INVOICE

INVOICE NUMBER
WRM26052681
DATE
08/12/2026

REFERENCE

Internal Order #: WRM26052681
Client File #:
Main File # on form: WRM26052681
Other File # on form:
Federal Tax ID: 45-4283489
Employer ID:

TO:
Paul Rosenberg
First Capital Loans LLC
5444 Westheimer Rd, Suite 1000
Houston, TX 77056

Telephone Number: (713) 505-5000 **Fax Number:**
Alternate Number: **E-Mail:** paul@fm-loans.com

From:
The Murphy Appraisal Group, LLC
William R. Murphy, MAI SRA
9219 Katy Freeway, Suite 167
Houston, TX 77024
Ph: 713-468-6819 Cell: 281-685-9104
wmurphy@murphyappraisalgroup.com
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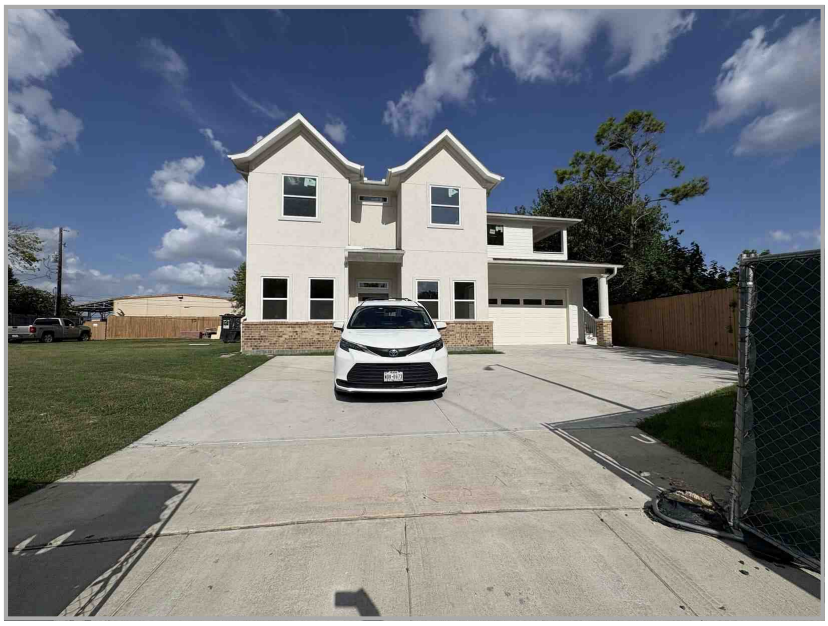
DESCRIPTION

Client: First Capital Loans LLC
Property Address: 1610 Skyview Dr
City: Houston
County: Harris **State:** TX **Zip:** 77043
Legal Description: LT 16 BLK 3 BRITT WAY ESTATES

FEES	AMOUNT
SFR ARV Appraisal Report	575.00
Thank you for the opportunity to assist you on this appraisal requirement. **SUBTOTAL**	575.00

PAYMENTS			AMOUNT
Check #: cc	**Date:** 12/9/2025	**Description:** cc	575.00
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Thank you for considering MAG for your appraisal needs		**SUBTOTAL**	575.00
Thank you for your business and payment!		**TOTAL DUE**	$ 0.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

1610 Skyview Dr
Houston, TX 77043
LT 16 BLK 3 BRITT WAY ESTATES

FOR

First Capital Loans LLC
5444 Westheimer Rd, Suite 1000
Houston, TX 77056

OPINION OF VALUE

1,350,000

AS OF

08/13/2026

BY

William R. Murphy MAI SRA CCIM
Murphy Appraisal Group, LLC
9219 Katy Fwy Ste 167
Houston, TX 77024-1597
O 713-468-6819 C 281-685-9104
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08/27/2026

Paul Rosenberg
First Capital Loans LLC
5444 Westheimer Rd, Suite 1000
Houston, TX 77056

Re: Property: 1610 Skyview Dr
Houston, TX 77043
Owner Ayalas Properties LLC
File No.: WRM26052681

Opinion of Value: 1,350,000
Effective Date: 08/13/2026

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

W.R. Murphy

William R. Murphy MAI SRA CCIM
Murphy Appraisal Group, LLC
License or Certification #: 1320435-CG
State: TX Expires: 04/30/2027
wmurphy@murphyappraisalgroup.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION

Subject Address	1610 Skyview Dr
Legal Description	LT 16 BLK 3 BRITT WAY ESTATES
City	Houston
County	Harris
State	TX
Zip Code	77043
Census Tract	5432.01
Map Reference	449U

PRICE & DATE

$

PARTIES

Client	First Capital Loans LLC
Appraiser	William R. Murphy MAI SRA CCIM

DESCRIPTION OF IMPROVEMENTS

Size (Square Feet)	4,409
Price per Square Foot	$ 306.19
Location	Spring Branch
Age	0
Condition	Good-new
Total Rooms	12
Bedrooms	5
Baths	4.1

APPRAISER

Appraiser	William R. Murphy MAI SRA CCIM
Effective Date of Appraisal	08/13/2026

VALUE

Opinion of Value	$ 1,350,000

Client	First Capital Loans LLC					File No.	WRM26052681
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						

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Location Map

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						



RESIDENTIAL APPRAISAL REPORT

File No.: WRM26052681

SUBJECT

Property Address: 1610 Skyview Dr | City: Houston | State: TX | Zip Code: 77043
County: Harris | Legal Description: LT 16 BLK 3 BRITT WAY ESTATES
Assessor's Parcel #: 0972450000016
Tax Year: 2025 | R.E. Taxes: $ 3,903 | Special Assessments: $ | Borrower (if applicable): Ayalas Properties LLC
Current Owner of Record: Ayalas Properties LLC | Occupant: ○ Owner ○ Tenant ● Vacant | ○ Manufactured Housing
Project Type: ○ PUD ○ Condominium ○ Cooperative ○ Other (describe) | HOA: $ ○ per year ○ per month
Market Area Name: Spring Branch | Map Reference: 449U | Census Tract: 5432.01

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ● Market Value (as defined), or ○ other type of value (describe) As Is Market Value
This report reflects the following value (if not Current, see comments): ○ Current (the Inspection Date is the Effective Date) ○ Retrospective ○ Prospective
Approaches developed for this appraisal: ● Sales Comparison Approach ● Cost Approach ○ Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: ● Fee Simple ○ Leasehold ○ Leased Fee ○ Other (describe)
Intended Use: The purpose of the appraisal is to develop an opinion of the current market value for the property as of a current date, as is, in unencumbered fee simple title of ownership. This report is based on an exterior and interior inspection & a physical view of the improved property. The intended use is for the current estimated market value for personal purposes.
Intended User(s) (by name or type): Named client
Client: First Capital Loans LLC | Address: 5444 Westheimer Rd, Suite 1000, Houston, TX 77056
Appraiser: William R. Murphy MAI SRA CCIM | Address: 9219 Katy Fwy Ste 167, Houston, TX 77024-1597

MARKET AREA DESCRIPTION

Location:	○ Urban	● Suburban	○ Rural
Built up:	● Over 75%	○ 25-75%	○ Under 25%
Growth rate:	○ Rapid	● Stable	○ Slow
Property values:	● Increasing	○ Stable	○ Declining
Demand/supply:	○ Shortage	● In Balance	○ Over Supply
Marketing time:	○ Under 3 Mos.	● 3-6 Mos.	○ Over 6 Mos.

