



Subject Property

Property Address	3308 Washington Avenue			Order #	ANS-896323
City/State/Zip	NEW ORLEANS, LA 70125			Loan #	33082315
Legal/APN #	00000000			Mortgagor	Sample Mortgagor
Company Name	Sample Company			Agent	Sample Agent
Company Address	123 Sample St, Suite 1			Agent Phone	(000) 000-0000
Lender	Sample Lender			Lender Address	Sample Lender Address
Occupancy	Occupied	Occupied By	Tenant	Is Subject Listed	No
Listing Agent	na			List Phone	na
Property Type	MultiFamily	Describe Use	20 unit complex		
Topography	Level	Overall Condition	Good		
Year Built	1957	Construction	Block		
Zoning	residential	Zoning Change	NotLikely	Marketability	Average
Is the property free of debris?	Yes	Has the property been vandalized?	No	Are there any easement issues known?	No
Are immediate repairs needed?	No	Is the property boarded up?	No	Are there any environment issues known?	No
Utilities on the Property	<input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Septic <input type="checkbox"/> Gas <input type="checkbox"/> Telephone <input type="checkbox"/> Unknown				
Heat Fuel Type	<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Coal <input type="checkbox"/> Wood <input type="checkbox"/> Solar <input type="checkbox"/> Unknown				
Furnace/Heat Type	<input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Radiant <input type="checkbox"/> Base Board <input type="checkbox"/> Radiator <input type="checkbox"/> Wood Stove <input type="checkbox"/> Heat Pump <input type="checkbox"/> Unknown				
Air Conditioner/Cooling	<input checked="" type="checkbox"/> Central <input type="checkbox"/> Window <input type="checkbox"/> Evap Cooler <input type="checkbox"/> Fans <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> Unknown				

Assessor's Tax Information

Parcel #/ APN #	00000000	Land Value	118200	Building Value	470800	Total	589000
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Property Description

Describe the subject property, Type, Current Use, Location, Amenities, and Highest and Best Use.

Subject appears to be in working order and fits in well with neighborhood.

Repair Estimates

1.		\$		2.		\$	
3.		\$		4.		\$	
5.		\$		6.		\$	
						Total \$	

Describe repair needs and any visible damage. Give your estimate as to the cost to repair.

Neighborhood

Location	Suburban	Built Up	Over75	Growth Rate	Stable	Values	Stable
Demand	InBalance	Market Time	3To6	Land Use Change	NotLikely	Employment	Stable
Number Competing Listings in the area	161	Vandalism in Area	No	Description	na		
Number sales in the Past 6 Months	98	Special Assessments	No	Description	na		
Expected time to sell	90	Rental Price Range Low	700	List Price Range Low	169000	Sold Price Range Low	47000
Type of financing required to sell	Conv	Rental Price Range High	50000	List Price Range High	9660000	Sold Price Range High	9750000
Number of Boarded properties in the area	0						

Describe the Neighborhood and surrounding land uses, and how the neighborhood conditions will affect the subject value and marketing.

Neighborhood is mainly comprised of single family detached homes and is by some amenities such as gas stations, restaurants, grocery stores etc...

