

APPRAISAL OF REAL PROPERTY



LOCATED AT

Mentor Ave
Capitol Heights, MD 20772
Map 72, Grid E4, Subdivision 1800, Block 73, Lot 21

FOR

Prince Georges County
400 McCormick Drive #336
Largo, Maryland 20774

OPINION OF VALUE

30,000

AS OF

5/10/2019

BY

Thomas Weigand, MAI
Treffler Appraisal Group
1244 Ritchie Hwy - Suite 19
Arnold, MD 21012
(410) 544-7744
appraisals@trefflergroup.com

Borrower	N/A			File No.	RD190510A
Property Address	Mentor Ave				
City	Capitol Heights	County	Prince George's	State	MD
				Zip Code	20772
Lender/Client					

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report

(A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report

(A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my 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 are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, 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.
- Unless otherwise indicated, 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 the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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 Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3 to 6 months

The neighborhood analysis, the exposure time to be the same as those reported as marketing time in the neighborhood section. The estimated length of time that the property's interest being appraised would have been offered on the market prior to the hypothetical consummation or a sale at market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. As per the current market data, and the market trend in the subject's general market area, the exposure time is based on the average of the days on market of the selected comparables as reference.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

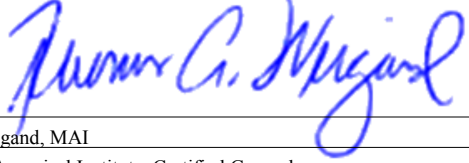
The subject property is a 2,170 square foot MUI zoned parcel. The highest and best use for the subject property lot is to be assembled with the adjacent parcels, which are identified as 5000 Marlboro Pike, Capitol Heights, MD 20743 and Mentor Ave lots 17, 18, 19, and 20. These two parcels share the same owner and highest and best use as a commercial development site. The total site size for the two proposed parent parcels are 33,747 square feet. After assemblage with the subject property the total site size would be 35,917 square feet.

When the highest and best use of the subject property is for assembly the market value of the parcel is to be determined by performing a before and after assembly analysis with the identified parcels. The evaluation conclusion for the subject lot will be based on the valuation of the 5000 Marlboro Pike and Mentor Ave parcels As Is and As Assembled with the subject property. The difference between the As Is and As Assembled values is the implied market value of the subject property.

The As Is Value of 5000 Marlboro Pike and Mentor Ave lots 17, 18, 19, and 20 is \$700,000 and the Assembled value with subject parcel is \$730,000. Therefore, the subject's market value is \$30,000.

APPRAISER:

Signature:



Name:

Thomas Weigand, MAI

Member of Appraisal Institute, Certified General

State Certification #:

04-27637

or State License #:

State:

MD

Expiration Date of Certification or License:

12/27/2019

Date of Signature and Report:

05/15/2019

Effective Date of Appraisal:

5/10/2019

Inspection of Subject:

☐ None

☒ Interior and Exterior

☒ Exterior-Only

Date of Inspection (if applicable):

5/10/2019

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject:

☐ None

☐ Interior and Exterior

☐ Exterior-Only

Date of Inspection (if applicable):

LAND APPRAISAL REPORT

File No.: RD190510A

SUBJECT

Property Address: Mentor AveCity: Capitol HeightsState: MDZip Code: 20772County: Prince George'sLegal Description: Map 72, Grid E4, Subdivision 1800, Block 73, Lot 21

Assessor's Parcel #: 18-2080802Tax Year: ExemptR.E. Taxes: \$ 0Special Assessments: \$ 0Market Area Name: Capitol HeightsMap Reference: 47894Census Tract: 8026.00Current Owner of Record: Prince George's CountyBorrower (if applicable): N/AProject Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe)HOA: \$ ☐ per year ☐ per monthAre there any existing improvements to the property? ☒ No ☐ YesIf Yes, indicate current occupancy: ☐ Owner ☐ Tenant ☐ Vacant ☐ Not habitableIf Yes, give a brief description:

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)
This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)
Intended Use: The purpose of this appraisal assignment is to provide an opinion of the market value for Mentor Ave, Capitol Heights, MD 20772.
Intended User(s) (by name or type): Prince Georges County

Client: Prince Georges CountyAddress: 1400 McCormick Drive #336 Largo, Maryland 20774
Appraiser: Thomas Weigand, MAIAddress: 1244 Ritchie Hwy - Suite 19, Arnold, MD 21012

MARKET AREA DESCRIPTION

Characteristics						Predominant Occupancy	One-Unit Housing			Present Land Use		Change in Land Use	
Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural			<input checked="" type="checkbox"/> Owner 70	PRICE	AGE	One-Unit	60 %	<input checked="" type="checkbox"/> Not Likely		
Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%			<input type="checkbox"/> Tenant	\$ (000)	(yrs)	2-4 Unit	10 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow			<input type="checkbox"/> Vacant (0-5%)	48	Low 1	Multi-Unit	10 %	* To:		
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining			<input checked="" type="checkbox"/> Vacant (>5%)	699	High 97	Comm'l	20 %			
Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply				245	Pred 65		%			
Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.							%			

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject property is located in Capitol Heights, Prince George's County, Maryland. The commercial retail market for this area is identified as the Landover/Largo/Capitol Heights submarket via CoStar. This submarket has been experiencing stable rental rates for retail properties since the beginning of 2018. The current general retail market rental rate is \$19.68 per square foot and the current vacancy rate is at 4.9%. Based upon historical growth of the rental rate Comparable sales that transferred in the middle of 2016 would require a 5% market conditions adjustment, comparable sales that transferred in 2017 would require a 3% market conditions adjustment, and comparable sales that transferred from 2018 to the effective date of appraisal would not require any adjustment.