Predominant Occupancy: ● Owner ○ Tenant ● Vacant (0-5%) ○ Vacant (>5%)

One-Unit Housing

	PRICE $(000)	AGE (yrs)
Low	450	0
High	1,295	75
Pred	675	30

Present Land Use: One-Unit 85 % | 2-4 Unit 0 % | Multi-Unit % | Comm'l 15 % | Vacant 0 %

Change in Land Use: ● Not Likely ○ Likely * ○ In Process * * To: SFR is highest and best use of the site.

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Boundaries are the MLS 24 area that is a neighborhood area that is a part of the Houston Metro area. Neighborhood/market boundaries are the general area not a specific subdivision. Neighborhood area is an area of the southeast Houston-metro area that is close to employment centers, public schools, shopping areas, cultural centers and other city amenities. Appeal to the market is average & market values & marketability are stable. Stability of the neighborhood is average & the Houston-metro area economic picture is stable. Employment & job growth are average & the population is increasing according to economic forecasts. Marketing time is usually between 1 to 6 months if the property is originally priced right. Older homes in poor condition are selling and then repaired to good/average condition or torn down for new SFR construction. New or redevelopment construction is in the market area & there is ample mortgage capital available. Property values are stable & supply & demand are in balance. Financing is readily available for qualified buyers.

SITE DESCRIPTION

Dimensions: See CAD information in report | Site Area: 6,106 sf
Zoning Classification: None | Description: None
Zoning Compliance: ○ Legal ○ Legal nonconforming (grandfathered) ○ Illegal ● No zoning
Are CC&Rs applicable? ○ Yes ○ No ● Unknown | Have the documents been reviewed? ○ Yes ● No | Ground Rent (if applicable) $ /
Highest & Best Use as improved: ● Present use, or ○ Other use (explain) Continued use as SFR use is the Highest and Best use of the site (if improvemets are in average condition and repair).
Actual Use as of Effective Date: SFR use | Use as appraised in this report: SFR in average condition
Summary of Highest & Best Use: SFR is the highest and best use of the site. SFR use is the highest and best use of the site. (if occupied and in good/average condition)

Utilities	Public	Other	Provider/Description
Electricity	●	○	Public
Gas	●	○	Public
Water	●	○	Public
Sanitary Sewer	●	○	Public
Storm Sewer	●	○	Public

Off-site Improvements	Type	Public	Private
Street	Concrete	●	○
Curb/Gutter	Yes Curb/gutter at site	●	○
Sidewalk	Yes private sidewalk	●	●
Street Lights	Private and public	●	●
Alley	None	○	○

Topography: Site is built up & slopes to street
Size: 6,106 SF
Shape: Regular-interior, typical depth
Drainage: Adequate at the time of inspectio
View: N;

Other site elements: ● Inside Lot ○ Corner Lot ○ Cul de Sac ○ Underground Utilities ○ Other (describe)
FEMA Spec'l Flood Hazard Area ○ Yes ● No | FEMA Flood Zone X | FEMA Map # 48201C0640M | FEMA Map Date 11/15/2019
Site Comments: No adverse easements or encroachments were noted. Site has typical utility and drainage easements. No negative factors were noted. Subject is a typical lot for the area. *3rd party flood verification is required*

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement ○ None		Heating	
# of Units	1 ○ Acc.Unit	Foundation	Concrete Slab Avg	Slab	Concrete slab	Area Sq. Ft.	0	Type	FWA
# of Stories	2	Exterior Walls	Brick,wood/avg	Crawl Space		% Finished		Fuel	Gas
Type	● Det. ○ Att. ○	Roof Surface	Pitched Composition	Basement		Ceiling			
Design (Style)	2 Story Traditional	Gutters & Dwnspts.	Yes gutters	Sump Pump	○	Walls		Cooling	Central AC
● Existing ○ Proposed ○ Und.Cons.		Window Type	Single Hung/avg	Dampness	○	Floor		Central	Yes
Actual Age (Yrs.)	0	Storm/Screens	No/yes	Settlement		Outside Entry		Other	
Effective Age (Yrs.)	0			Infestation					

Interior Description		Appliances		Attic ○ None		Amenities			Car Storage ○ None		
Floors	Wood/tile/Avg	Refrigerator	●	Stairs	○	Fireplace(s) #	No	Woodstove(s) # 0	Garage	# of cars (4 Tot.)	
Walls	Painted/dw/Avg	Range/Oven	●	Drop Stair	●	Patio	Yes-covered		Attach.	2	Attached
Trim/Finish	Painted/Avg	Disposal	●	Scuttle	○	Deck	No		Detach.		
Bath Floor	E wood tile/Avg.	Dishwasher	●	Doorway	○	Porch	Yes-Front		Blt.-In		
Bath Wainscot	Tile/Avg	Fan/Hood	●	Floor	○	Fence	Wood		Carport		
Doors	Wood, Wood & glass	Microwave	●	Heated	○	Pool	No pool		Driveway	2+	Concrete
		Washer/Dryer	○	Finished	○				Surface		Concrete

Finished area **above** grade contains: 12 Rooms | 5 Bedrooms | 4.1 Bath(s) | 4,409 Square Feet of Gross Living Area Above Grade
Additional features: The subject is in new condition and was built in 2026. The subject property design & is typical for the area.
Describe the condition of the property (including physical, functional and external obsolescence): The subject is in new condition and was built in 2026. Improvements are wood framed with brick & wood exterior siding, with wood & ceramic tile flooring. The property has quartz counter tops & back splash and wood cabinets.Subject has Central A/C and FWA Heat. The house exhibits functional floor plans and features & the construction is typical for the area. The subject's features are similar to many of the area houses that are similar in terms of materials, design, & quality of finish. Noted physical depreciation was seen as normal wear and tear & subject is at the beginning of its economic life. The property is in an established neighborhood. No external depreciation is present. The property conforms to the neighborhood. No adverse environmental conditions were observed. See scope of appraisal later in this report.