Commercial Market Analysis

	Subject	Sale #1	Sale #2	Sale #3	Listing #1	Listing #2	Listing #3
Address	3308 Washington Avenue	3005 15th St.	1838 Upperline St.	2205 N Hullen St.	2609 Transcontinental Dr.	2108 Broadway St.	908 Esplanade Ave.
City	NEW ORLEANS	Metairie	New Orleans	Metairie	Metairie	New Orleans	New Orleans
State	LA	LA	LA	LA	LA	LA	LA
Zip Code	70125	70002	70115	70001	70001	70118	70116
Distance from Subject		5.6	1.3	5.0	6.9	1.3	2.5
Data Source	MLS	MLS	MLS	MLS	MLS	MLS	MLS
List Price		1200000	1195000	1725000	1295000	1350000	1550000
List Date		12/2/2025	2/5/2025	12/9/2024	11/6/2025	10/27/2025	10/17/2025
Sold Price		1045000	1130000	1530000			
Sold Date		12/30/2025	06/25/2025	04/24/2025			
No. Units	20	8	6	18	11	9	10
Bedrooms	20	16	12	30	12	11	13
Baths	20	8	6	18	11	9	12
Sq Ft Above Grade	7370	8000	6734	15826	7860	6659	9238
Basement	None	None	None	None	None	None	None
Sq Ft Basement	0	0	0	0	0	0	0
% Finished Basement	0	0	0	0	0	0	0
Location	Urban	Urban	Urban	Urban	Urban	Urban	Urban
Lot Size in Sq Ft	11820	10000	7200	17574	7668	6840	7686
Lot Size in Acres	0.27	0.24	0.16	0.40	0.18	0.15	0.18
Design	2Story	2Story	3Story	3Story	3Story	3Story	4Story
Type Const	Block	Block	Block	Frame	Brick	Block	Block
Quality Const	Average	Average	Average	Average	Average	Average	Average
Parking	ParkingLot	ParkingLot	ParkingLot	ParkingLot	ParkingLot	ParkingLot	ParkingLot
Age	69	56	106	41	58	106	190
Interior Cond	Good	Good	Good	Good	Good	Good	Good
Exterior Cond	Good	Good	Good	Good	Good	Good	Good
Garage	None	None	None	None	None	None	None
Pool/Spa	None	None	None	None	None	None	None
Heating	FaElec	FaElec	FaElec	FaElec	FaElec	FaElec	FaElec
Air Conditioning	Central	Central	Central	Central	Central	Central	Central
Zoning	residential	residential	residential	residential	residential	residential	residential
Used As	residential	residential	residential	residential	residential	residential	residential
Est Rent/SF/Year	32.56	130.63	167.81	96.68	164.76	202.73	167.79
Value per Unit	65,000	130,625	188,333.33	85,000	117,727.27	150,000	155,000
Value per Sq Ft	176.39	130.63	167.81	96.68	164.76	202.73	167.79
Compared to Subj		Similar	Similar	Similar	Similar	Similar	Similar
Most Similar/Subj		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Commercial Market Analysis Comments

Describe the similarities and differences between comps and subject. Justify and explain any differences in value between subject and comps.

Subject	Subject appears to be in working order and fits in well with neighborhood.
Sold #1	This comparable has a similar living area and fits in well with neighborhood.
Sold #2	This comparable has a similar living area and fits in well with neighborhood
Sold #3	This comparable has a similar amount of units and bathrooms.
Listing #1	This listing has a similar living area and fits in well with neighborhood.
Listing #2	This listing has a similar living area and fits in well with neighborhood
Listing #3	This listing has a similar living area and fits in well with neighborhood..

Values / List Price

Explain how you arrived at the current fair market value for the subject based upon comparable sales and listings.

Comments If priced accordingly subject should sell with in a normal marketing time frame. To find similar comps I had to go out 7 miles and back 12 months, due to the lack of available similar comps. Area has a wide range of years built. Of the comps available these were the tightest ranges available. Due to a lack of available similar comps, sales/listings were used which exceed 15% in GLA and/or 5 years in age. Comps with a 20% variance in value also had to be used, due to the lack of available similar comps, and the lot size could not be bracketed.

Values	Low Value	High Value	Expected Selling Price	Market As
As Is	1200000	1400000	1,300,000	<input checked="" type="radio"/> As-Is <input type="radio"/> As Repaired
Repaired	1200000	1400000	1,300,000	
Prepared By	Zack Boudreaux	Date	01/29/2026	Signature On File

This is a Broker's Price Opinion, or Comparative Market Analysis, and is not to be considered as an Appraisal. The information provided in this Market Evaluation was obtained from sources, including Multiple Listing Service, Local Tax Records, and Broker's information files.

Income Analysis

If actual income and expense data is not available, please give us your best professional estimate for Income and Expenses.

Rent per Sq Ft per Year	32.56
Total rentable Sq Ft of the structure	7,370
Gross Annual Rental Income	239,967.2
Expense Reimbursements NNN (below)	0
Gross Income	239,967.2
Vacancy & Collection	0
Effective Gross Income	239,967.2
Real Estate Taxes	7862
Insurance	0
Utilities	0
Repair and Maintenance	0
Professional Fees	0
Expenses (NNN Reimbursements)	0
Management Fees	0
Total Expenses	7,862
Net Operating Income (NOI)	232,105.2
Cap Rate-Value & NOI is Known	17.85
Cap Rate is Known	0
Value/Market Valuation	1300000
Value/Cap Rate & NOI	1,300,309.24

