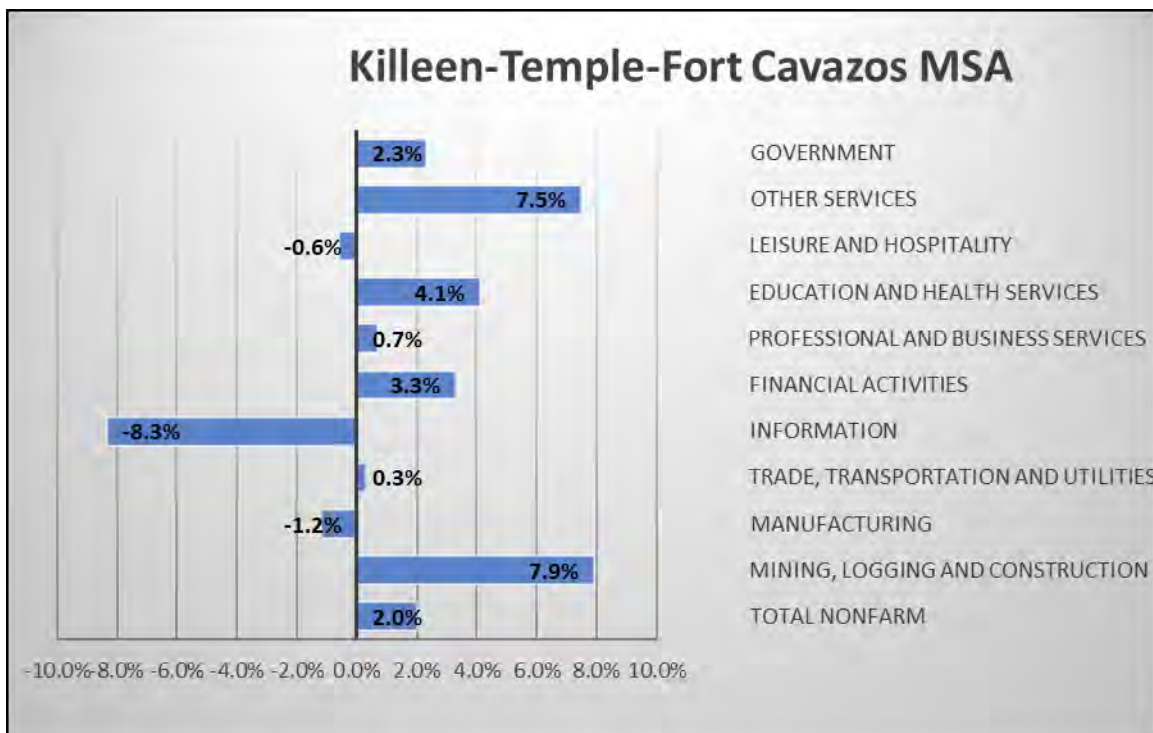
The following table summarizes historic employment levels for the Killeen-Temple-Fort Cavazos MSA and the State of Texas.

Employment				
	Killeen MSA		Texas	
Year	Total	% Change	Total	% Change
2018	167,096	--	13,178,793	--
2019	168,759	1.0%	13,434,744	1.9%
2020	165,006	-2.2%	12,872,070	-4.2%
2021	171,618	4.0%	13,486,624	4.8%
2022	175,058	2.0%	14,093,906	4.5%
2023	177,402	1.3%	14,472,524	2.7%

Source: Texas A&M Real Estate Center

Over the past five years, employment growth in the Killeen-Temple-Fort Cavazos MSA has averaged 1.2% per year. The average employment growth for the State of Texas was 1.9% over the same period.

The following chart outlines Killeen-Temple-Fort Cavazos MSA employment growth rates by industry sector over the past twelve months.



Source: U.S. Bureau of Labor Statistics March 2024

The largest employment growths in the Killeen-Temple-Fort Cavazos MSA occurred in the mining, logging and construction sector (7.9%) and the other services sector (7.5%). The information sector (-8.3%), the manufacturing sector (-1.2%) and the leisure and hospitality sector (-0.6%) declined over the past twelve months.

The following table lists the top five employers in the Killeen-Temple-Fort Cavazos MSA.

Top Five Employers	
Employer	# Local Employees
Fort Hood- Soldiers & Civilian Personnel	45,076
Baylor Scott & White Hospital & Clinic	7,110
Killeen Independent School District	6,800
Central Texa Veterans Healthcare System	3,000
Belton Independent School District	1,990

Source: Bell County Comprehensive Financial Report 2022

Unemployment

The following chart tracks unemployment rates for the Killeen-Temple-Fort Cavazos MSA, the State of Texas and the United States over the past eight years.



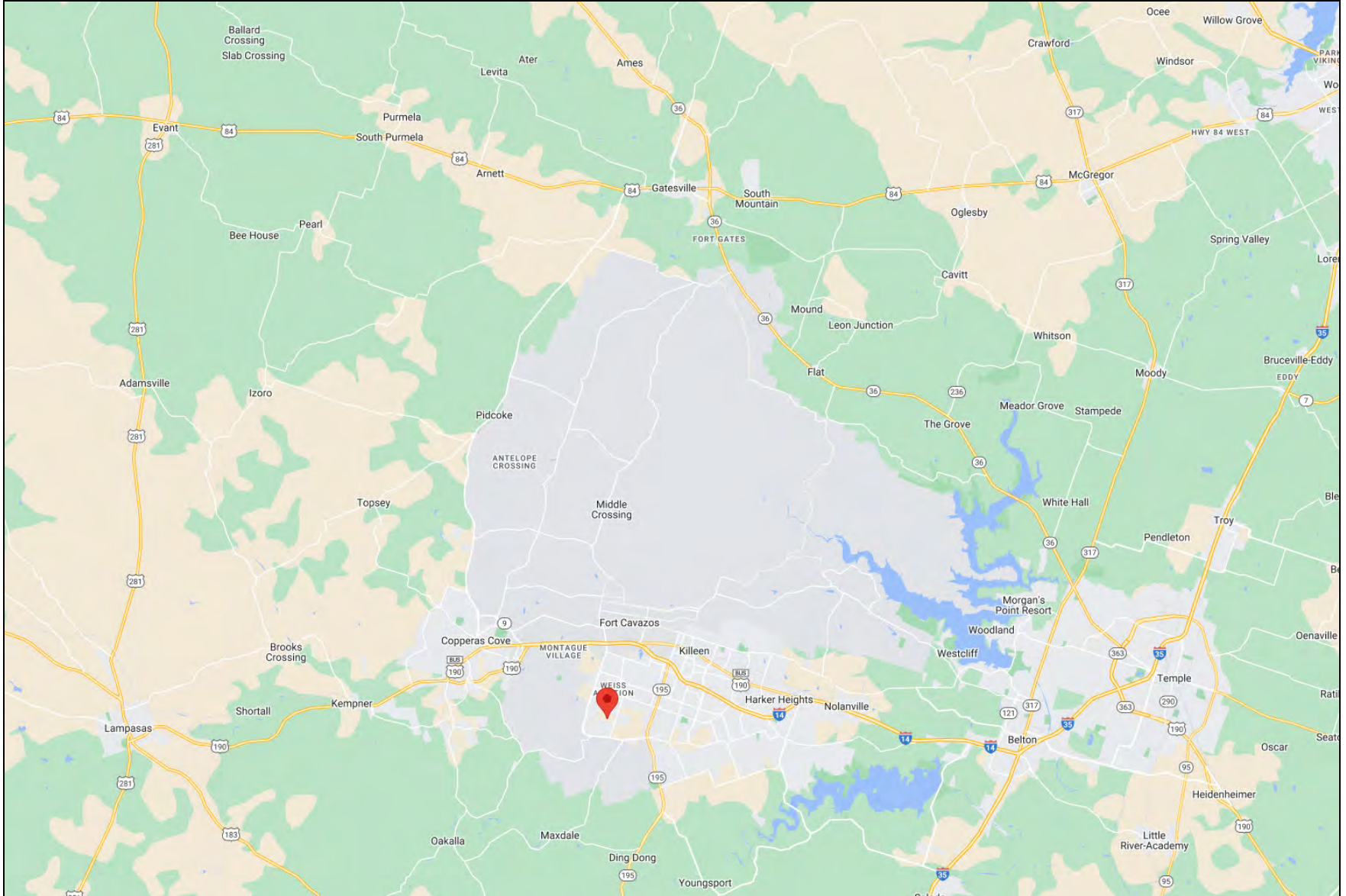
Source: U.S. Bureau of Labor Statistics March 2024

The Killeen-Temple-Fort Cavazos MSA unemployment rate declined between 2015 and 2019, increased in 2020, declined between 2020 and 2022 and increased in 2023. The Killeen-Temple-Fort Cavazos MSA unemployment rate was below the United States between 2015 and 2017, above the United States in 2018 and 2019, below the United States in 2020 and above the United States between 2021 and 2023. The Killeen-Temple-Fort Cavazos MSA unemployment rate was above the State of Texas in 2015, below the State of Texas in 2016 and 2017, above the State of Texas in 2018 and 2019, below the State of Texas in 2020 and above the State of Texas between 2021 and 2023. The unemployment rate significantly increased in 2020 due to the halt in the economy as a result of the coronavirus, COVID-19. However, unemployment rates started to decrease in May 2020 and have returned to pre-pandemic levels.

Conclusion

Overall, the outlook for the Killeen-Temple-Fort Cavazos MSA is cautiously optimistic. The uncertainty surrounding the coronavirus, COVID-19, will affect the Killeen-Temple-Fort Cavazos MSA's economy. Longer term, average population growth, employment and household income growth levels are projected to continue.