SITE DESCRIPTION

Dimensions: TriangularSite Area: 2,170 Sq.Ft.
Zoning Classification: M-U-I and D-D-O-RESDescription: Mixed Use Infill - These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses in accordance with approved plans.
Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements
Uses allowed under current zoning: Various uses. Mainly commercial uses are appropriate to the subject property.
Are CC&Rs applicable? ☐ Yes ☐ No ☒ UnknownHave the documents been reviewed? ☐ Yes ☒ NoGround Rent (if applicable) \$ /
Comments:
Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)
Actual Use as of Effective Date: Vacant land for assemblageUse as appraised in this report: Vacant land for assemblage
Summary of Highest & Best Use: The highest and best use of the subject property is to be assembled with the neighboring two parcels, otherwise known as 5000 Marlboro Pike.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	None on Marlboro Pike
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Street	Highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Generally Level
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Width	35 Feet			Size	2,170 Sq. Ft.
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Surface	Asphalt			Shape	Triangular
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Curb/Gutter	Concrete curb cut	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Natural; Appears Adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Commercial
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Street Lights	Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local Utility	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ NoFEMA Flood Zone XFEMA Map # 24033C0235EFEMA Map Date 9/16/2016
Site Comments: The subject property is a 2,170 square foot and mostly level lot. The lot does not currently have access as Mentor Avenue is a paper street. Due to the zoning, lack of access, and small size the highest and best use of the subject lot is for assemblage to the adjacent parcels.
I saw no adverse environmental conditions on the site or in the immediate vicinity of the subject property. I am unaware of any easements or maintenance agreement between the owners of the subject property and the owners of the adjacent properties. Typical utility easements (telephone, electric) do not detract from the market value of the property.

LAND APPRAISAL REPORT

File No.: RD190510A

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Assessment Records

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: After a thorough search of the Multiple Listing Service and Tax Records, the subject property has not been listed for sale in the past three years.

Date: 07/09/1964

Price: 0

Source(s): Assessment Records

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Mentor Ave Capitol Heights, MD 20772	6021 Allentown Rd Suitland, MD 20746		32 C St Laurel, MD 20707		6712 Livingston Rd Fort Washington, MD 20744	
Proximity to Subject		4.58 miles S		16.75 miles N		6.08 miles SW	
Sale Price	\$		\$ 545,000		\$ 650,000		\$ 750,000
Price/ Sq.Ft.	\$	\$ 30.00		\$ 40.63		\$ 20.62	
Data Source(s)		CoStar		CoStar		CoStar	
Verification Source(s)		Assessment Records, Deed		Assessment Records, Deed		Assessment Records, Deed	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing		Unknown		Unknown		Unknown	
Concessions		None Noted		None Noted		None Noted	
Date of Sale/Time		9/12/2017	+16,350	10/31/2018		9/11/2017	+22,500
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Capitol Heights	Suitland	+54,500	Laurel	-45,500	Fort Washington	-30,000
Site Area (in Sq.Ft.)	33,747//35,917	18,169	+93,468	16,000	+106,482	36,374	-15,762
Improvements	None	1,812 SF. Retail Bldg	+10,000	Parking Lot		None	
Zoning	MUI	CO		CV		CSC	
Site Shape	Irregular//Rectangular	Rectangular	-10,900	Rectangular	-13,000	Irregular	
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	163,418	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	47,982	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-23,262
Adjusted Sale Price (in \$)		Net 30.0 %		Net 7.4 %		Net 3.1 %	
		Gross 34.0 %	\$ 708,418	Gross 25.4 %	\$ 697,982	Gross 9.1 %	\$ 726,738

Summary of Sales Comparison Approach

The As Is Value of 5000 Marlboro Pike and Mentor Ave Lots 17, 18, 19, and 20 is determined by comparable sales #1, #2, #3, and #4.

The As Assembled Value of 5000 Marlboro Pike and Mentor Ave Lots 17, 18, 19, and 20 with the subject property is determined by comparable sales #5, #6, #7, and #8.