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RESIDENTIAL APPRAISAL REPORT

File No.: WRM26052681

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): MLS/CAD

1st Prior Subject Sale/Transfer	
Date:	No see CAD records
Price:	NA
Source(s):	HAR/MLS/CAD records
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject property is currently not under contract. The subject property is currently not listed for sale, per MLS/CAD. Subject is in new condition.The comparable sales in the last 12+ months we considered and were typical properties for the area. All sales were subjectively adjusted for differences, if reasonably & supported. All sales were from same MLS 24 market area which is the same as the subject market area.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (if developed) ○ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1610 Skyview Dr Houston, TX 77043	6626 Westview Dr Houston, TX 77055		6522 Westview Dr Houston, TX 77055		6606 Wharton St Houston, TX 77055	
Proximity to Subject		6.23 miles E		6.35 miles E		6.28 miles E	
Sale Price	$ 1,350,000		$ 1,218,000		$ 1,300,000		$ 1,425,000
Sale Price/GLA	$ 306.19 /sq.ft.	$ 312.63 /sq.ft.		$ 308.64 /sq.ft.		$ 338.80 /sq.ft.	
Data Source(s)	Owner/CAD	MLS#83233283;DOM 120/231 KM-451Y		MLS#38036238/DOM41/515 KM-451Y		MLS#47868292;DOM 179 KM-451Y	
Verification Source(s)	MLS/CAD/KM-449U	MLS/CAD/Listed$1,349,000		MLS/CAD/Listed $1,390,000		MLS/CAD/Listing$1,425,000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions	*above is estimated value not sales price*	Arms Length Seller paid $0		Arms Length Seller paid $2000	-2,000	Arms Length Seller paid $0	
Date of Sale/Time	NA	12/05/2024		11/26/2025		05/04/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Spring Branch	Spring Branch	-10,000	Spring Branch	-10,000	Spring Branch	-10,000
Site	6,106 sf	6,825 sf	0	6,825 sf	0	6,825 sf	0
View	N;	Typical residential		Typical residential		Typical residential	
Design (Style)	2 Story Traditional	2 Story/Traditional	0	2 Story Modern		2 Story/Traditional	
Quality of Construction	Average/typical	Average/typical		Average/typical		Average/typical	
Age	0	2	0	2	0	2	0
Condition	Good-new	Good-new	0	Good-new	0	Good-new	
Above Grade Room Count (Total / Bdrms / Baths)	12 / 5 / 4.1	10 / 4 / 3.1	+10,000	11 / 5 / 4.0	+5,000	12 / 5 / 5.0	-5,000
Gross Living Area	4,409 sq.ft.	3,896 sq.ft.	+48,170	4,212 sq.ft.	+18,260	4,206 sq.ft.	+20,650
Basement & Finished Rooms Below Grade	0sf 0	0sf 0		0sf 0		0sf 0	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA, CAC	FWA, CAC		FWA, CAC		FWA, CAC	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	2 attached	3 attached	-5,000	2 attached	0	2 attached	
Porch/Patio/Deck	Patio, porch	Patio, porch		Porch, patio		Patio, porch	
Fireplace-yes or no	No Fireplace	1 Fireplace	0	No Fireplace		1 Fireplace	0
Private Pool	No Private Pool	No Private Pool		No Private Pool		No Private Pool	
CAD Value 2026 or YOS	$600,700-26	$835,989-24		$1,246,405-25		$1,209,015-25	
Prior Sale in last year	No per MLS/CAD	No per MLS/CAD	0	No per MLS/CAD		No per MLS/CAD	
Flood Zone	Out X	Out X		Out X		Out X	
Net Adjustment (Total)		● + ○ -	$ 43,170	● + ○ -	$ 11,260	● + ○ -	$ 5,650
Adjusted Sale Price of Comparables		Net 3.5 % Gross 6.0 %	$ 1,261,170	Net 0.9 % Gross 2.7 %	$ 1,311,260	Net 0.4 % Gross 2.5 %	$ 1,430,650

Summary of Sales Comparison Approach

Unadjusted sales range from $1,218,000 to $1,425,000 and from $308.64 psf to $338.80 psf. Adjusted sales range from $1,261,170, to $1,430,650, and averaged $1,334,360. All sales sold above the CAD assessed value. Sale 2 had seller concessions. The property is currently not listed for sale & is not under contract. Size was adjusted at 30% of the psf comp sales price, if. differed more than 100sf. Sales 1-3 were the largest sales in square footage in Spring Branch. Baths were adjusted at $10,000 for a full bath & $5,000 for half bath. Bedrooms were adjusted in the SF adjustment if applicable. Age was adjusted at $500 if differed by more than 15 years effective age. Pools were adjusted at $10,000 & fireplaces were not adjusted. Garages were adjusted at $5,000 per space/door. Carports were not adjusted. Seller contributions were adjusted accordingly. This appraisal is for the as is current value. Sites were adjusted based on the differences in the CAD information, location, shape, frontage, view, land size, land sales, broker & MLS records assessed value & not necessarily for differences in size only. Subject site is similar to the comp sites & all comps were assessed at a higher price as compared to the subject since the subject was not completed when assessed on 1/1/26. All sales were from the same MLS 24 market area & are similar to the subject. Our sales search was in the Spring Branch market area our search for sales was for the last 12+- months. No sites were adjusted in this case since site all were similar & were assessed at similar prices per HCAD. Subject estimated market value is supported & bracketed by the adjusted gross sales prices and supported by the psf prices. Sales low net/gross percent adjustments due to having similar improvement size & features as subject. All sales had subjective yet reasonable overall gross & net adjustments. Adjustments were subjective but were reasonable & supported by the market. All the sales comps are similar in effective age compared to the subject. Recent MLS 24 sales were in the subject area and were considered and subjective adjustments were made if supported. All sales did have similar overall appeal or condition that the subject enjoys. All sales were sales that sold thru MLS. All sales both adjusted and unadjusted were given consideration in this case. Sales had reasonable subjective percent adjustments.

Sale 3 & represents the upper limit of value. All the sales comps are smaller in SF size, & subject is larger in the building size of the comps. The subject was similar to all sales in bedroom count and bathroom count and subjective adjustments were made or considered for building size, bathrooms, land size, garage, fireplace & condition. Sales were adjusted for size as compared to the subject. Subject is larger than the sales in improved SF area & is similar to the site size of the comps. Subject estimated value is bracketed by adjusted sales price range. Subject site does not have excess land that can be sold separately. Sale 3 set the upper limit of value in gross sale price & psf price and Sale 1 set the lower limit of gross sale price. The Direct Sales Approach was given the only consideration in this appraisal. The Direct Sales Approach is a reliable indication of what willing buyers & willing sellers are accepting in the market & is the most reliable approach in estimating value for residential properties. Both the unadjusted and adjusted sales were used and considered and set the range of value for the subject. Subject estimated market value is supported by the overall sales gross prices & the subject value psf was supported by the comparables psf range. All sales were considered to be reliable indicators of market value and marketability. All sales had reasonable percent adjustments and were in the subject MLS/Spring Branch market area. All sales were overall considered to lend support for the estimated subject value and represented the range of upper and lower limits of the value range & PSF price range for the subject.