Area Map



Neighborhood Analysis

Neighborhood Defined/Location

The subject property is located in south Killeen. The neighborhood is roughly bound by Interstate Highway 14 to the north, Stagecoach Road to the south, South W. S. Young Drive to the east and the Killeen Regional Airport to the west. The neighborhood includes portions of unincorporated Bell County and portions of the City of Killeen. The neighborhood is located approximately two miles south of the Killeen Central Business District.

Predominant Development/Stage of Development

The neighborhood includes a mixture of retail/commercial, industrial and residential development. The neighborhood also includes tracts of vacant land. Retail/commercial development in the neighborhood includes hotels, retail centers, restaurants and freestanding retail buildings. Retail/commercial development is concentrated along the primary roadways in the neighborhood such as South Clear Creek Road, Bunny Trail, Robinett Road, Old FM 440, State Highway 195, Florence Road, Trimmer Road, South W. S. Young Drive, Interstate Highway 14, Watercrest Road, West Jasper Drive, Elms Road, Stan Schlueter Loop and Stagecoach Road. Residential development is scattered throughout the neighborhood, predominantly along secondary thoroughfares. Industrial development is located along primary and secondary roadways in the subject neighborhood, on freestanding sites. Overall, the subject neighborhood is established, with new development and redevelopment occurring.

The neighborhood is located south of Fort Cavazos Military Reservation, a U.S. military post located in Killeen, Texas. It is located halfway between Austin and Waco, approximately 60 miles from each. The base originated during World War II when the military needed wide-open space to test and train with newly developed tank destroyers. The original installation included 158,706 acres and was completed in 1942 at a cost of \$22.8 million. Today, Fort Cavazos contains over 214,000 acres and is the largest single site employer in Texas with 34,500 assigned soldiers or airmen, 48,500 family members and approximately 9,000 civilian employees and contractors. Fort Cavazos contributed nearly \$28.8 billion to the Texas economy in 2021 (most recent data available). Fort Cavazos is the third most populous U.S. military installation in the world.

Texas A&M University Central Texas is a public university located on a 662 acre campus along Stagecoach Road in Killeen, Texas. The university was founded in 1999, has an enrollment of nearly 3,500 students and offers multiple undergraduate and graduate programs. The campus currently includes three buildings, but will eventually include 19 academic buildings totaling 1.6 million square feet, four general-use buildings totaling 325,000 square feet, a student union recreation/wellness center, a conference center, a dining hall, 1,800 beds of student housing in five phases, athletic and recreation facilities, a 30,000-person-capacity football stadium, a 10,000-person-capacity baseball field, an 8,000-person-capacity indoor arena, 22 acres of outdoor recreation space, and parking for 6,000 cars. Approximately 40% of students are affiliated with the US military.

Accessibility

Primary north/south roadways in the subject neighborhood include South Clear Creek Road, Bunny Trail, Robinett Road, Old FM 440, State Highway 195, Florence Road, Trimmier Road and South W. S. Young Drive. Primary east/west roadways in the subject neighborhood include Interstate Highway 14, Watercrest Road, West Jasper Drive, Elms Road, Stan Schlueter Loop and Stagecoach Road. Overall, the accessibility of the neighborhood is good.

Immediate Vicinity

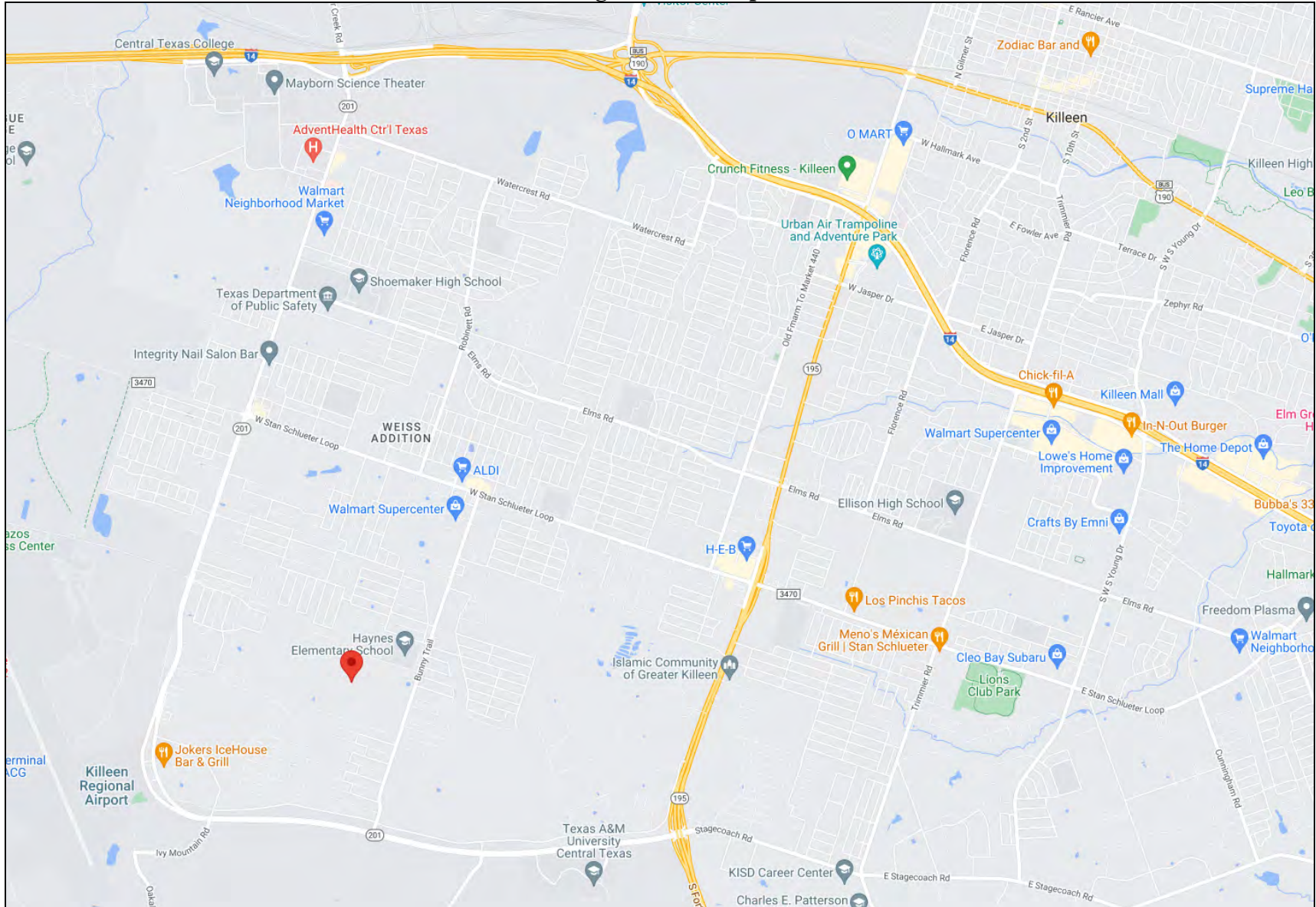
The immediate vicinity of the subject property includes a mixture of residential development and tracts of vacant land. The following chart outlines land uses adjacent to the subject site.

North:	Vacant Land, Haynes Elementary School, Single-Family Residences, Tumut Lane
South:	Single-Family Residences, Dewitt Count Court, Single-Family Residences, Prewitt Ranch Road
East:	Bunny Trail, Single-Family Residences, Goblin Drive, Single-Family Residences
West:	Dr. Joseph A. Fowler Elementary School, Mohawk Drive, Single-Family Residences, Katy Creek Lane

Conclusion

The subject neighborhood includes primarily a mixture of retail/commercial, industrial and residential development and tracts of vacant land. Overall, the subject neighborhood is established with limited new development and redevelopment occurring. The neighborhood has good access to other portions of the Killeen-Temple-Fort Cavazos Area. The outlook for the neighborhood is cautiously optimistic. A neighborhood map follows.

Neighborhood Map



Site Analysis

The following is a description of the physical characteristics of the subject site. A survey of the subject property, a survey of the parent tract, a concept plan for the parent tract, a plat map and a flood plain map of the subject site follow this site analysis section.

Location

The subject site (subject property) is located at the western terminus of Mohawk Drive. The proposed acquisition will include a 100-foot strip of the subject property. The subject property is approximately 14 feet wide and is not functional to be developed independently.

The parent tract is located along the west side of Bunny Trail, at the western terminus of Gryffinder Lane, in Killeen, Bell County, Texas. The parent tract address is 6603 Bunny Trail, Killeen, Bell County, Texas 76549.

Size/Shape

The subject property contains 0.352 acres or 15,333 square feet of land area and is basically rectangular in shape, but is not functional to be independently developed. The proposed acquisition will include a 100-foot strip of the subject property, but is not functional to be independently developed.

The parent tract contains 221.624 acres or 9,653,941 square feet (includes subject property non-economic unit) of land area and is basically rectangular in shape. The following is a description of the parent tract only.

Accessibility/Frontage

The parent tract has 1,687.52 feet of frontage along the west side of Bunny Trail. Bunny Trail is a four-lane, two way primary roadway with open ditch drainage and a center turn lane in the vicinity of the subject. Overall, the access/frontage of the site is good.

Topography

The parent tract is gently rolling and at the grade of the adjacent roadway.

Flood Plain

According to FEMA Map Community Panel Number 48027C0260E dated September 26, 2008, the majority of the parent tract is located in flood zone X, outside of the flood plain. Approximately 19.66 acres or 8.8% of the parent tract is located within flood zone AE, inside of the 100-year flood plain. Considering the development occurring on similarly flood plain affected sites nearby, the flood plain location of the parent tract does not appear to be a major impediment to development.