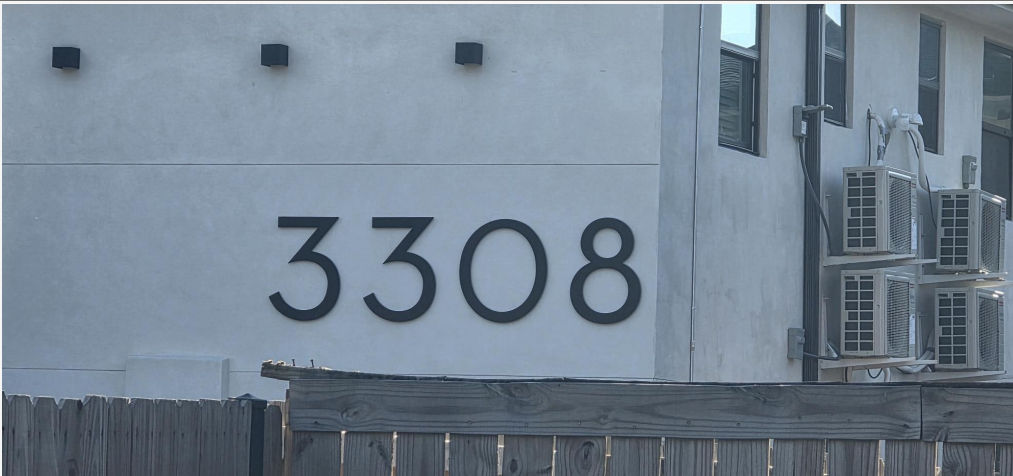
Subject Photos



Subject Front Photo



Subject Street Photo



Subject Address Photo



Subject Rear Photo

Comparable Sale Photos



Sale 1 Photo

3005 15th St.



Sale 2 Photo

1838 Upperline St.



Sale 3 Photo

2205 N Hullen St.

Comparable Listing Photos



List 1 Photo

2609 Transcontinental Dr.



List 2 Photo

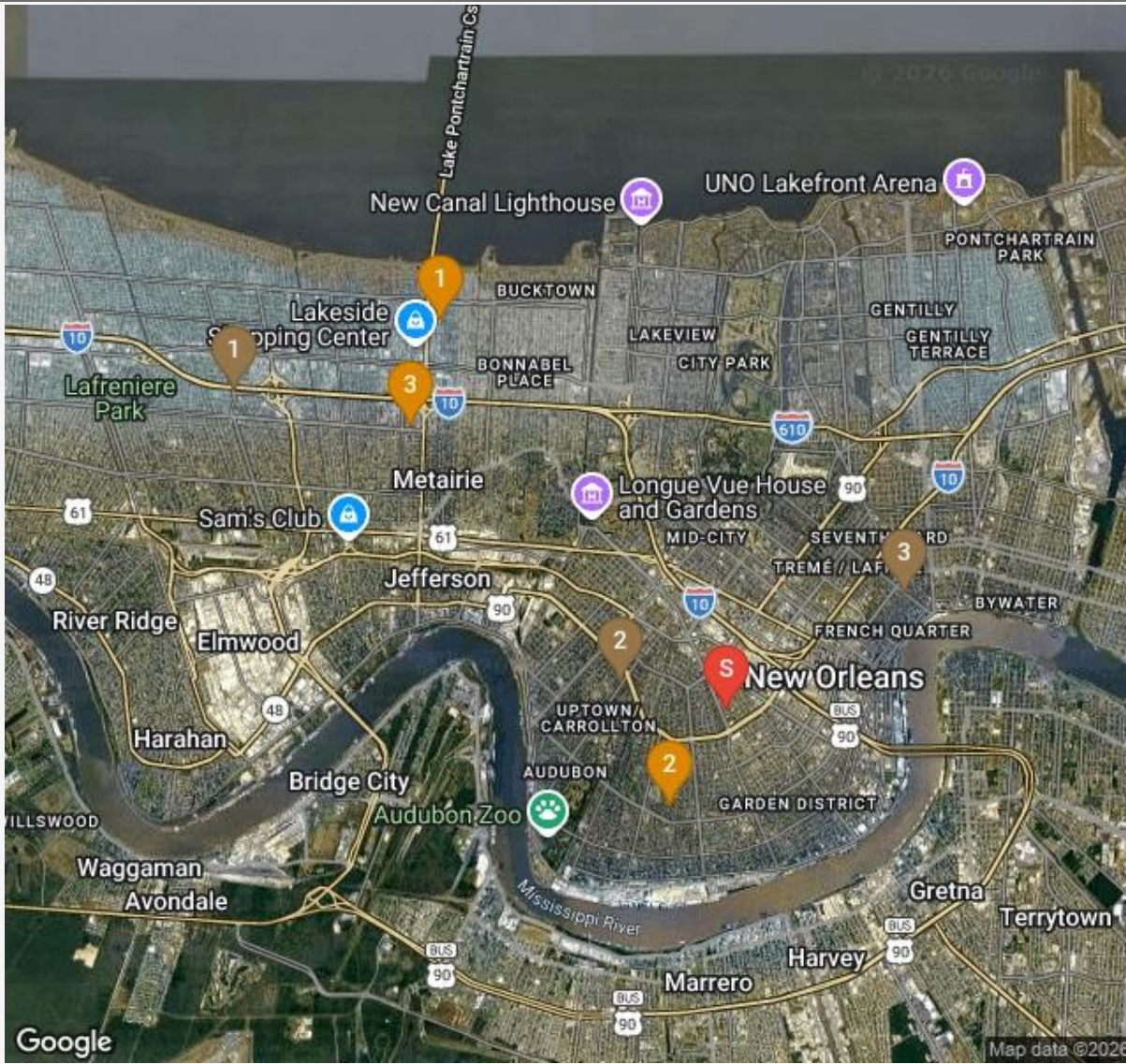
2108 Broadway St.