On the grid there are two values for Site Size and Site Shape The As Is grid relies on 33,747 square feet in site size while the As Assembled grid relies on 35,917 square feet in site size. The difference is the 2,170 square feet of the subject parcel. Similarly in the Site Shape Category the As Is grid relies on Irregular shape while the As Assembled grid relies on a rectangular shape. This is due to the addition of the subject parcel changes the shape to a more beneficial rectangular shape.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 30,000

Final Reconciliation The As Is Value of 5000 Marlboro Pike and Mentor Ave lots 17, 18, 19, and 20 is \$700,000 and the Assembled value with subject parcel is \$730,000. Therefore, the subject's market value is \$30,000.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 30,000 , as of: 5/10/2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 21 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☒ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact:

Client Name: Prince Georges County

E-Mail:

Address: 1400 McCormick Drive #336 Largo, Maryland 20774

APPRaiser

Appraiser Name: Thomas Weigand, MAI

Company: Treffer Appraisal Group

Phone: (410) 544-7744 Fax: 410-544-9005

E-Mail: appraisals@treffergroup.com

Date of Report (Signature): 05/15/2019

License or Certification #: 04-27637 State: MD

Designation: Member of Appraisal Institute, Certified General

Expiration Date of License or Certification: 12/27/2019

Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)

Date of Inspection: 5/10/2019

SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect

Date of Inspection:

GP LAND

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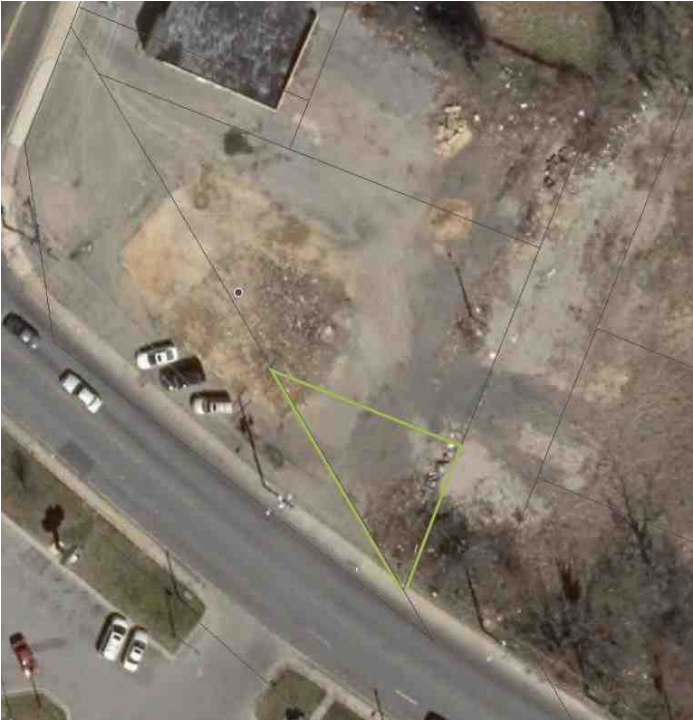
3/2007

ADDITIONAL COMPARABLE SALES

File No.: RD190510A

[illegible]