Zoning

The parent tract is located in the City of Killeen and is zoned "PUD – Planned Unit Development". This zoning allows for single-family and multi-family development as well as commercial development according to the approved site plan for the parent tract.

Utilities and Services

Public water and sewer services are provided to the parent tract by the City of Killeen. Natural gas service is provided to the parent tract by Atmos Energy. Electricity is provided to the parent tract by various providers.

Easements and Encroachments

The parent tract has typical utility easements which do not appear to impact the development potential of the site.

Environmental Considerations

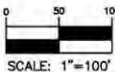
During our inspection we did not notice any obvious environmental hazards associated with the parent tract. However, we are not qualified to detect such hazards and the valuation herein assumes that the parent tract is free and clear of any environmental problems.

Conclusion

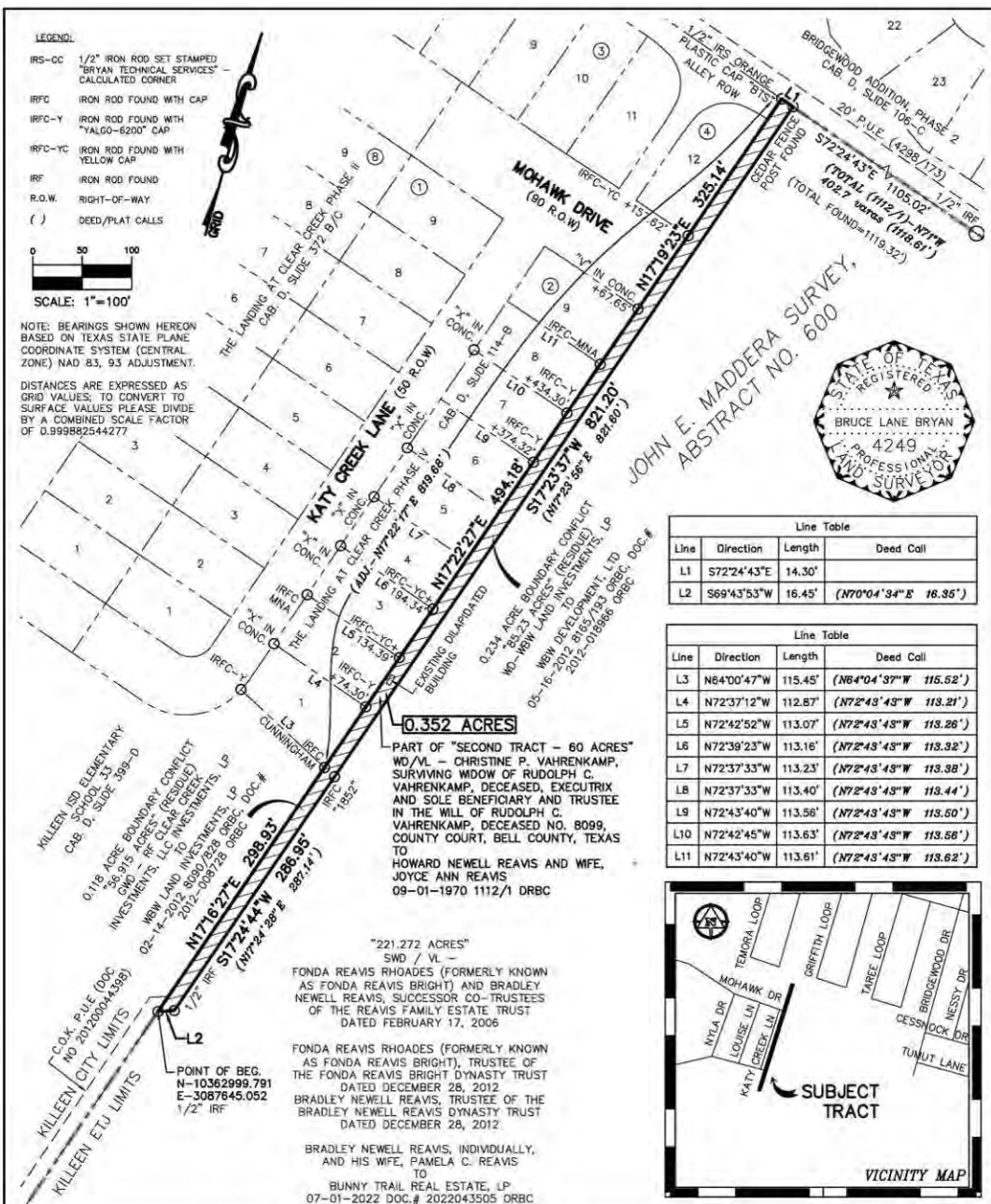
The parent tract is located along the west side of Bunny Trail, at the western terminus of Gryffinder Lane in Killeen, Bell County, Texas. The size and shape of the parent tract are well suited for development. The access/frontage of the site is good. All public utilities are available to the parent tract. Overall, the development potential of the parent tract is good. A survey of the subject property, a survey of the parent tract, a concept plan for the parent tract, a plat map and a flood plain map of the subject site follow.

LEGEND:

- IRS-OC 1/2" IRON ROD SET STAMPED "BRYAN TECHNICAL SERVICES" - CALCULATED CORNER
- IRFC IRON ROD FOUND WITH CAP
- IRFC-Y IRON ROD FOUND WITH "YALGO-6200" CAP
- IRFC-YC IRON ROD FOUND WITH YELLOW CAP
- IRF IRON ROD FOUND
- R.O.W. RIGHT-OF-WAY
- () DEED/PLAT CALLS



NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT. DISTANCES ARE EXPRESSED AS GRID VALUES; TO CONVERT TO SURFACE VALUES PLEASE DIVIDE BY A COMBINED SCALE FACTOR OF 0.999882544277



JOHN E. MADDERA SURVEY,
ABSTRACT NO. 600

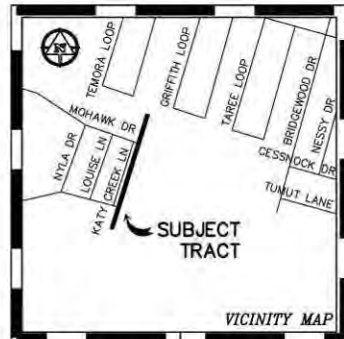


Line	Direction	Length	Deed Call
L1	S72°24'43"E	14.30'	
L2	S69°43'53"W	16.45'	(N70°04'34"E 16.35')

Line	Direction	Length	Deed Call
L3	N84°00'47"W	115.45'	(N84°04'39"W 115.52')
L4	N72°37'12"W	112.67'	(N72°43'43"W 113.21')
L5	N72°42'52"W	113.07'	(N72°43'43"W 113.26')
L6	N72°39'23"W	113.16'	(N72°43'43"W 113.32')
L7	N72°37'33"W	113.23'	(N72°43'43"W 113.38')
L8	N72°37'33"W	113.40'	(N72°43'43"W 113.44')
L9	N72°43'40"W	113.56'	(N72°43'43"W 113.50')
L10	N72°42'45"W	113.63'	(N72°43'43"W 113.58')
L11	N72°43'40"W	113.61'	(N72°43'43"W 113.62')

0.352 ACRES
PART OF "SECOND TRACT - 60 ACRES" W/O/VL - CHRISTINE P. VAHRENKAMP, SURVIVING WIDOW OF RUDOLPH C. VAHRENKAMP, DECEASED, EXECUTRIX AND SOLE BENEFICIARY AND TRUSTEE IN THE WILL OF RUDOLPH C. VAHRENKAMP, DECEASED NO. 8099, COUNTY COURT, BELL COUNTY, TEXAS TO HOWARD NEWELL REAVIS AND WIFE, JOYCE ANN REAVIS 09-01-1970 1112/1 DRBC

"221.272 ACRES" SMO / VL - FONDA REAVIS RHOADES (FORMERLY KNOWN AS FONDA REAVIS BRIGHT) AND BRADLEY NEWELL REAVIS, SUCCESSOR CO-TRUSTEES OF THE REAVIS FAMILY ESTATE TRUST DATED FEBRUARY 17, 2006
FONDA REAVIS RHOADES (FORMERLY KNOWN AS FONDA REAVIS BRIGHT), TRUSTEE OF THE FONDA REAVIS BRIGHT DYNASTY TRUST DATED DECEMBER 28, 2012
BRADLEY NEWELL REAVIS, TRUSTEE OF THE BRADLEY NEWELL REAVIS DYNASTY TRUST DATED DECEMBER 28, 2012
BRADLEY NEWELL REAVIS, INDIVIDUALLY, AND HIS WIFE, PAMELA C. REAVIS TO BUNNY TRAIL REAL ESTATE, LP 07-01-2022 DOC.# 2022043505 ORBC



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED OFF MOHAWK DRIVE IN KILLEEN, BELL COUNTY, TEXAS, 76549, DESCRIBED AS FOLLOWS: BEING A 0.352 ACRE TRACT OF LAND, LYING AND SITUATED IN THE JOHN E. MADDERA SURVEY, ABSTRACT NO. 600 AND THE LAND HEREIN DESCRIBED BEING THE REMAINDER OF THAT "SECOND TRACT - 60 ACRES" BY WARRANTY DEED WITH VENDORS LIEN - CHRISTINE P. VAHRENKAMP, SURVIVING WIDOW OF RUDOLPH C. VAHRENKAMP, DECEASED, EXECUTRIX AND SOLE BENEFICIARY AND TRUSTEE IN THE WILL OF RUDOLPH C. VAHRENKAMP, DECEASED NO. 8099, COUNTY COURT, BELL COUNTY, TEXAS TO HOWARD NEWELL REAVIS AND WIFE, JOYCE ANN REAVIS 09-01-1970 VOLUME 1112, PAGE 1, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO 48027C0260E EFFECTIVE 9/26/2008 LOCATED IN ZONE "X" (UNSHADED).
NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN
NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

