



RE: **S & B Properties**

The intended users are directed to the Impacts of COVID-19 section, which contains important information relating to its impacts on economic and assignment conditions. As a result of research and analysis, the value estimates for the subject are as follows:

FINAL MARKET VALUE ESTIMATE	
S & B Properties LLC	
Property Rights	Fee Simple
Condition	As Is
Effective Date of Appraisal	June 11, 2021
Land Valuation Lot 8 - 242 Reger Ave.	\$63,000
Land Valuation Lot 9 - 246 Reger Ave.	\$65,000
Land Valuation Lot 10 - 250 Warehouse Rd.	\$70,000
Sale Comparison - 259 -273 Wilson Ln.	\$480,000
Final Market Value Estimate	\$678,000
Rounded	\$680,000

The value estimates are based on a marketing period of approximately 6 months and an exposure period of approximately 6 months. The value opinion reported above is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the body of the report. This letter is invalid as an opinion of value if detached from the report, which contains the text, exhibits and Addendum. Thank you for the opportunity to be of service. If you have any questions, please feel free to call.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Beverly Bowman'.

Beverly Bowman,
Appraiser
Alaska Certified General – No. 134284
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