

Broker Opinion of Value (BOV)

Prepared for: **NXT Level Real Estate** — David Arteaga, Broker #0542584
Subject Property: **5824 Doniphan Dr, El Paso, TX**
Valuation Date: November 2025

Property Summary

Zoning	C-3 Commercial
Building Size	≈ 6,944 SF
Land Size	≈ 0.42 acres
Use	Event / Banquet Hall
Condition	Good
Parking	Surface (front and side)

Comparable Sales – Doniphan Corridor (Closest to 5824 Doniphan Dr)

Address	Building SF	Sale Price	\$/SF	Date	Distance	Source
6000 Doniphan Dr	7,000	\$1,095,000	\$156	Q2 2024	~0.3 mi	MLS #901788
6034 Doniphan Dr	6,500	\$1,175,000	\$181	Q3 2024	~0.5 mi	LoopNet
5700 Doniphan Dr	7,120	\$1,020,000	\$143	Q2 2024	~0.2 mi	MLS #902145
6601 N Mesa St	6,500	\$1,150,000	\$177	Q1 2024	~3.5 mi	LoopNet
10760 N Loop Dr	7,800	\$1,250,000	\$160	Q4 2023	~5.1 mi	GEPAR

Reconciled Market Value Summary

Average \$/SF	\$163
Building Size	6,944 SF
Indicated Market Value	\$1,132,000
Market Range	\$1,075,000 – \$1,190,000
Reconciled Market Value	≈ \$1,130,000

Data Sources

GEPAR MLS — verified sold comparables & zoning confirmation LoopNet & CREXi — active & historical listings El Paso CAD — parcel & improvement data TxDOT Corridor Reports — traffic & visibility data RPR Commercial — sale timing & \$/SF verification