Sales thru MLS usually have a commission applied to the gross sales price, so the seller typically receives the gross sales price net of the sales commission plus other expenses that are paid by the seller. I might add that the appraisal value does not set the listing or the buy/sales price. The appraisal is a 3rd party opinion of the estimated value of the property and the sales price is a negotiated price between the buyer and the seller and/or their respective agents or brokers. Active MLS sales/marketing activity is occuring in the area but currently there are limited listings in Green Tee Terrace Positive market factors-1. Property is new construction on a typical site, 2. Never flooded, not in flood zone. Negative market factors-None

Indicated Value by Sales Comparison Approach $ 1,350,000

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RESIDENTIAL APPRAISAL REPORT

File No.: WRM26052681

COST APPROACH

COST APPROACH TO VALUE (if developed) ◯ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Site value was determined based on comparable land sales in the market area taht were reviewed.MLS shows lot sales in the market area ranging from $50,000+- to $325,000+-. Lot estimated value is supported by MLS listings and sales and by the assessed CAD records. The Cost Approach was not necessary for a credible assignment result & was not developed for the scope or purpose of this appraisal. The following estimated depreciated replacement cost new is considered to be a reasonable estimate of the depreciated replacement cost, but is not a developed Cost Approach. This estimate should not be used for insurance purposes. The Cost Approach was not necessary for a credible assignment result.

ESTIMATED ◯ REPRODUCTION OR ● REPLACEMENT COST NEW

Source of cost data: Marshall Valuation Service

Quality rating from cost service: Average Effective date of cost data: Current

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

The improvements have an effective age of 0 years and an economic life of 50 years.The subject is in average condition and houses in the area are generally well kept and maintained. Land value was supported by MLS sales. Cost figures were from local contractors, appraisal cost files and supported by Marshall Valuation Service. Site value is typical of site values in the defined neighborhood area.The square footage figures for the subject property were from MLS, CAD, plans, surveys, builder information, prior appraisals, owner information or the actual measurements taken at the time of inspection are an ESTIMATE ONLY.The subject property is a candidate for redevelopment.

OPINION OF SITE VALUE			=$	185,000
DWELLING	4,409 Sq.Ft. @ $	180.00	=$	793,620
	0 Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
Landscape,fence,walkways, porch, patio			=$	25,000
Garage/Carport	468 Sq.Ft. @ $	45.00	=$	21,060
Total Estimate of Cost-New			=$	839,680
Less Depreciation	Physical	Functional	External	=$( )
Depreciated Cost of Improvements			=$	839,680
"As-is" Value of Site Improvements			=$	0
SF-builder plans - 4,409 *Builder profit $75,000			=$	135,000
			=$	
INDICATED VALUE BY COST APPROACH			=$	1,159,680

Estimated Remaining Economic Life (if required): 50 Years

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ● The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): The income approach is not considered to be reliable in appraising owner occupied SFR property and was not necessary for a credible assignment result and was not developed for the purpose of this appraisal. The income approach was not developed in this assignment because, in this market area, single-unit residences are typically purchased for use and not income, and thus there is a lack of credible single-unit rental data from which to estimate market rent and GRM.In this analysis all consideration was given to the Direct Sales Approach.

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 $ 1,350,000 **Cost Approach (if developed) $** 1,159,680 **Income Approach (if developed) $**

Final Reconciliation The Direct Sales Approach was given the only consideration in this appraisal. The Direct Sales Approach is a reliable indication of what willing buyers and willing sellers are accepting in the market and is the most meaningful approach in estimating value for residential properties. Subject estimated value is supported and bracketed by the overall gross sales prices and the subject value psf was supported by the comparables psf range. Sales are in the MLS 24 market area as the subject.

This appraisal is made ● "as is", ◯ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ◯ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ◯ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: This appraisal has a current effective date of 08/13/2026. The date of the on site visit was 08/13/2026. The property was in new condition as of the effective date of the appraisal.

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

Based on the degree of inspection of the subject property, as indicated below, 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: $ 1,350,000 **, as of:** 08/13/2026 **, 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.**

ATTACHMENTS

A true and complete copy of this report contains 24 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.

Attached Exhibits:

● Scope of Work	● Limiting Cond./Certifications	● Narrative Addendum	● Photograph Addenda	◯ Sketch Addendum
● Map Addenda	◯ Additional Sales	● Cost Addendum	● Flood Addendum	◯ Manuf. House Addendum
◯ Hypothetical Conditions	◯ Extraordinary Assumptions	◯	◯	◯

SIGNATURES

Client Contact: Paul Rosenberg Client Name: First Capital Loans LLC

E-Mail: paul@fm-loans.com Address: 5444 Westheimer Rd, Suite 1000, Houston, TX 77056

APPRAISER

W.R. Murphy

Appraiser Name: William R. Murphy MAI SRA CCIM

Company: Murphy Appraisal Group, LLC

Phone: O 713-468-6819 C 281-685-9104 Fax:

E-Mail: wmurphy@murphyappraisalgroup.com

Date of Report (Signature): 08/27/2026

License or Certification #: 1320435-CG State: TX

Designation: MAI SRA

Expiration Date of License or Certification: 04/30/2027

Inspection of Subject: ● Interior & Exterior ◯ Exterior Only ◯ None

Date of Inspection: 8/13/2026

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: ◯ Interior & Exterior ◯ Exterior Only ◯ None

Date of Inspection:

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Assumptions, Limiting Conditions & Scope of Work

File No.: WRM26052681

Property Address:	1610 Skyview Dr	City:	Houston	State: TX	Zip Code: 77043
Client:	First Capital Loans LLC	Address:	5444 Westheimer Rd, Suite 1000, Houston, TX 77056		
Appraiser:	William R. Murphy MAI SRA CCIM	Address:	9219 Katy Fwy Ste 167, Houston, TX 77024-1597		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

– The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

– The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

– If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

– The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

– If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

– The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

– The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

– The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

– If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

– An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser–client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

– The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

– An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non–invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions. Appraiser has considered all 'readily observable' conditions of the subject property, that is, observations of conditions that are immediately discernible and noticeable during a typical site visit. Identifying hidden or unapparent conditions is not the responsibility of the appraiser. Appraisal standards requires the appraiser to 'Observe, Analyze and Report' conditions that are readily observable within the scope of work of the appraiser. Appraiser does not test components of a dwelling; instead an appraiser's obligation is to operate a representative number of items in the dwelling at the time of the site observation and report any readily observable defective conditions. Appraiser made an interior and exterior observation of the subject property. This includes observation of all readily accessible areas of the home, basement, and garage, unless otherwise noted in this report. Appraiser has made a minimum of a 'head and shoulders' entry into the attic area and into the crawl space if applicable to this home, unless otherwise noted. Appraiser did not move any personal property or furniture and did not operate the mechanical systems or appliances as part of the scope of inspection. The appraiser has not walked the boundaries of the subject site, but instead has made a visual observation of the site

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

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Certifications

File No.: WRM26052681

Property Address: 1610 Skyview Dr City: Houston State: TX Zip Code: 77043

Client: First Capital Loans LLC Address: 5444 Westheimer Rd, Suite 1000, Houston, TX 77056

Appraiser: William R. Murphy MAI SRA CCIM Address: 9219 Katy Fwy Ste 167, Houston, TX 77024-1597

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

– The statements of fact contained in this report are true and correct.