TO: -
RE: -

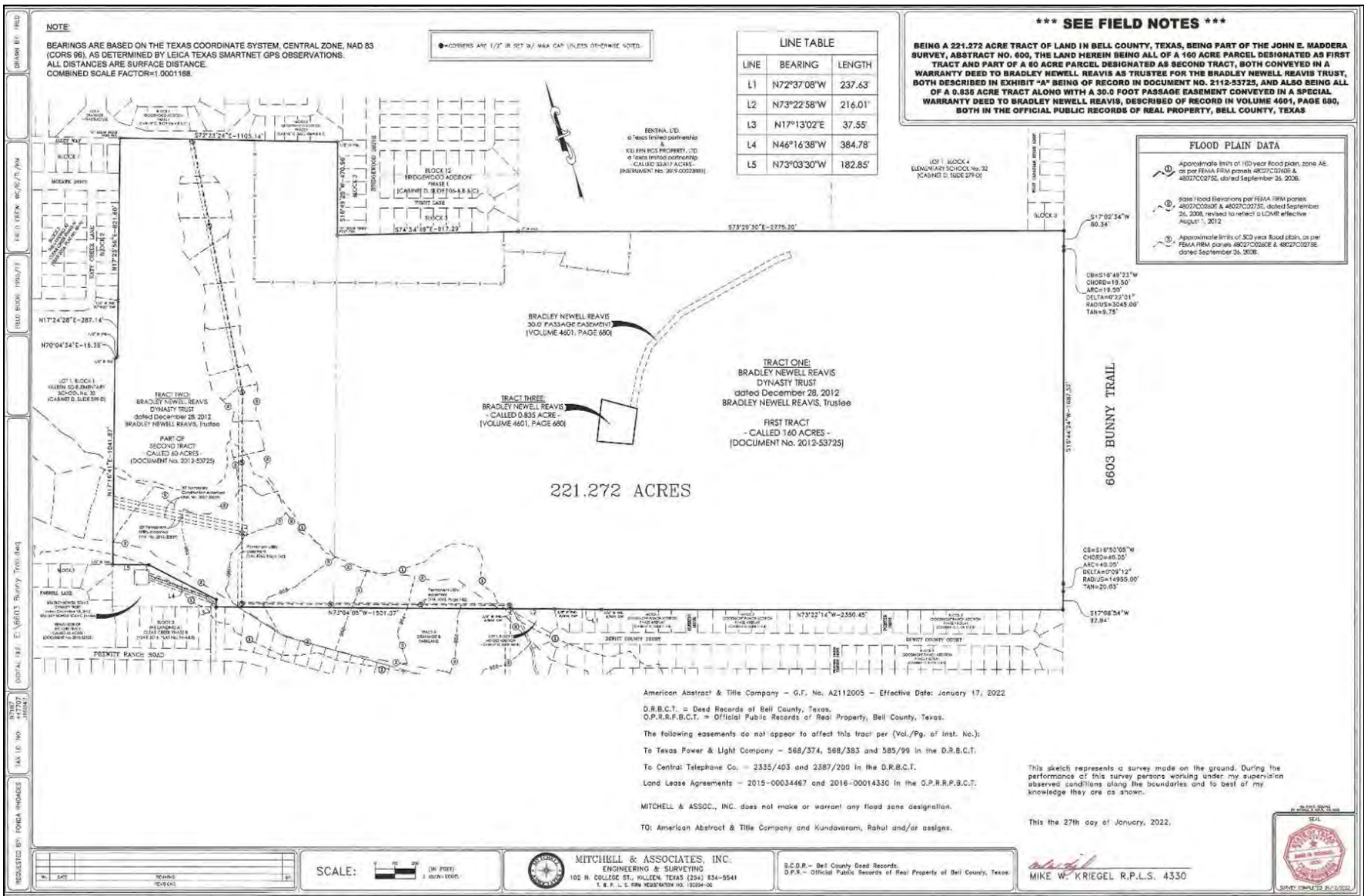
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

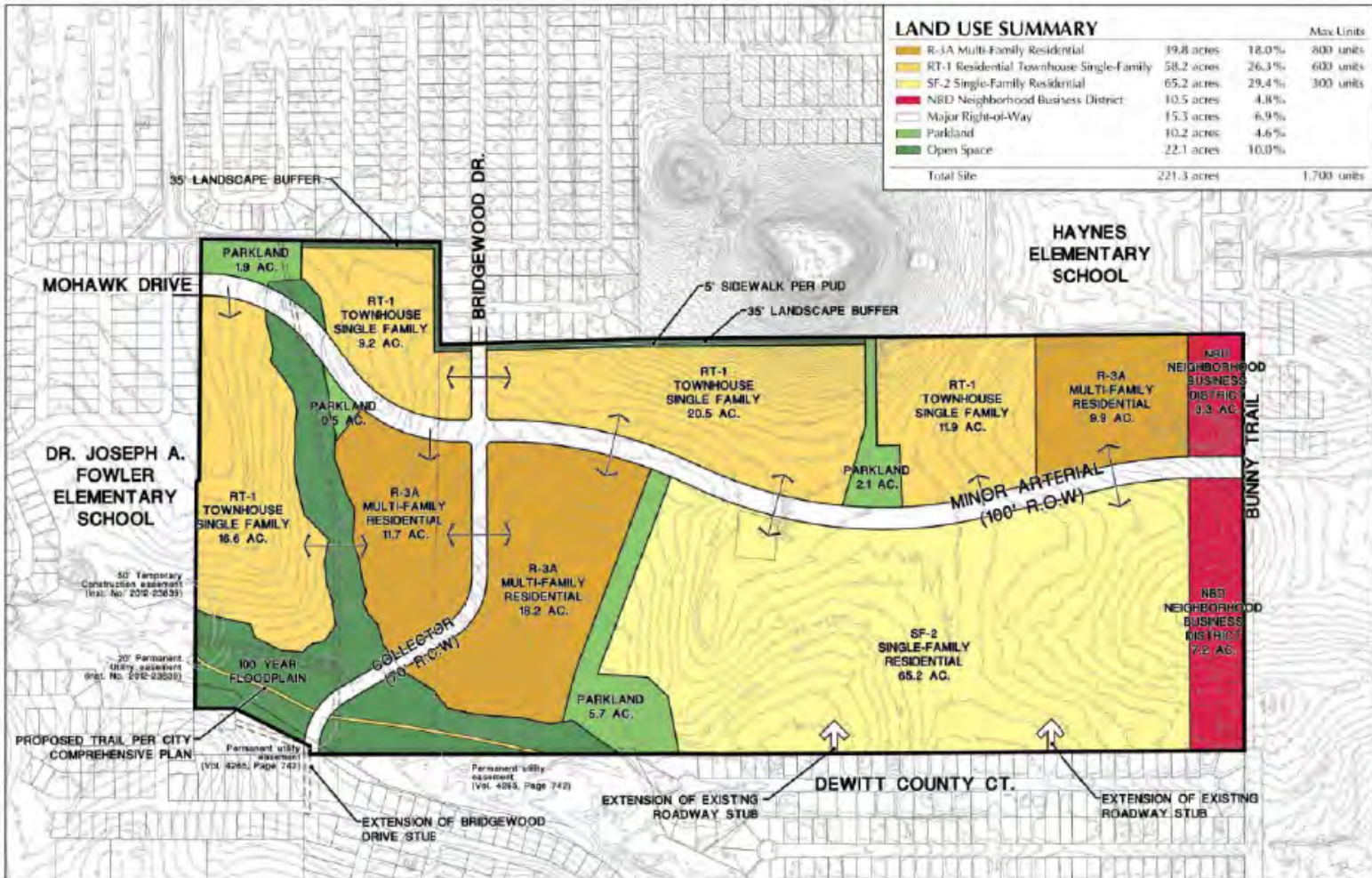
01-03-24
DATE
BRUCE L. BRYAN, R.L.S.
TEXAS REGISTRATION NO. 4249

EXHIBIT "A"

BRYAN TECHNICAL SERVICES, INC.

911 NORTH MAIN TAYLOR, TX 76781 FIRM No. 10128500
PHONE: (512) 332-5009
bruce@bryantechnicalservices.com

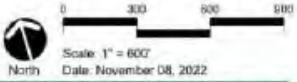




LAND USE SUMMARY			Max Units
R-1A Multi-Family Residential	39.8 acres	18.0%	800 units
RT-1 Residential Townhouse Single-family	58.2 acres	26.3%	600 units
SF-2 Single-Family Residential	65.2 acres	29.4%	300 units
NRD Neighborhood Business District	10.5 acres	4.8%	
Major Right-of-Way	15.3 acres	6.9%	
Parkland	10.2 acres	4.6%	
Open Space	22.1 acres	10.0%	
Total Site	221.3 acres		1,700 units

Exhibit B
Concept Plan

Bunny Trail Planned Unit Development



Base mapping supplied from best available information. All map data should be considered as preliminary in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.





MAP DATA

FEMA Special Flood Hazard Area: No
 Map Number: 48027C0260E
 Zone: X
 Map Date: September 26, 2008
 FIPS: 48027

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

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HIGHEST AND BEST USE

The uses to which a property can be put affect its value. This is recognized by the concept of highest and best use, generally understood to mean:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and which results in the highest value. These four factors influence the developability and the marketability/value of property:

- ⇒ Legal permissibility (zoning, deed restrictions, building codes, etc.)
- ⇒ Physical possibility (size, shape, frontage, utilities, etc.)
- ⇒ Financial feasibility (demand to support development)
- ⇒ Maximum productivity

Two separate analyses are performed to develop an opinion of highest and best use: first, an examination of the site as vacant and available for development and second, an examination of the existing improvements and an investigation of their contribution to the value of the property. For an existing improved property, as long as the value of the property as improved is greater than the value of the vacant site less demolition costs, the highest and best use is the use as improved. Once the value of the vacant land exceeds the value of the improved property, the highest and best use becomes the use of the land as vacant.