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						



Mentor Ave Lot 21

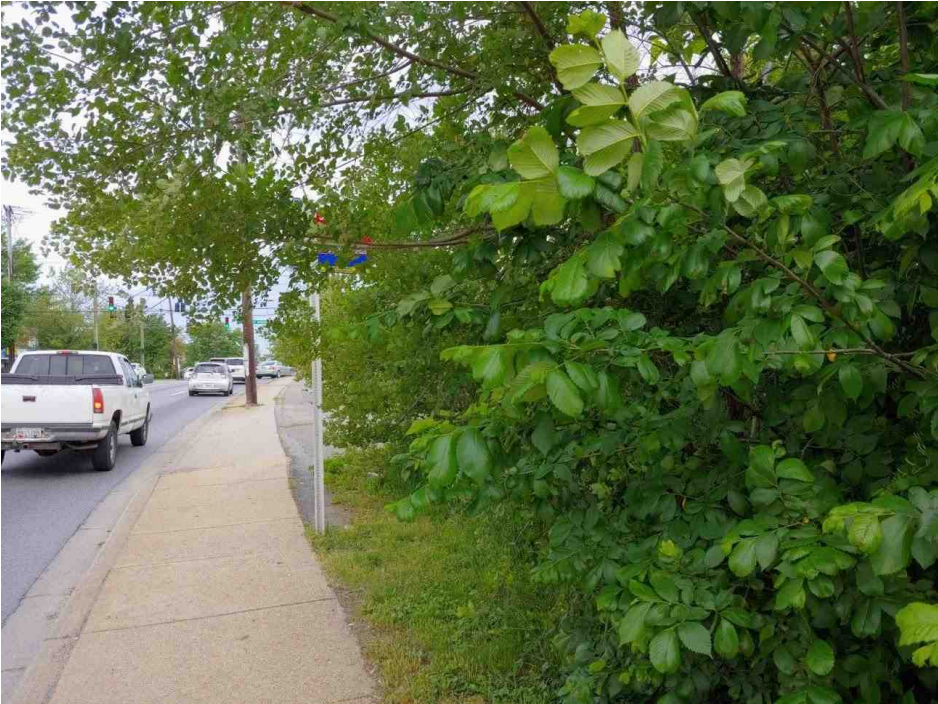


5000 Marlboro Pike



5000 Marlboro Pike

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						



Subject Lot



5000 Marlboro Pike

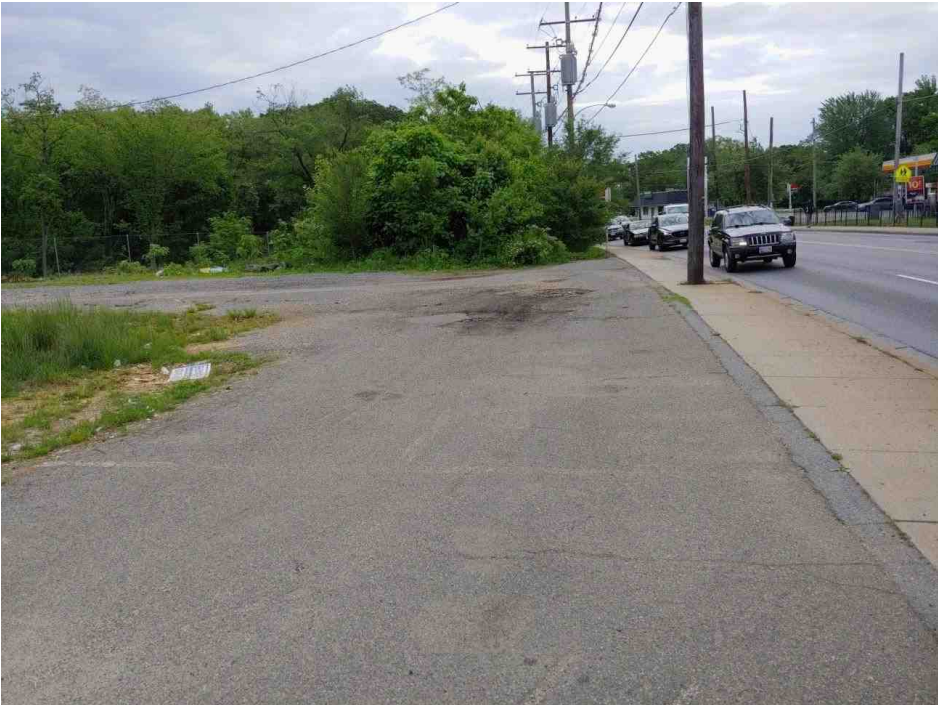


5000 Marlboro Pike

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						



5000 Marlboro Pike

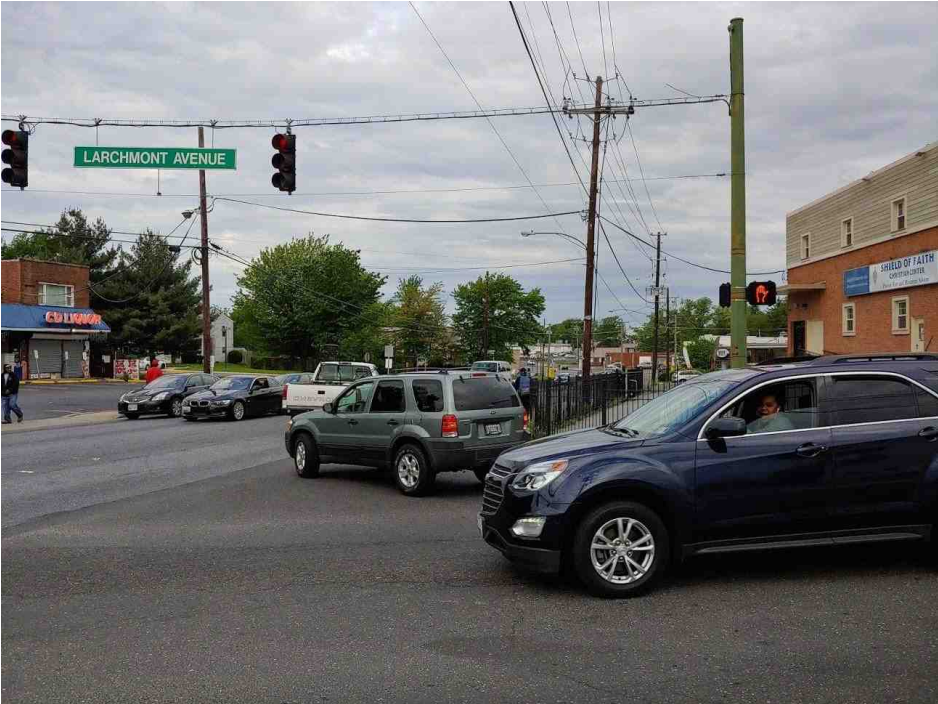


Subject lot in background



Marlboro Pike

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						



Intersection



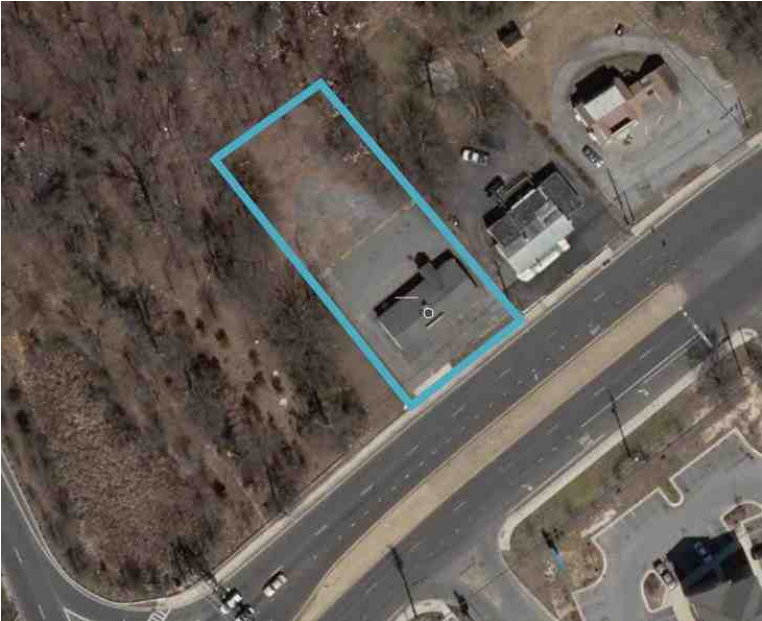
Intersection



Adjacent Church

Comparable Land Photo Page

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						



Comparable 1

6021 Allentown Rd	
Prox. to Subj.	4.58 miles S
Sales Price	545,000
Date of Sale	9/12/2017
Location	Suitland
Site/View	
Improvements	1,812 SF. Retail Bldg
Zoning	CO
Site Shape	Rectangular



Comparable 2

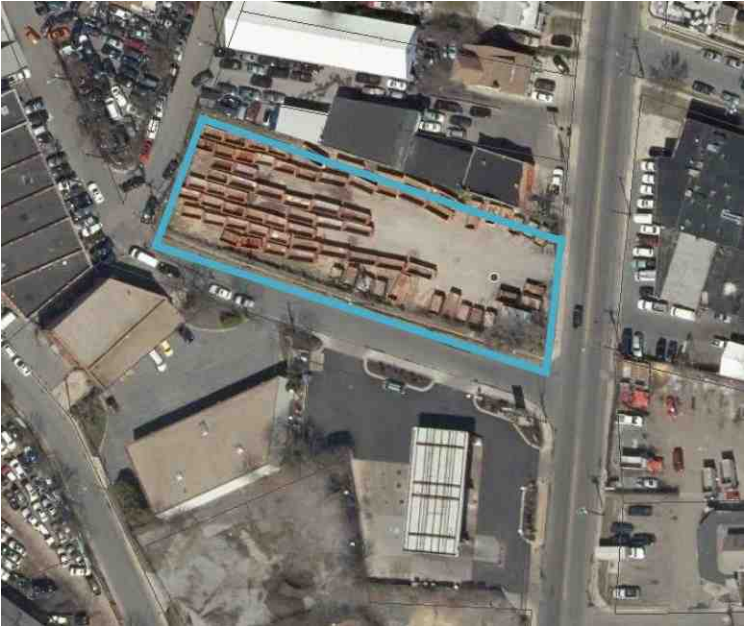
32 C St	
Prox. to Subj.	16.75 miles N