– The credibility of this report, for the stated use by the stated user(s), of 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.

– 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 to 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.

– I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

– 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.

Additional Certifications:

–As of the date of this appraisal, William R. Murphy, MAI, SRA, has completed the continuing education program for Designated Members of the Appraisal Institute.

–The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

–The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

–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.

DEFINITION OF MARKET VALUE *:

Market value means 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 own 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.

*** This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.**

SIGNATURES

Client Contact: Paul Rosenberg Client Name: First Capital Loans LLC

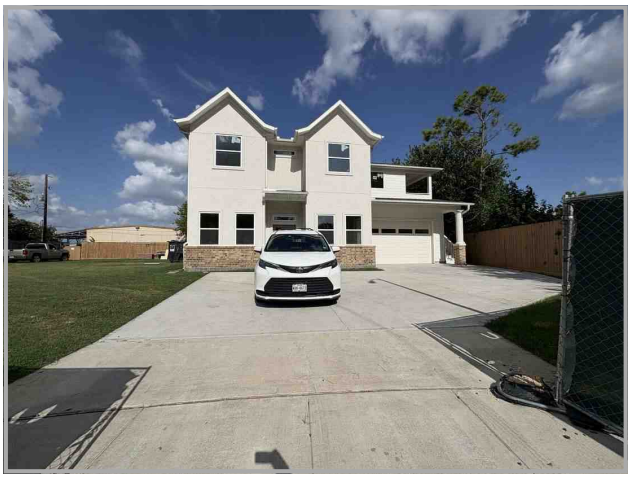
E-Mail: paul@fm-loans.com Address: 5444 Westheimer Rd, Suite 1000, Houston, TX 77056

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
W.R. Murphy	
Appraiser Name: William R. Murphy MAI SRA CCIM	Supervisory or Co-Appraiser Name:
Company: Murphy Appraisal Group, LLC	Company:
Phone: O 713-468-6819 C 281-685-9104 Fax:	Phone: Fax:
E-Mail: wmurphy@murphyappraisalgroup.com	E-Mail:
Date Report Signed: 08/27/2026	Date Report Signed:
License or Certification #: 1320435-CG State: TX	License or Certification #: State:
Designation: MAI SRA	Designation:
Expiration Date of License or Certification: 04/30/2027	Expiration Date of License or Certification:
Inspection of Subject: ● Interior & Exterior ○ Exterior Only ○ None	Inspection of Subject: ○ Interior & Exterior ○ Exterior Only ○ None
Date of Inspection: 8/13/2026	Date of Inspection:

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Subject Photo Page

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						



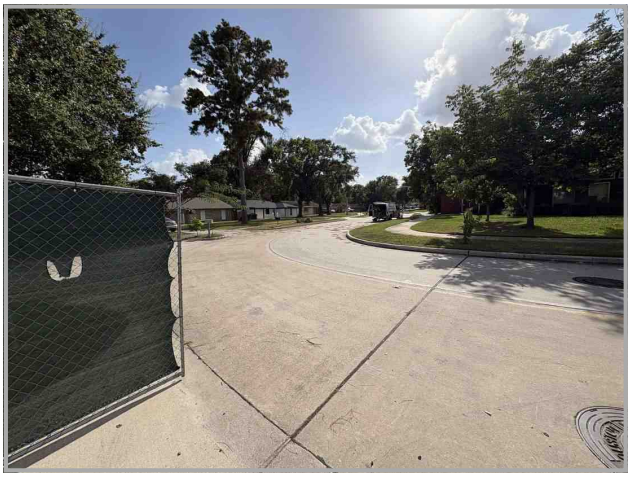
Subject Front

1610 Skyview Dr

Sales Price	1,350,000
Gross Living Area	4,409
Total Rooms	12
Total Bedrooms	5
Total Bathrooms	4.1
Location	Spring Branch
View	N;
Site	6,106 sf
Quality	Average/typical
Age	0



Subject Rear



Subject Street

Subject Plat and Aerial Photos

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						

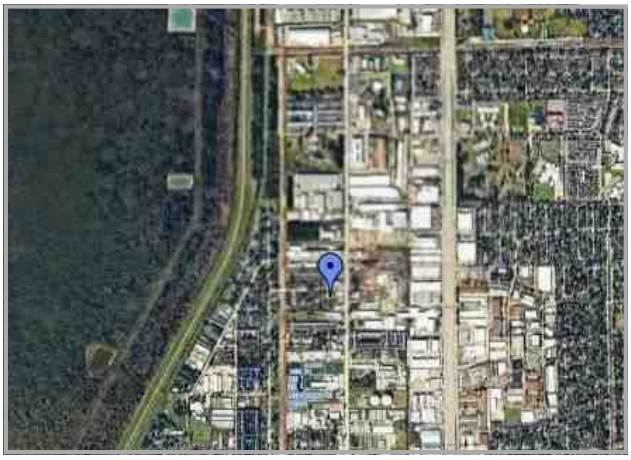


Subject plat

1610 Skyview Dr	
Sales Price	1,350,000
Gross Living Area	4,409
Total Rooms	12
Total Bedrooms	5
Total Bathrooms	4.1
Location	Spring Branch
View	N;
Site	6,106 sf
Quality	Average/typical
Age	0