Site as Vacant

Legally Permissible

The parent tract is located in the City of Killeen and is zoned “PUD – Planned Unit Development”. This zoning allows for single-family and multi-family development as well as commercial development according to the approved site plan for the parent tract. There do not appear to be any other adverse restrictions which would limit the development of the subject site.

Physically Possible

The parent tract contains 221.624 acres or 9,653,941 square feet of land area (includes subject property non-economic unit). The parent tract is basically rectangular in shape, with frontage along a primary neighborhood roadway. All public utilities are available to the parent tract. Most uses are physically possible on the parent tract. Based on the physical characteristics of the site and its location, the most likely use of the parent tract is some form of mixed-use development.

Financially Feasible/Maximally Productive

During our inspection, we noted new commercial and residential development occurring in the subject neighborhood. The level of new construction appears to support new commercial and residential development on the parent tract at this time. According to local brokers and developers, commercial and residential development are likely financially feasible in the subject neighborhood. Based on this analysis, the highest and best use of the parent tract as vacant is for mixed-use development.

VALUATION OF THE PARENT TRACT

Sales Comparison Approach

In order to apply the Sales Comparison Approach to the subject property, we have utilized the across the fence (ATF) method. The ATF Method is effectively based upon the premise that the corridor land (e.g., street right-of-way, alley, utility easement) should be worth at least as much as the land through which it passes or is contiguous to (i.e., the parent tract). When applying this method, the comparable sales confirmed by the appraiser are compared to the parent tract, all of the measurable differences are considered with adjustments applied, and a fee simple unit value for the parent tract is determined. The unit value of the parent tract is then ascribed to the subject parcel's (non-economic unit) land area to arrive at an indication of market value for said parcel.

In order to apply the Sales Comparison Approach to the subject property parent tract, we have researched and analyzed recent land sales and listings in and around the subject neighborhood. We contacted individuals having knowledge of the transaction details and discussed each sale to the fullest extent possible. We also interviewed local brokers, investors and developers regarding current trends in land prices and development in and around the subject neighborhood.

The most pertinent sales to analyze the subject are summarized on the Land Sales Summary and Adjustment Grid and location map following this introduction. A detailed write up of each sale can be found in the Addenda.

LAND SALES SUMMARY AND ADJUSTMENT GRID

<u>MARKET DATA</u>	<u>SUBJECT</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<i>Current Listing</i> <u>6</u>
Location	W/S Bunny Trail, at the western terminus of Gryffinder Lane	SE/C State Highway 195 and Stagecoach Road	E/S Trimmier Road, 2,550 feet north of Chaparral Road	W/S Bunny Trail, at the western terminus of Gryffinder Lane	E/S Tower Hill Lane, 2,300 feet east of State Highway 195	Wraps SW/C South W. S. Young Drive and East Veterans Memorial Boulevard	N/S Little Nolan Road, 650 feet east of O. W. Curry Drive
City	Killeen	Killeen	Killeen	Killeen	Killeen	Killeen	Killeen
Date of Sale	--	May/24	Apr/23	Jul/22	Jun/22	Nov/21	Jul/24
Size (Ac.) ⁽¹⁾	221.624 Ac.	94.420 Ac.	29.300 Ac.	221.272 Ac.	50.150 Ac.	25.440 Ac.	74.500 Ac.
Size (SF) ⁽¹⁾	9,653,941 SF	4,112,935	1,276,308	9,638,608	2,184,534	1,108,166	3,245,220
Sale Price	--	\$4,721,000	\$1,000,000	\$7,926,848	\$1,500,000	\$975,000	\$4,500,000
Sale Price Per Sq. Ft.	--	\$1.15	\$0.78	\$0.82	\$0.69	\$0.88	\$1.39
Proposed Development	--	Industrial	Athletic Training Facility	Mixed-Use	Single-Family	Multi-Family	Unknown
Sale Price Per Sq. Ft.	--	\$1.15	\$0.78	\$0.82	\$0.69	\$0.88	\$1.39

COMPARATIVE ANALYSIS

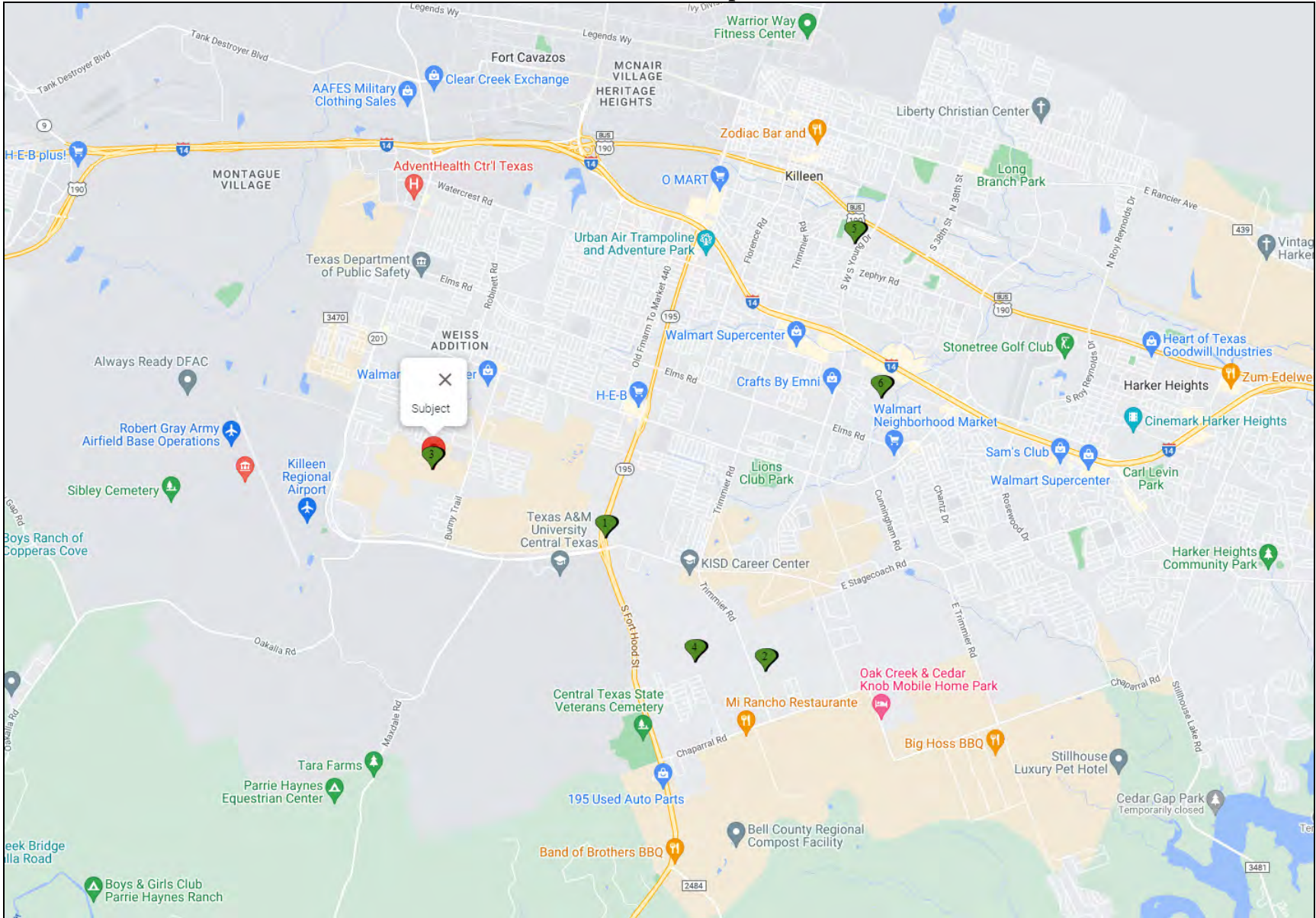
<u>MULTIPLIED ADJUSTMENTS</u>	<u>0.1 years</u>	<u>1.3 years</u>	<u>2.0 years</u>	<u>2.1 years</u>	<u>2.6 years</u>	<u>0.0 years</u>
Elapsed Time (Years)	0.1 years	1.3 years	2.0 years	2.1 years	2.6 years	0.0 years
Market Conditions/Time Adjustment	0.3%	3.9%	6.0%	6.3%	7.8%	0.0%
Conditions of Sale Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%	-5.0%
Eq. Cond/Time Adj. Price PSF	\$1.15	\$0.81	\$0.87	\$0.73	\$0.95	\$1.32
<u>ADDED ADJUSTMENTS</u>						
Location Adjustment	0%	5%	0%	5%	0%	-10%
Physical Characteristics:						
Size Adjustment/Sq. Ft. Basis	-5%	-10%	0%	-10%	-15%	-5%
Shape/Depth	5%	0%	0%	0%	5%	0%
Access/Frontage	-5%	0%	0%	5%	0%	5%
Corner	-5%	0%	0%	0%	0%	0%
Topography	0%	0%	0%	0%	0%	0%
Flood Plain	0%	0%	0%	-5%	-5%	0%
Utilities	0%	0%	0%	0%	0%	0%
Zoning	0%	0%	0%	0%	0%	0%
Total Adjustment	-10%	-5%	0%	-5%	-15%	-10%
Adjusted Price/Sq. Ft.	\$1.04	\$0.77	\$0.87	\$0.69	\$0.81	\$1.19

PSF METHOD⁽²⁾	Low:	\$0.69
	High:	\$1.04
	Mean:	\$0.84
	Median:	\$0.81

INDICATED VALUE ESTIMATE				
\$0.90	X	9,653,941	=	\$8,688,547

Notes:
⁽¹⁾ Subject parent tract size.
⁽²⁾ Excludes current listing.