List 3 Photo

908 Esplanade Ave.

Map



Map

S = SUBJECT	3308 Washington Avenue
YELLOW 1 = SALE 1	3005 15th St.
YELLOW 2 = SALE 2	1838 Upperline St.
YELLOW 3 = SALE 3	2205 N Hullen St.
BROWN 1 = LIST 1	2609 Transcontinental Dr.
BROWN 2 = LIST 2	2108 Broadway St.
BROWN 3 = LIST 3	908 Esplanade Ave.

Additional Photos



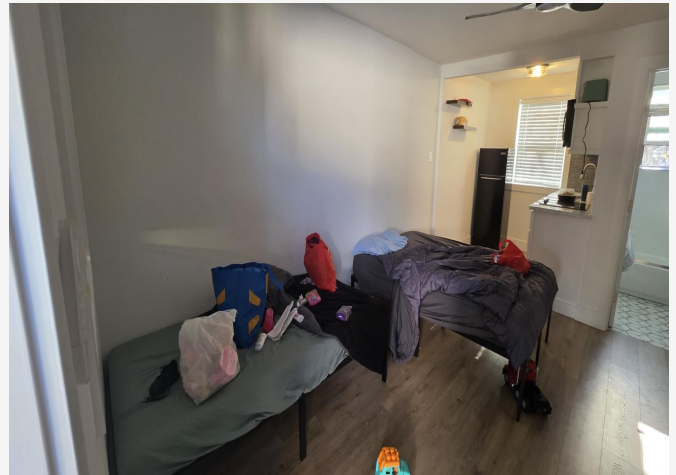
Living room



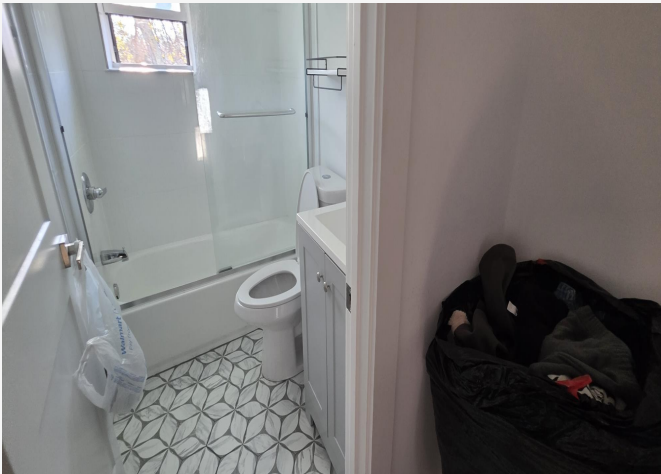
Bathroom



Kitchen



Living room



Bathroom



Kitchen