Subject Aerial



Subject Neighborhood

Subject Photos 1-12

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						



Typical front view



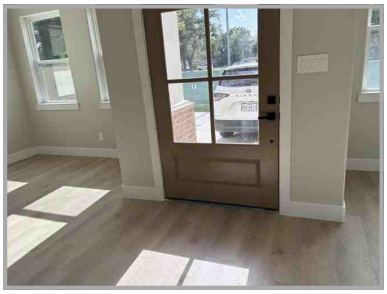
Typical left side view



Typical right side view



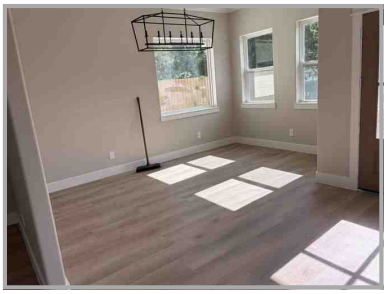
Typical rear view



Entrance



Family Room



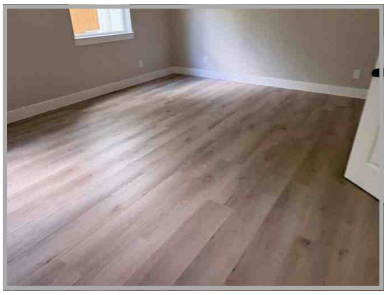
Breakfast area



Family Room to Kitchen



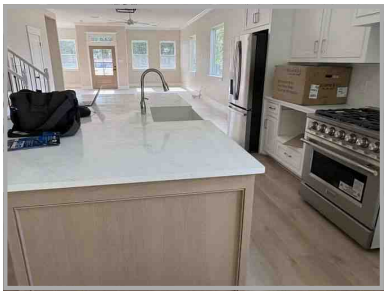
1/2 Bath



Primary Bedroom



Primary Bath



Kitchen



Kitchen



Typical view



2nd floor Kitchen

Subject Photos 1-15

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						



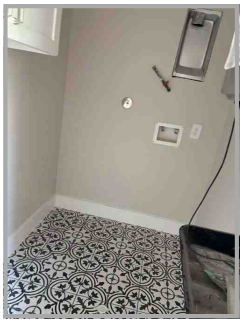
2nd floor Kitchen



Bedroom



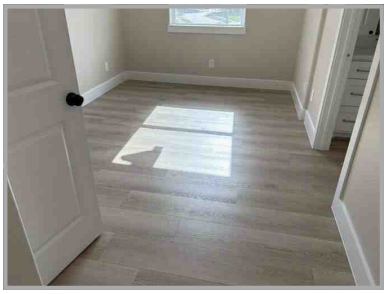
Bath



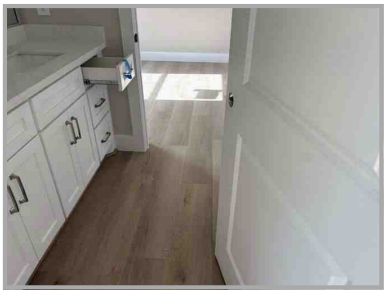
Utility



Stairs to Attic



Bedroom



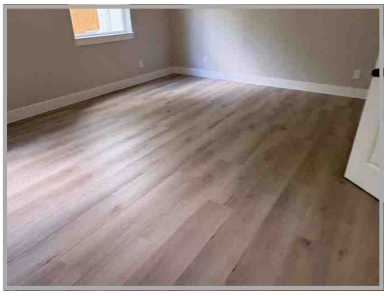
Bath



Bedroom



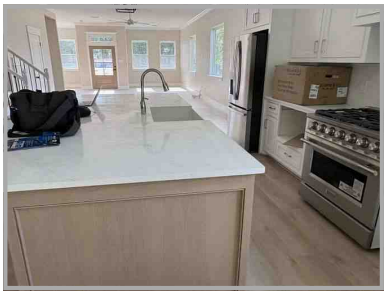
Bath



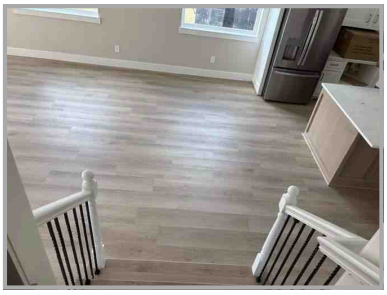
Bedroom



Bath



Kitchen



1st floor landing



Kitchen



Garage

Comparable Photo Page

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						



Comparable 1

6626 Westview Dr

Prox. to Subject	6.23 miles E
Sale Price	1,218,000
Gross Living Area	3,896
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3.1
Location	Spring Branch
View	Typical residential
Site	6,825 sf
Quality	Average/typical
Age	2



Comparable 2

6522 Westview Dr

Prox. to Subject	6.35 miles E
Sale Price	1,300,000
Gross Living Area	4,212
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	4.0
Location	Spring Branch
View	Typical residential
Site	6,825 sf
Quality	Average/typical
Age	2



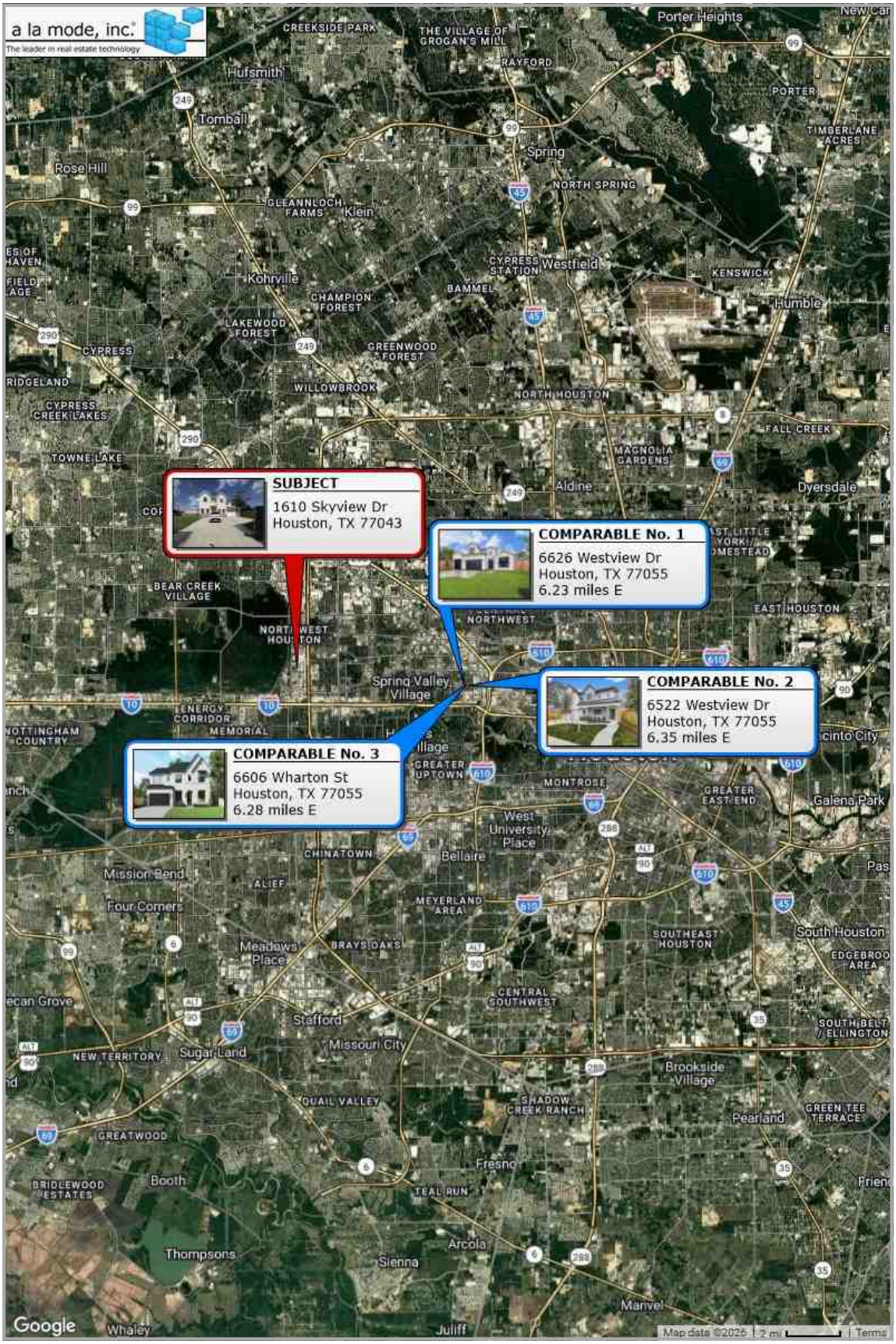
Comparable 3

6606 Wharton St

Prox. to Subject	6.28 miles E
Sale Price	1,425,000
Gross Living Area	4,206
Total Rooms	12
Total Bedrooms	5
Total Bathrooms	5.0
Location	Spring Branch
View	Typical residential
Site	6,825 sf
Quality	Average/typical
Age	2