Land Sales Map



Comparative Analysis

For this analysis, we compared the sales to the subject property parent tract and adjusted them for differences in market conditions (time), conditions of sale, location and various physical characteristics. The adjusted prices for the sales were then reconciled into a final value indication for this approach.

Our analysis includes five sales and one current listing. The sales range in date of sale from November 2021 to May 2024. The sales range in size from 25.440 to 221.272 acres. The unadjusted prices of the sales range from \$0.69 to \$1.15 per square foot. The current listing contains 74.500 acres and has an unadjusted asking price of \$1.39 per square foot.

Market Conditions

For this adjustment, we considered changes in the demand for land, recent and proposed development, the availability of financing, and economic conditions at the local level. Based on our discussions with market participants and a comparison of the sales, land prices in the subject neighborhood have increased over the past few years. While increasing interest rates and inflation are factors that have influenced the market, local supply, demand and demographic conditions in the subject market appear to be more significant. Therefore, we have applied an upward adjustment of 3.0% per year for improved market conditions.

Conditions of Sale

An adjustment is warranted for conditions of sale when a transaction involves atypical motivations that affect the price of a property. All of the sales were reported to be typical arm's length transactions and were not adjusted for this characteristic. Listings generally sell for less than their asking price. Therefore, the current listing was adjusted downward for conditions of sale.

Location

Location adjustments are necessary when the locations of the comparable properties are different than the subject. Sales 2 and 4 are inferior to the subject parent tract with respect to location. Therefore, these comparables were adjusted upward for this characteristic. The current listing is superior to the subject parent tract with respect to location. Therefore, this comparable was adjusted downward for this characteristic. All of the remaining comparables are similar to the subject site parent tract with respect to location. Therefore, adjustments were not applied to these comparables for this characteristic.

Size

The size of a property will usually affect its per unit sale price. An inverse relationship typically exists between the size of a property and its sale price per square foot. The larger the size of a property, the smaller the per unit price, and vice versa, assuming all other variables are constant. The subject site parent tract contains 221.624 acres (includes subject property non-economic unit), while the comparables range from 25.440 to 221.272 acres. Sales 1, 2, 4 and 5 and the current listing were adjusted downward due to their smaller sizes as compared to the subject parent tract. The adjustment applied is 5% per doubling/halving in size and is based on a comparison of the sales and our conversations with local brokers and investors. Sale 3 is similar to the subject parent tract with respect to size and was not adjusted for this characteristic.

Shape/Depth

The shape/depth characteristics of a property can affect its sale price. Sales 1 and 5 are inferior to the subject parent tract with respect to shape/depth. Therefore, these comparables were adjusted upward for this characteristic. All of the remaining comparables have shape/depth characteristics that would not influence the developability of the site, similar to the subject parent tract. Therefore, adjustments were not applied to these comparables for this characteristic.

Access/Frontage

The access/frontage characteristics of a property will usually affect its sale price. The subject site parent tract has frontage along the west side of Bunny Trail, a primary neighborhood roadway. Sale 1 has superior access/frontage as compared to the subject site parent tract. Therefore, this comparable was adjusted downward for its superior access/frontage characteristics. Sale 4 and the current listing have inferior access/frontage as compared to the subject site parent tract. Therefore, these comparables were adjusted upward for their inferior access/frontage characteristics. All of the remaining comparables are similar to the subject with respect to access/frontage and were not adjusted for this characteristic.

Corner

Corner sites typically sell for more than interior sites. Sale 1 is a corner tract of land. Therefore, this comparable was adjusted downward for this characteristic. All of the remaining comparables are interior tracts of land, similar to the subject site parent tract. Therefore, these comparables were not adjusted for this characteristic.

Topography

The overall price of a property will generally be negatively impacted if additional investment is required to level the site. All of the comparables are similar to the subject property with respect to topography. Therefore, topography adjustments were not applied to the comparables.

Flood Plain

The overall price of a site can be impacted if a portion of the site is located within the flood plain. The subject site parent tract is located partially within the 100-year flood plain. Sales 4 and 5 are located outside of the flood plain and are superior to the subject site parent tract with respect to this characteristic. Therefore, these comparables were adjusted downward for this characteristic. All of the remaining comparables are relatively similar to the subject site parent tract with respect to flood plain characteristics. Therefore, flood plain adjustments were not applied to these comparables.

Utilities

Access to utilities can have an impact on the sale price of a site. The subject site parent tract has access to all utilities. All of the comparables have access to all utilities at the time of sale. Therefore, the comparables were not adjusted for this characteristic.

Zoning

The subject site parent tract and all of the comparables are similar with respect to zoning and/or highest and best use. Therefore, adjustments for zoning differences were not applied to the comparables.

Valuation of the Parent Tract Conclusion

The adjusted sale prices of the comparable land sales ranges from \$0.69 to \$1.04 per square foot. The mean of the sales is \$0.84 per square foot and the median is \$ 0.81 per square foot. We have placed primary emphasis on Sale 1 which is the most recent comparable and Sale 3 which required the least amount of gross adjustments. These comparables indicate an average adjusted sale price of \$0.96 per square foot. Based on this analysis, the market value of the fee simple interest of the subject property parent tract as of the date of inspection, or July 8, 2024, is estimated as follows:

9,653,941 Square Feet	X	\$0.90 per square foot	=	\$8,688,547
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VALUATION OF THE PROPOSED ACQUISITION

In order to provide a market value of the proposed acquisition area, we have estimated the land value of the proposed acquisition area via the Sales Comparison Approach. In order to apply the Sales Comparison Approach to the subject property, we have utilized the across the fence (ATF) method. The ATF Method is effectively based upon the premise that the corridor land (e.g., street right-of-way, alley, utility easement) should be worth at least as much as the land through which it passes or is contiguous to (i.e., the parent tract). When applying this method, the comparable sales confirmed by the appraiser are compared to the parent tract, all of the measurable differences are considered with adjustments applied, and a fee simple unit value for the parent tract is determined. The unit value of the parent tract is then ascribed to the subject parcel's (non-economic unit) land area to arrive at an indication of market value for said parcel.

Land Value Estimate

The subject property consists of a 0.352 acre or 15,333 square foot tract of land located at the eastern terminus of Mohawk Drive. The subject property and the proposed acquisition are considered non-economic units due to their size and shape. The highest and best use of the subject property and the proposed acquisition is for use in conjunction with a larger, adjacent parcel. Therefore, in order to estimate the market value of the subject property and the proposed acquisition, we have analyzed the property as part of a parent tract using the across the fence (ATF) method.

Based on this analysis, the market value of the subject property (non-economic unit) as of the date of inspection, or July 8, 2024, is estimated as follows:

15,333 Square Feet	X	\$0.90 per square foot	=	\$13,800
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The proposed acquisition includes 1,404 square feet of land out of the subject property for the purposes of extending Mohawk Drive east to connect with Bunny Trail. The proposed acquisition is considered a non-economic unit due to its size and shape. The highest and best use of the proposed acquisition is for use in conjunction with a larger, adjacent parcel. Therefore, in order to estimate the market value of the proposed acquisition, we have analyzed the proposed acquisition as part of a parent tract using the across the fence (ATF) method. Considering the highest and best use of the proposed acquisition area, we have valued this portion of the property as a pro-rata share of the whole property.

Based on this analysis, the market value of the proposed acquisition as of the date of inspection, or July 8, 2024, is estimated as follows:

1,404 Square Feet	X	\$0.90 per square foot	=	\$1,264
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Value of the Proposed Acquisition Conclusion

Our estimate of the total value of the proposed acquisition areas is outlined below.

Proposed Acquisition:	\$1,264
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VALUATION OF THE REMAINDER BEFORE THE ACQUISITION

The value of the remainder before the acquisition is calculated as the value of the whole property minus the value of the acquisition. This calculation is outlined below.

Value of the Entire Property (including improvements):	\$13,800
Less Value of the Proposed Acquisition:	<u>(\$1,264)</u>
Equals:	\$12,536

VALUATION OF THE REMAINDER AFTER THE ACQUISITION

The value of the remainder after the acquisition takes into consideration any damage occurring to the remainder as a result of the acquisition. This includes only damages that occur only on the subject property, excluding any community damages due to circuity of travel or diversion of traffic which are shared in common with the general community.

The intended use of the proposed acquisition is to extend Mohawk Drive east to connect with Bunny Trail. The proposed acquisition will not change the potential uses of the subject property. After the proposed acquisition, the highest and best use of the remainder is not changed and is still for use in conjunction with a larger, adjacent parcel. Therefore, no damages are indicated, and the market value estimate of the site is the same as the remainder before the acquisition, or \$12,536.

COST TO CURE

There are no improvements within the proposed acquisition areas and the value of the site before the acquisition and after the acquisition is the same. Therefore, there is no cost to cure related to the proposed acquisition.