Sales Price	650,000
Date of Sale	10/31/2018
Location	Laurel
Site/View	
Improvements	Parking Lot
Zoning	CV
Site Shape	Rectangular



Comparable 3

6712 Livingston Rd	
Prox. to Subj.	6.08 miles SW
Sales Price	750,000
Date of Sale	9/11/2017
Location	Fort Washington
Site/View	
Improvements	None
Zoning	CSC
Site Shape	Irregular

Comparable Photo Page							
Borrower	N/A						
Property Address	Mentor Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20772
Lender/Client							



Comparable 4

4700 Baltimore Ave
Prox. to Subject 5.39 miles N
Sale Price 515,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Hyattsville
View
Site 26,721
Quality
Age



Comparable 5

6021 Allentown Rd
Prox. to Subject 4.58 miles S
Sale Price 545,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Suitland
View
Site 18,169
Quality
Age



Comparable 6

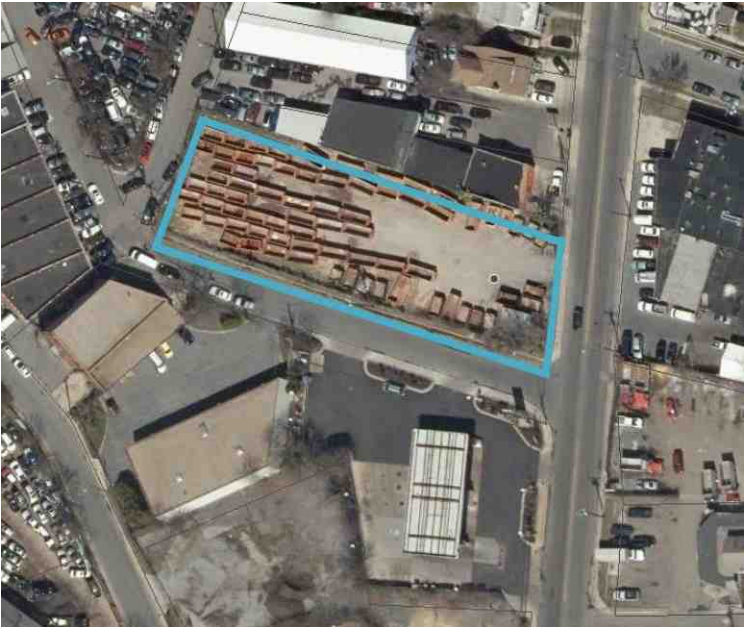
32 C St
Prox. to Subject 16.75 miles N
Sale Price 650,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Laurel
View
Site 16,000
Quality
Age

