

Integra Realty Resources
Dallas

Appraisal of Real Property

Land & Improvements - Seagoville, TX
112 W. Farmers Rd. (Lot 1B)
Seagoville, Dallas County, Texas 75159

Prepared For:
Bella Rolyat, LLC

Date of the Report:
June 30, 2025

Report Format:
Appraisal Report

IRR - Dallas
File Number: 191-2025-0693



Subject Photographs



Land & Improvements - Seagoville, TX
112 W. Farmers Rd. (Lot 1B)
Seagoville, Texas

Aerial Photograph





June 30, 2025

██████████
General Partner
Bella Rolyat, LLC
112 West Farmers Road (Lot 1B)
Seagoville, TX 75159

SUBJECT: Market Value Appraisal
 Land & Improvements - Seagoville, TX
 112 W. Farmers Rd. (Lot 1B)
 Seagoville, Dallas County, Texas 75159
 IRR - Dallas File No. 191-2025-0693

To Whom It May Concern:

Integra Realty Resources – Dallas is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is, pertaining to the fee simple interest in the property.

The client for the assignment is Bella Rolyat, LLC. The intended user of this report is the client. The intended use of the report is for estate planning purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject consists of a tract of land containing an area of 11.50 acres or 500,940 square feet. It is noted the subject is currently assessed as part of a larger 12.41-acre tract. The owner, ██████████ recently sold the single-family residence on 0.91 acres which has not been reflected in the Dallas Central Appraisal District records. In addition, the subject is currently improved with a metal building containing 1,600 square feet of gross building area. Per the owner, the improvement is estimated to be 10 years old as the construction date is unknown. The subject is currently zoned LM, Light Manufacturing District, which permits retail, service, light industrial, single-family residential, and multifamily uses.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of Bella Rolyat, LLC. The appraisal is also prepared in accordance with the appraisal regulations issued in connection with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusion

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	June 13, 2025	\$1,630,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

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Bella Rolyat, LLC
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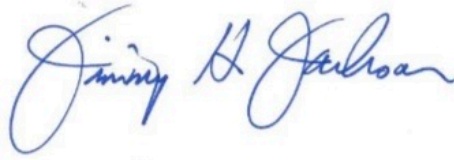
If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Dallas



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