RECONCILIATION AND FINAL VALUE ESTIMATES

We have completed the Sales Comparison Approach to value only for this appraisal. This is the only appropriate approach to value a property similar to the subject, and the scope of work defined herein is adequate to derive a credible value opinion of the subject property. The Cost and Income Capitalization Approaches are not appropriate approaches to value similar tracts of land. Therefore, we have not completed the Cost and Income Capitalization Approaches for this appraisal. Our value conclusion is as follows:

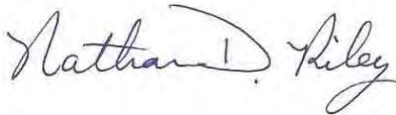
Market Value and Just Compensation Summary		
	Market Value	Just Compensation
Whole Property Value	\$13,800	
Fee Acquisition	<u>\$1,264</u>	\$1,264
Remainder Before Acquisition	\$12,536	
Remainder After Acquisition	<u>\$12,536</u>	
Damages/Enhancements to Remainder	\$0	\$0
Cost to Cure	\$0	\$0
Total Compensation		\$1,264

CERTIFICATION

I certify that, to the best of our 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 assumptions 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 performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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.
- The Appraisal Assignment was not based on a requested minimal valuation, a specific valuation or the approval of a loan.
- 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 requirements of the *Uniform Standards of Professional Appraisal Practice*.
- Joseph M. Kammer made a personal inspection of the subject property. Nathan D. Riley did not make a personal inspection of the subject property.
- No one provided significant real property appraisal assistance to the people signing this certification, including inspecting the property.
- 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 review by its duly authorized representatives.
- As of the date of this report, Nathan D. Riley have completed the continuing education program for Designated Members of the Appraisal Institute.
- Nathan D. Riley and Joseph M. Kammer currently hold an appropriate state certification allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.

Respectfully submitted,



Nathan D. Riley, MAI, Senior Manager
State Certified General Real Estate Appraiser
TX-1335486-G



Joseph M. Kammer
State Certified General Real Estate Appraiser
TX-1381159-G

STATEMENT OF GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions.

General

1. No investigation has been made of, and no responsibility is assumed for, the legal description of the property being valued or for legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is further assumed to be free and clear of any or all liens, easements or encumbrances unless otherwise stated.
2. Information furnished by others, upon which all or portions of this report are based, is believed to be reliable, but has not been verified in all cases. No warranty is given as to the accuracy of such information.
3. 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.
4. Full compliance with the applicable federal, state and local zoning, use, environmental and similar laws and regulations is assumed, unless otherwise stated.
5. No responsibility is taken for changes in market conditions, and no obligation is assumed to revise this report to reflect events or conditions which occur subsequent to the date hereof.
6. The value estimates herein are predicated on the financial structure prevailing as of the date of this report.
7. Responsible ownership and competent property management are assumed.
8. The allocation, if any, in this report of the total value between components of the property applies only to the program of utilization stated in this report. The separate values for any components may not be applicable for any other purpose and must not be used in conjunction with any other appraisal.
9. Areas and dimensions of the property were obtained from sources believed to be reliable. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property; and no responsibility is assumed for their accuracy. No independent surveys were conducted.
10. It is assumed that there are no hidden or unapparent 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.
11. No soil analysis or geological studies were ordered or made in conjunction with this report, nor was an investigation made of any water, oil, gas, coal or other subsurface mineral and use rights or conditions.

12. Neither National Appraisal Partners LLP nor any individual signing or associated with this report shall be required by reason of this report to give further consultation, provide testimony or appear in court or at other legal proceedings unless specified arrangements therefore have been made.
13. Neither this report nor any portions thereof (including without limitation any conclusions as to value, the identity of National Appraisal Partners LLP or any individuals signing or associated with this report, or the professional associations or organizations with which they are affiliated) shall be disseminated to third parties, without the prior written consent and approval of National Appraisal Partners LLP.
14. The date of analysis on which the conclusion and opinion expressed in this report apply is set forth in the letter of transmittal. Our value opinion is based on the purchasing power of the United States' dollar as of this date.
15. We are not qualified to investigate or test for the presence of toxic materials or substances. Unless otherwise stated in this report, no hazardous material, which may or may not be present on or near the property, was observed. We have no knowledge of the existence of such materials on or in the property; however, we are not qualified to detect such substances. The presence of potentially hazardous substances, such as asbestos, urea-formaldehyde foam insulation, or industrial wastes, may affect the value of the property. The value conclusions herein are predicated on the assumption that there is no such material on, in, or near the 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 should retain an expert in this field if further information is desired.
16. We have not attempted to measure the potential impact on value of recent enforcement of wetlands legislation. Certain areas of the subject site may be dry and developable, while others may contain reclaimable and/or non-reclaimable wetland areas. We are not qualified to make such judgments and recommend retaining an expert in this field, if desired. Our value conclusions are predicated on there being no wetlands impact.
17. We did not make any observations or interpretations on compliance with the Americans With Disabilities Act. We are not experts in this field and are not qualified to make such determinations. Our value estimate is predicated upon the property owner(s) bearing no costs for compliance.

Extraordinary Assumptions (the use of which might have affected the assignment results herein):

1. There are no Extraordinary Assumptions for this appraisal.

Hypothetical Conditions (the use of which might have affected the assignment results herein):

1. The appraisal of the remainder property assumes that the proposed public or private improvements are complete as of the date of value. This is contrary to known facts, but results in a credible analysis. We have appraised the remainder property as if the proposed project is complete as of the date of value.

2. Consistent with Texas law and accepted appraisal practice regarding eminent domain appraisal, the appraisal of the whole property and the remainder after was completed without consideration of direct project influence.

ADDENDA

LAND SALE WRITE-UPS

Comparable 1

NATIONAL APPRAISAL PARTNERS, LLP

Sale Contract Offer Listing NAP # 41893

IDENTIFICATION

Location SE/C State Highway 195 and Stagecoach Road

Address 8500 State Highway 195

City Killeen

County Bell

State Texas (TX)

Source Confidential source

Name/Company/Phone Confidential source

TRANSACTION DATA

Sale Date 5/28/2024

Sale Price \$4,721,000 \$1.15/SF \$50,000/Acre

Adjusted Sale Price \$4,721,000 \$1.15/SF \$50,000/Acre

Grantor Curtis S. Wolf

Grantee Killeen Economic Development Corporation

Financing Terms Cash to seller

Recording Data 2024022196

Marketing Time N/A

Type of Buyer Investment Fund/Group

Property Rights Fee Simple

Conditions of Sale Arms Length

PHYSICAL DATA

Property Type Land

Land Area 4,112,935 SF 94.420 Acre

Shape Irregular

Access Frontage 3,717.25 FF - State Highway 195
991.46 FF - Stagecoach Road

LEGAL DESCRIPTION

94.420 acres, being a portion of Abstract 963, M. T. Martin Survey, Enhanced Life Estate, Bell County, Texas

Zoning/Deed Restrictions UD - University District

Intended Use Industrial

Floodplain Yes No

Improvements Yes No

Signalization Yes No

Easements/Encroachments Yes No

Corner Parcel Yes No

Utilities All Available Septic Water
 None Gas Sewer
 Water Well Electric Phone

REMARKS

Approximately 20% of the property is located within the 100-year flood plain. The prospective purchaser planned to construct an industrial park on the site. The seller stated that the property sold for \$50,000 per acre. There is a high voltage transmission line easement crossing the property. The purchaser stated that the transmission line easement did not impact the purchase price, because they could not build in the easement. However, they would need the electricity capacity for their proposed development. The flood plain area will be used for detention. The property was zoned "UD - University District" at the time of sale. The purchaser plans to apply for rezoning for the property for industrial development.

Comparable 2

NATIONAL APPRAISAL PARTNERS, LLP

Sale Contract Offer Listing NAP # 41772

IDENTIFICATION

Location E/S Trimmier Road, 2,550 feet north of Chaparral Road

Address 9888 Trimmier Road

City Killeen

County Bell

State Texas (TX)

Source Seller's broker

Name/Company/Phone Michael Mahler/Native Real Estate/254-228-6674

PHYSICAL DATA

Property Type Land

Land Area 1,276,308 SF 29.300 Acre

Shape Basically Rectangular

Access Frontage 500 FF - Trimmier Road

Zoning/ Deed Restrictions A - Agricultural District

Intended Use Athletic Training Facility

Floodplain Yes No

Improvements Yes No

Signalization Yes No

Easements/Encroachments Yes No

Corner Parcel Yes No

Utilities All Available Septic Water
 None Gas Sewer
 Water Well Electric Phone

REMARKS

Approximately 15% of the property along Trimmier Road is located within the 100-year flood plain. The property included a house and a horse stable that were in poor condition at the time of sale. The seller's broker stated that these improvements contributed approximately \$30,000 to the property. The property included a 11,200 square foot, partially finished metal structure with a dirt foundation that was used for gymnastics training. The buyer will expand and finish the building after purchase. The seller's broker stated that the cost spent on the existing structure was approximately \$170,000. We have excluded the contributory value of the existing improvements. The seller's broker stated that the vast majority of the value was in the land.