Comparable Photo Page							
Borrower	N/A						
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City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20772
Lender/Client							



Comparable 7

6712 Livingston Rd
Prox. to Subject 6.08 miles SW
Sale Price 750,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Fort Washington
View
Site 36,374
Quality
Age



Comparable 8

4700 Baltimore Ave
Prox. to Subject 5.39 miles N
Sale Price 515,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Hyattsville
View
Site 26,721
Quality
Age

Comparable 9

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Supplemental Addendum

File No. RD190510A

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						

Purpose of the Appraisal

The purpose of the report is to develop and report an opinion of market value for the subject property.

Scope of the Appraisal

The scope of the appraisal provides for a physical inspection of the property and its surroundings sufficient to gather data necessary to form a supportable estimate of market value. Comparable properties are chosen after reviewing recent settled sales, current listings, and properties currently under contract for sale. Specifics regarding physical features of the comparable properties and the terms of sale are obtained from one or more of the following sources: Multiple Listing Services, public records, deeds, and other commercially available subscription services. Comparable sales are then compared to the subject, and necessary adjustments (market abstracted) are applied to arrive at an indicated value by direct sales comparison. A reasoned reconciliation of the approach to value is then made to arrive at an estimate of market value as defined in the appraisal report as of the effective date of the appraisal and subject to the Certification and Limiting Conditions that are attached hereto.

Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property that would make the property more or less valuable and makes no guarantees, or warranties, expressed or implied, regarding the condition of the property. Furthermore, this appraisal report is not a home inspection report. No warranty is expressed or implied.

Standard Comments

- 1) Client: The client is the private party who has engaged this assignment, or other representative/employee that is a party to the ordering of the appraisal.
- 2) Intended Use: The intended use of the appraisal report is to assist the client in evaluating the subject properties market value, as of the effective date of this assignment.
- 3) Intended User: The intended user of the report is the client who has ordered the appraisal report or the employee(s) of the client that may be required to review or comment on the appraisal. The report is intended for use only by the client. Use of the report by others is not intended by the appraiser.
- 4) Exposure Time: The exposure time of the subject is the same as marketing time. Exposure time is defined as: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.
- 5) I am qualified and competent to perform this appraisal under USPAP guidelines.
- 6) No personal property other than what is typical for the area is included in this report, (i.e. appliances).

Additional Certifications

-My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA.

The photographs presented in this report were produced using digital photography. None of the photographs have been altered with the possible exception of brightness and or contrast in order to enhance clarity. Photographs are true representation of the subject and or comparable sales as of the inspection date unless otherwise noted in report.

No warranty of the appraised property is given or implied.

This appraisal is not intended to be used by any third party as the third party is not the intended user as defined in this report. This appraisal report has been prepared solely for the benefit of the client identified here within. It is not prepared for the benefit of others.

Neither I, nor anyone associated with this appraisal assignment, has performed valuation services on the subject property within the past three years.

Market Value

The 6th Edition of The Dictionary of Real Estate Appraisal includes several definitions for market value. The following definition from the dictionary is used by the federal agencies that regulate insured financial institutions in the United States.

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 and 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 acting in what they consider their best interests;

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.

Hazmat/Environmental statement unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such

Supplemental Addendum

File No. RD190510A

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						

materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, radon, urea-formaldehyde foam insulation, lead paint, or other potentially hazardous materials may affect the value of the property. The value is predicated on the assumption that there is no such materials on or in the property that would cause the loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Digital Signatures

The digital signatures attached to this report fully comply with minimum USPAP reporting requirements. Security features are utilized to ensure the integrity of the signatures and data. According to USPAP Statement on Appraisal Standards No. 8 dated 9/16/1998, electronically affixing a signature to a report is acceptable, and has the same level of authenticity and responsibility as a hand written ink signature.