Location Map

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						



Flood Map

Client	First Capital Loans LLC						
Property Address	1610 Skyview Dr						
City	Houston	County	Harris	State	TX	Zip Code	77043
Appraiser	William R. Murphy MAI SRA CCIM						



HCAD - Page 1

HCAD Property Search

Hcad.org

1610 SKYVIEW DR
HOUSTON, TX 77043
Residential

2026

Account: 0972450000016
Name: AYALA'S PROPERTIES INC
Mailing Address: 2049 WESTERN VILLAGE LN HOUSTON, TX 77043-2704

Valuation History



Valuations

Land:	$177,074
Improvement:	$423,626
Market:	$600,700
Appraised:	$600,700

iFile a protest
Value Notice
Values on Same Street

Compare Valuations

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
025	SPRING BRANCH ISD		1.023100	0.000000
040	HARRIS COUNTY		0.380960	0.000000
041	HARRIS CO FLOOD CNTRL		0.049660	0.000000
042	PORT OF HOUSTON AUTHY		0.005900	0.000000
043	HARRIS CO HOSP DIST		0.187610	0.000000
044	HARRIS CO EDUC DEPT		0.004798	0.000000
061	CITY OF HOUSTON		0.519190	0.000000

Exemption Type : None

Property Details

Legal Description	LT 16 BLK 3 BRITT WAY ESTATES
Land	6,106 SF
Living Area	4,462 SF

Fiduciary
PROPERTY TAX REBELS - 03421

Status
Value Notice Date: Apr 17, 2026
Deadline to file a protest: May 18, 2026
Protest Received Date: May 18, 2026
ARB Status: Not Certified - Jul 17, 2026

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map	Neighborhood Group
A1 -- Real, Residential, Single-Family	7714.01	WRENWOOD/BWAY EST./PRESTRIDGE	390 -- ISD 25 - North of I-10 Outside Memorial Villages	4959C	449U	25002

Additional Links

Appraisal Review Board (ARB) Status
Property Owners Website
Property Tax Database

Land Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
					Market Value Land						
1	1001 -- Res Improved Table Value SF5 -- Undeveloped SF	SF	6,106	1.16	1.00	1.00	--	1.16	25	29.00	177,074

HCAD - Page 2

Ownership History

Owner	Effective Date
AYALA'S PROPERTIES INC	08/15/2019
AYALA MARCOS & HILDA	01/23/2013
NESSARY KHATERA	06/16/2003
MOHABBAT SAYED O	01/02/1988

Building Summary

Collapse All	Building	Year Build	Type	Style	Quality	Impr Sq Ft
Collapse	1	2025	Residential Single Family	101 Residential 1 Family	Good	4,462

Building Data

Element	Details
Foundation Type	Slab
Exterior Wall	Frame / Concrete Blk
Heating / AC	Central Heat/AC
Grade Adjustment	A-
Physical Condition	Average
Cond / Desir / Util	Average
Exterior Wall	Stucco
Exterior Wall	Brick / Veneer
Cost and Design	New / Rebuilt
Element	**Units**
Room: Bedroom	4
Room: Total	11
Room: Full Bath	4
Room: Half Bath	1
Fixtures: Addl	2
Room: Rec	1
Story Height Index	2
Fireplace: Metal Prefab	1

Building Areas

Description	Area
BASE AREA UPR	2010
OPEN FRAME PORCH UPR	90
BASE AREA PRI	2452
FRAME GARAGE PRI	260
OPEN FRAME PORCH PRI	80
OPEN FRAME PORCH PRI	40

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Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Property Search for Comments or Suggestions.

Release Notes

Property Details - Page 1

1610 Skyview Dr, Houston, TX 77043-2721, Harris County

APN: 097-245-000-0016 CLIP: 2905736917



Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	N/A	01/23/2013
Bldg Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**	
N/A	6,106	N/A	RES LOT	

OWNER INFORMATION

Owner Name	Ayalas Properties Inc	Tax Billing Address	2049 Western Village Ln
Owner Name 2		Tax Billing City & State	Houston, TX
Owner Occupied	No	Tax Billing Zip	77043
DMA No Mail Flag		Tax Billing Zip+4	2704
Carrier Route	C026		

LOCATION INFORMATION

Subdivision	Britt Way Estates	Topography	Flat/Level
School District Name	Spring Branch ISD	Census Tract	5432.01
Neighborhood Code	Wrenwood/Bway Est./Prestridge-7 714.01	Map Facet	449-U
Township	Houston	Traffic	Paved
MLS Area	24	Flood Zone Code	X
Market Area	SPRING BRANCH	Flood Zone Date	11/15/2019
Key Map	449u	Flood Zone Panel	48201C0640M
Waterfront Influence	Buildable	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION

Parcel ID	097-245-000-0016	% Improved	
Parcel ID		Exemption(s)	
Parcel ID	0972450000016	Tax Area	040
Lot #	16	Fire Dept Tax Dist	
Block #	3	Water Tax Dist	041
Legal Description	LT 16 BLK 3 BRITT WAY ESTATES		
M.U.D. Information			

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	$177,074	$177,074	$177,074
Assessed Value - Land	$177,074	$177,074	$177,074
Assessed Value - Improved			
YOY Assessed Change ($)	$0	$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	$177,074	$177,074	$177,074
Market Value - Land	$177,074	$177,074	$177,074
Market Value - Improved			

Tax Year	Total Tax	Change ($)	Change (%)
2023	$3,777		
2024	$3,903	$126	3.33%
2025	$3,845	-$59	-1.5%

Jurisdiction	Tax Rate	Tax Amount
Spring Branch ISD	1.0231	$1,811.64
Harris County	.38096	$674.58
Hc Flood Control Dist	.04966	$87.93
Port Of Houston Authority	.0059	$10.45
Hc Hospital Dist	.18761	$332.21
Hc Department Of Education	.0048	$8.50
Houston City Of	.51919	$919.35