TRANSACTION DATA

Sale Date 4/6/2023

Sale Price \$1,200,000 \$0.94/SF \$40,956/Acre

Adjusted Sale Price \$1,000,000 \$0.78/SF \$34,130/Acre

Grantor James A. & Kelly A. Chapman Etux

Grantee Michael Eugene Hampton & Racquel Michelle Gallman

Financing Terms Cash to seller

Recording Data 2023014607

Marketing Time 10 months

Type of Buyer Owner-occupant

Property Rights Fee Simple

Conditions of Sale Arms Length

LEGAL DESCRIPTION

29.300 acres, being a portion of Abstract 200, W. H. Cole Survey, Bell County, Texas

Comparable 3

NATIONAL APPRAISAL PARTNERS, LLP

Sale Contract Offer Listing NAP # 46504

IDENTIFICATION

Location W/S Bunny Trail, at the western terminus of Gryffinder Lane

Address 6603 Bunny Trail

City Killeen

County Bell

State Texas (TX)

Source Confidential source

Name/Company/Phone Confidential source

TRANSACTION DATA

Sale Date 7/1/2022

Sale Price \$7,926,848 \$0.82/SF \$35,824/Acre

Adjusted Sale Price \$7,926,848 \$0.82/SF \$35,824/Acre

Grantor Reavis Family Estate Trust Etal

Grantee Bunny Trail Real Estate, LP

Financing Terms Cash to seller

Recording Data 2022043505

Marketing Time N/A

Type of Buyer Private investor

Property Rights Fee Simple

Conditions of Sale Arms Length

PHYSICAL DATA

Property Type Land

Land Area 9,638,608 SF 221.272 Acre

Shape Basically Rectangular

Access Frontage 1,687.52 FF - Bunny Trail

LEGAL DESCRIPTION

221.272 acres, being a portion of Abstract 600, John E Maddera Survey, Bell County, Texas

Zoning/Deed Restrictions A - Agricultural District

Intended Use Mixed-Use

Floodplain Yes No

Improvements Yes No

Signalization Yes No

Easements/Encroachments Yes No

Corner Parcel Yes No

Utilities All Available Septic Water
 None Gas Sewer
 Water Well Electric Phone

REMARKS

The property was zoned agricultural at the time of sale. The purchaser is a developer that will apply for rezoning as a Planned Unit Development for use as single-family, multi-family and neighborhood commercial. There were multiple buildings on the property that did not contribute value to the site and will be demolished by the developer. We have not included the demolition costs for the improvements as the purchaser did not consider them when purchasing the property considering the overall cost to develop the property. Approximately 19.66 acres or 8.8% of the property is located within the 100-year flood plain.

Comparable 4

NATIONAL APPRAISAL PARTNERS, LLP

Sale Contract Offer Listing NAP # 41774

IDENTIFICATION

Location E/S Tower Hill Lane, 2,300 feet east of State Highway 195

Address 499 Tower Hill Lane

City Killeen

County Bell

State Texas (TX)

Source Seller's broker

Name/Company/Phone Jan Gunter/Keller Williams Realty/512-944-0572

TRANSACTION DATA

Sale Date 6/1/2022

Sale Price \$1,500,000 \$0.69/SF \$29,910/Acre

Adjusted Sale Price \$1,500,000 \$0.69/SF \$29,910/Acre

Grantor Kenneth Wayne Duncan

Grantee Duncan Estates, LLC

Financing Terms Cash to seller

Recording Data 2022036320

Marketing Time 2 months

Type of Buyer Owner-occupant

Property Rights Fee Simple

Conditions of Sale Arms Length

PHYSICAL DATA

Property Type Land

Land Area 2,184,534 SF 50.150 Acre

Shape Rectangular

Access Frontage 1,000 FF - Tower Hill Lane

LEGAL DESCRIPTION

50.150 acres, being a portion of Abstract 200, W. H. Cole Survey, Bell County, Texas

Zoning/Deed Restrictions A - Agricultural District

Intended Use Single-Family

Floodplain Yes No

Improvements Yes No

Signalization Yes No

Easements/Encroachments Yes No

Corner Parcel Yes No

Utilities All Available Septic Water
 None Gas Sewer
 Water Well Electric Phone

REMARKS

The buyer plans to subdivide the property for residential development.

Comparable 5

NATIONAL APPRAISAL PARTNERS, LLP

Sale Contract Offer Listing NAP # 38424

IDENTIFICATION

Location Wraps SW/C South W. S. Young Drive
and East Veterans Memorial Boulevard

Address 905 South W. S. Young Drive

City Killeen

County Bell

State Texas (TX)

Source Confidential source

Name/Company/Phone Confidential source

TRANSACTION DATA

Sale Date 11/15/2021

Sale Price \$975,000 \$0.88/SF \$38,325/Acre

Adjusted Sale Price \$975,000 \$0.88/SF \$38,325/Acre

Grantor S. Young Family LTD

Grantee Tank Destroyer Apartments, LP

Financing Terms Cash to seller

Recording Data 2021076510

Marketing Time 12-24 months

Type of Buyer Owner-occupant

Property Rights Fee Simple

Conditions of Sale Arms Length

PHYSICAL DATA

Property Type Land

Land Area 1,108,166 SF 25.440 Acre

Shape Irregular

Access Frontage 900 FF - South W. S. Young Drive
260 FF - East Veterans Memorial Boulevard
260 FF - Terrace Drive

Zoning/
Deed Restrictions PUD - Planned Unit Development

Intended Use Multi-Family

Floodplain Yes No

Improvements Yes No

Signalization Yes No

Easements/Encroachments Yes No

Corner Parcel Yes No

Utilities All Available Septic Water
 None Gas Sewer
 Water Well Electric Phone

LEGAL DESCRIPTION

25.440 acres, being Lot 1, Block A, Young Family Addition,
Bell County, Texas

REMARKS

The site was purchased by the City of Killeen for the construction of multi-family residential units. The property is also located at the northwest corner of South W. S. Young Drive and Terrace Drive.

Comparable 6

Sale Contract Offer Listing NAP # 46513

IDENTIFICATION

Location N/S Little Nolan Road, 650 feet east of
O. W. Curry Drive

Address 3201 Little Nolan Road

City Killeen

County Bell

State Texas (TX)

Source Seller's broker

Name/Company/Phone Rose Durham/Pete and Larry/254-718
-8604

TRANSACTION DATA

Sale Date 7/12/2024

Sale Price \$4,500,000 \$1.39/SF \$60,403/Acre

Adjusted Sale Price \$4,500,000 \$1.39/SF \$60,403/Acre

Grantor Blake Andrew Barr & Cassie Christelle Scott

Grantee N/A - Current Listing

Financing Terms N/A - Current Listing

Recording Data N/A - Current Listing

Marketing Time 1 week

Type of Buyer Owner-occupant

Property Rights Fee Simple

Conditions of Sale Arms Length

PHYSICAL DATA

Property Type Land

Land Area 3,245,220 SF 74.500 Acre

Shape Basically Rectangular

Access Frontage 2,300 FF - Little Nolan Road

LEGAL DESCRIPTION

74.500 acres, being a portion of Abstract 201, W. H. Cole Survey, Bell County, Texas

Zoning/ Deed Restrictions R-1 - Single-Family Residential District

Intended Use Unknown

Floodplain Yes No

Improvements Yes No

Signalization Yes No

Easements/Encroachments Yes No

Corner Parcel Yes No

Utilities All Available Septic Water
 None Gas Sewer
 Water Well Electric Phone

REMARKS

The property has been listed on the market for a little over one week. The seller's broker stated that she expects for the property to be under contract very near the asking price within the week. There has been interest for single-family and multi-family residential development as well as mixed-use development on the site. There are utility and drainage easements along the eastern portion of the site. Little Nolan Creek runs through the eastern portion of the site. The portion of the site along Little Nolan Creek (approximately 10% of the site) is located within the 100-year flood plain and the floodway. We have relied on the size of the site provided by the seller's broker. The seller's broker stated that there could be up to 90 total acres for sale.

QUALIFICATIONS

Nathan D. Riley, MAI
Senior Manager



Mr. Riley is a Senior Manager at National Appraisal Partners, LLP. He focuses on commercial real estate valuation and consulting projects for financial institutions, accounting firms, attorneys, pension firms, corporations, developers and private investors.

Experience

Mr. Riley has been actively engaged in the real estate appraisal industry since January 2000, when he joined the Houston Real Estate Valuation and Consulting Group of Arthur Andersen. From 2003 to 2007, Mr. Riley was an associate appraiser with National Appraisal Partners, LLP. From 2007 to 2012, Mr. Riley was a Director with Cushman & Wakefield, Valuation & Advisory. His experience includes appraisal, appraisal review and consulting engagements on a number of property types, including office buildings, shopping centers, retail properties, restaurants, industrial properties, multifamily projects, gasoline stations/convenience stores, hotels and a variety of special-use properties.

Affiliations/Advisory Boards

Mr. Riley is a State Certified General Real Estate Appraiser in Texas. Mr. Riley has been awarded the Appraisal Institute's MAI designation, which is held by appraisers who are experts in the valuation of commercial real estate, and who advise clients on real estate investment decisions. He currently serves on the Board of Directors for the Houston Chapter of the Appraisal Institute and serves as a Regional Representative. Nationally, Mr. Riley has been appointed to the Appraisal Institute's University Relations Panel and is involved with the Appraisal Institute's Leadership Development Advisory Council (LDAC)

Education

Mr. Riley holds a Bachelor of Science Degree in Real Estate from Florida State University and a Master of Arts Degree in Real Estate from the University of Florida.

Joseph Michael Kammer
Manager



Mr. Kammer is a manager at National Appraisal Partners, LLP. He focuses on commercial real estate valuation and consulting projects. His clients include financial institutions, law firms, accounting firms, pension funds, asset managers, corporations, individuals and developers.

Experience

Mr. Kammer has been active in the valuation of commercial real estate since 2017. Mr. Kammer joined National Appraisal Partners, LLP in 2017. His experience includes valuation and consulting for: retail, office, apartments, industrial buildings, subdivisions, auto dealerships, healthcare facilities, hotels/motels, tax credit properties, vacant land, ranches, mixed use developments, conservation easements and special purpose properties. In addition to valuation services, Joseph has performed a wide range of consulting services from feasibility analyses to portfolio disposition. His engagements have been a result of annual reporting, lending, estates and purchase price allocation.

Affiliations/Advisory Boards

Mr. Kammer is a State Certified General Real Estate Appraiser in Texas.

Education

Mr. Kammer holds a Bachelor of Business Administration in Entrepreneurship and Management from Baylor University.

STATE CERTIFICATIONS



Certified General Real Estate Appraiser

Appraiser: **Nathan Donnell Riley**

License #: **TX 1335486 G**

License Expires: **11/30/2025**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Commissioner



Certified General Real Estate Appraiser

Appraiser: **Joseph Michael Kammer**

License #: **TX 1381159 G**

License Expires: **01/31/2026**

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

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director