Detrimental Conditions Statement

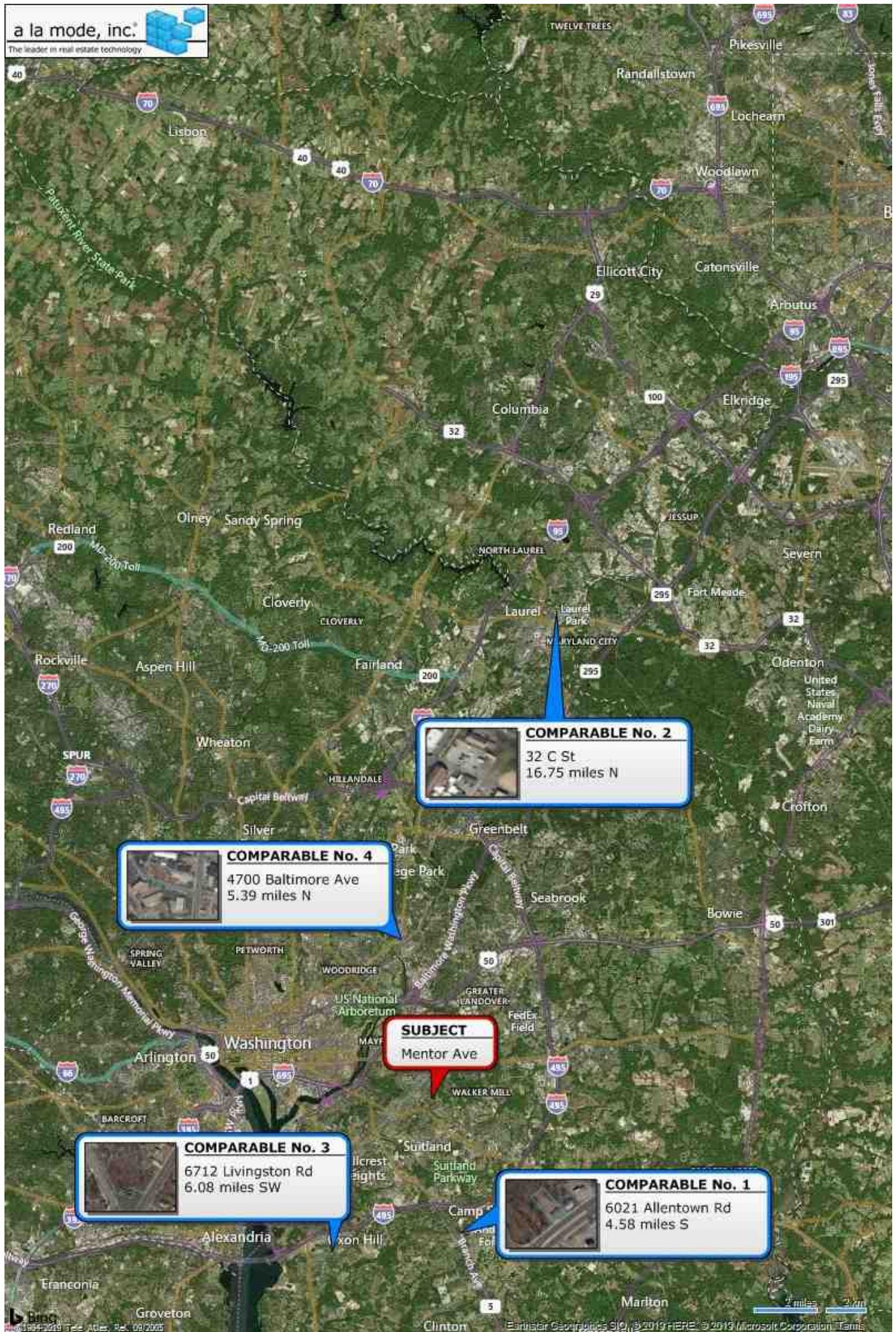
There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, acts of terrorism, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geo technical issues, environmental conditions and natural conditions. The appraiser has inspected the subject property on a level that is consistent with the typical responsibilities of the appraisal profession; however the appraiser does not have the expertise of market analysts, soils, structural or engineers, scientists, specialists, urban planners and specialists for the various fields. Unless otherwise stated within the report, we assume no responsibilities for the impact that the variety of detrimental conditions may cause.

Sale Price/Data Source/Verification Source

The sale prices of all comparable sales were verified through public tax records, or through contact with the respective Agent(s).