Property Details - Page 2

Total Estimated Tax Rate	2.1712

CHARACTERISTICS

Land Use - CoreLogic	Tax: Residential Lot MLS: Residential (NEC)	Heat Type	
Land Use - County	Res Vacant Table Val	Porch	
Land Use - State	Vacnt-Platted-Lot-Res	Porch Sq Ft	
Lot Acres	0.1402	Patio Type	
Lot Sq Ft	6,106	Patio/Deck 1 Area	
# of Buildings		Patio/Deck 2 Area	
Building Type		Parking Type	
Bldg Class		No. Parking Spaces	
Building Comments		Garage Type	
Building Sq Ft		Garage Capacity	
Above Gnd Sq Ft		Garage Sq Ft	
Ground Floor Sq Ft		Carport Sq Ft	
2nd Floor Sq Ft		Roof Type	
Stories		Roof Material	
Condition		Roof Shape	
Quality		Roof Frame	
Total Units		Construction	
Total Rooms		Interior Wall	
Bedrooms		Floor Cover	
Total Baths		Foundation	
MLS Total Baths		Exterior	
Full Baths		Pool	
Half Baths		Pool Sq Ft	
Fireplace		Year Built	
Fireplaces		Building Remodel Year	
Elec Svs Type	Y	Effective Year Built	
Cooling Type		Other Rooms	

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type	Value
Building Description	Building Size

SELL SCORE

Rating		Value As Of	2026-08-09 07:15:50
Sell Score			

ESTIMATED VALUE

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	89574510	MLS Sale Date	
MLS Status	Terminated	MLS Sale/Close Price	
Listing Area	24	MLS Contingency Date	
MLS D.O.M	12	MLS Withdrawn Date	07/05/2013
MLS Listing Date	06/23/2013	Listing Agent	Aaa-Paul Rosenberg
MLS Current List Price	$140,000	Listing Broker	FIRST CAPITAL LOANS & REALTY
MLS Original List Price	$140,000	Selling Agent	
MLS Status Change Date	07/05/2013	Selling Broker	
MLS Pending Date			

MLS Listing #	
MLS Status	
MLS Listing Date	

Property Details - Page 3

MLS Listing Price	
MLS Orig Listing Price	
MLS Sale Date	
MLS Sale Price	
MLS Wthdr Date	

LAST MARKET SALE & SALES HISTORY

Recording Date	08/20/2019	01/25/2013	06/18/2003	
Nominal	Y			
Buyer Name	Ayalas Properties Inc	Ayala Marcos & Hilda	Nessary Khatera	Mohabbat Sayed O
Buyer Name 2		Ayala Hilda		
Seller Name	Ayala Marcos & Hilda	Nessary Khatera M & Zabiullah	Mohabbat Sayed O	
Document Number	365519	36079	56969-2013	
Document Type	Special Warranty Deed	Warranty Deed	Special Warranty Deed	Deed (Reg)

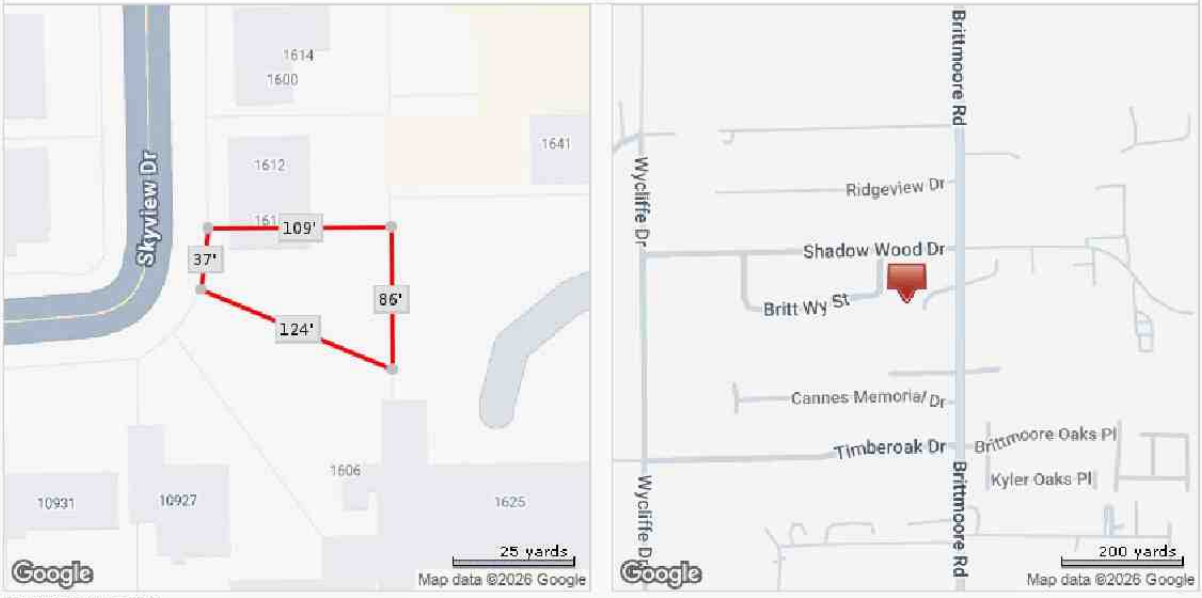
MORTGAGE HISTORY

Mortgage Date	05/15/2003	04/17/2003
Mortgage Amount	$50,000	$50,000
Mortgage Lender	Sterling Bk	Sterling Bk
Mortgage Code	Conventional	Conventional
Borrower Name	Mohabbat Sayed	Mohabbat Sayed O
Borrower Name 2	Mohabbat Sabra	Mohabbat Sabra

FORECLOSURE HISTORY

Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	
Default Amount	
Final Judgment Amount	
Original Doc Date	
Original Document Number	
Original Book Page	
Lender Name	
Foreclosure Case #	

PROPERTY MAP



*Lot Dimensions are Estimated

Client	First Capital Loans LLC			File No.	WRM26052681
Property Address	1610 Skyview Dr				
City	Houston	County	Harris	State TX	Zip Code 77043
Appraiser	William R. Murphy MAI SRA CCIM				

APPRAISAL AND REPORT IDENTIFICATION-2020

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 only by the specified client and any other named intended user(s).)

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: 1-6+- months

Based on our investigation of the market, which included discussions with market participants, and a review of MLS information, it is our opinion that this property would have a reasonable exposure time, as well as marketing time, of 1-6 months, at the value estimated in this report.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: W.R. Murphy
Name: William R. Murphy MAI SRA CCIM
MAI SRA
State Certification #: 1320435-CG
or State License #:
State: TX Expiration Date of Certification or License: 04/30/2027
Date of Signature and Report: 08/27/2026
Effective Date of Appraisal: 08/13/2026
Inspection of Subject: ◯ None ● Interior and Exterior ◯ Exterior-Only
Date of Inspection (if applicable): 8/13/2026

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):

WRM Certified General Real Estate Appraiser 04/30/2027

WILLIAM ROCHE MURPHY
9219 KATY FWY STE 167
HOUSTON, TX 77024

TALCB
TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Certified General Real Estate Appraiser

Appraiser: WILLIAM ROCHE MURPHY

License #: 1320435-CG **License Expires: 04/30/2027**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz
Executive Director