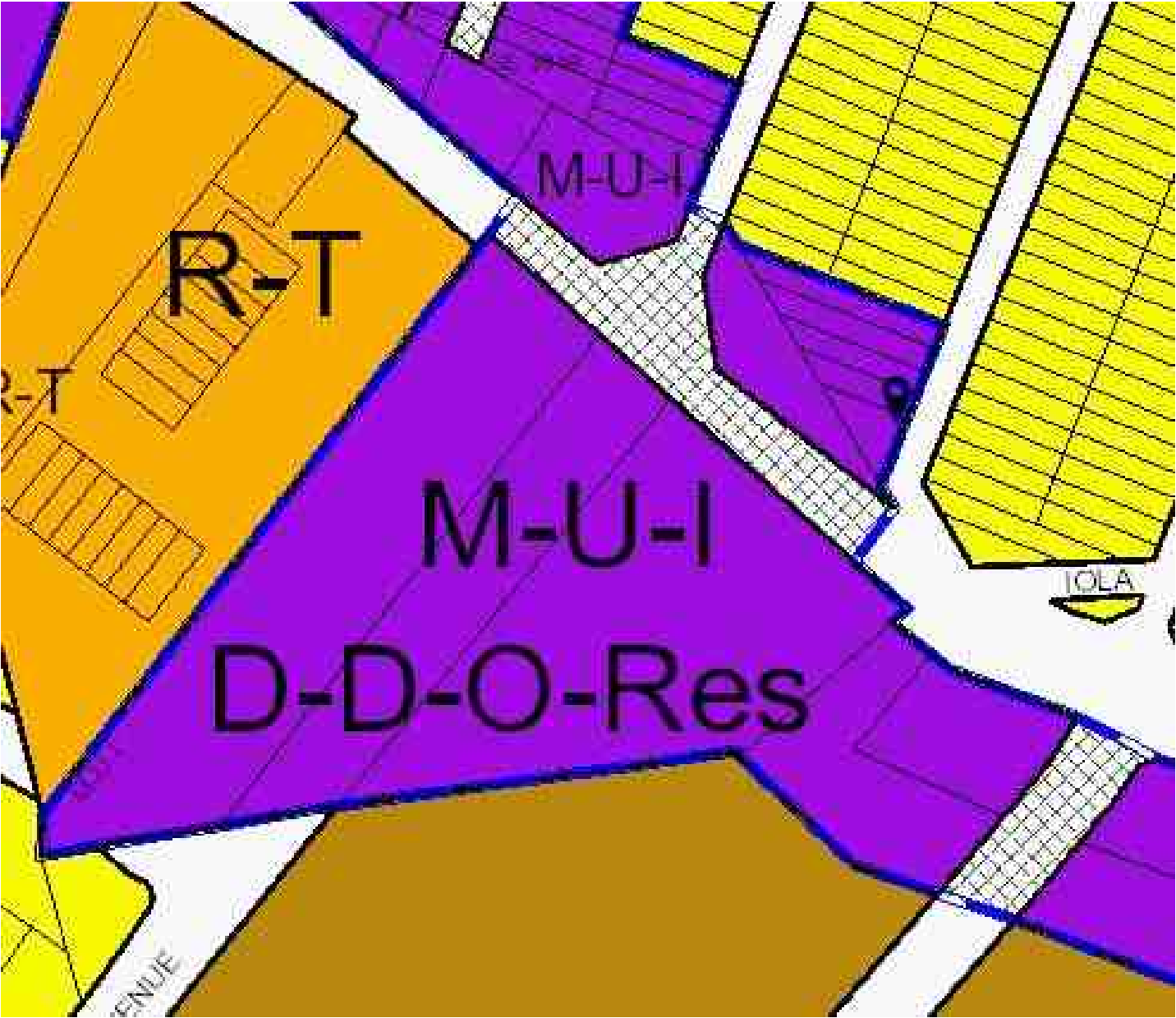
Location Map

Borrower	N/A						
Property Address	Mentor Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20772
Lender/Client							



Zoning Map

Borrower	N/A					
Property Address	Mentor Ave					
City	Capitol Heights	County	Prince George's	State	MD	Zip Code 20772
Lender/Client						



Land Size Adjustment Support

Borrower	N/A						
Property Address	Mentor Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20772
Lender/Client							



SDAT

Borrower	N/A						
Property Address	Mentor Ave						
City	Capitol Heights	County	Prince George's	State	MD	Zip Code	20772
Lender/Client							

Account Identifier:

District - 18 Account Number - 2060802

Owner Information

Owner Name:

PRINCE GEORGES COUNTY

Use:

EXEMPT COMMERCIAL

Mailing Address:

RIGHT OF WAY SECTION
ROOM 3020 C A B
UPPER MARLBORO MD 20772

Principal Residence:

NO

Deed Reference:

/03001/ 00085

Location & Structure Information

Premises Address:

MENTOR AVE
CAPITOL HEIGHTS 20743-0000

Legal Description:

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	A-0867
0072	00E4	0000		1800		73	21	2018	Plat Ref:	

Special Tax Areas:

Town:

Ad Valorem:

Tax Class:

NONE

8

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2,170 SF	905

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2018	07/01/2019
Land:	22,100	22,100		
Improvements	0	0		
Total:	22,100	22,100	22,100	22,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
	/03001/ 00085	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	500	22,100.00	22,100.00
State:	500	22,100.00	22,100.00
Municipal:	500	0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

License

Borrower	N/A				
Property Address	Mentor Ave				
City	Capitol Heights	County	Prince George's	State	MD Zip Code 20772
Lender/Client					

11/15/20164,926,429

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

10 04 27637 THOMAS WEIGAND6137 11-14-2016

MESSAGE(S):

DPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK.

STATE OF MARYLAND

 **DLLR**

DEPARTMENT OF LABOR, LICENSING AND REGULATION

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

COMMISSION OF RE APPRAISERS & HOME INSPECTORS

CERTIFIES THAT:

THOMAS WEIGAND

Lawrence J. Hogan, Jr.
Governor

Boyd K. Rutherford
Lt. Governor

Kelly M. Schulz
Secretary

IS AN AUTHORIZED: 04 - CERTIFIED GENERAL

LIC/REG/CERT
27637

EXPIRATION
12-27-2019

EFFECTIVE
11-14-2016

CONTROL NO
4926429



Signature of Bearer



Secretary DLLR

Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE