

TRENTON S. SISKRON

DIRECTOR



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Belle Cherri Land Co.
c/o: Charis Kirk
7840 Shreve Park Drive
Shreveport, LA 71129
charis@bellecherriland.com

March 22, 2024

RE: Market Opinion of Value
0.669 Acs. M/L Lot 1, Jefferson Pines Plaza Unit #3; Geog. #171511-037-0001-00
Shreveport, LA 71119

Dear Ms. Kirk,

The legal system and courts recognize a Market Opinion of Value ("MOV" or "BOV") for the purposes of property transfers through an Act of Donation, in lieu of obtaining a professional appraisal, provided the MOV is produced by a competent real estate professional. Based on this acceptable practice, and pursuant to your request, please find enclosed an MOV for the immovable property generally described as 0.669 Acs. M/L Lot 1, Jefferson Pines Plaza Unit #3, with a Caddo Parish Tax Assessor Geog. #171511-037-0001-00 (the "Subject Property").

This MOV is not an appraisal produced by a professional MIA appraiser, nor should this MOV be considered as a replacement for a professional appraisal. Although Mr. Siskron is confident in having the ability to provide each of his clients a realistic opinion of value for properties they own, he is unable to guarantee the accuracy of information obtained from third-party sources, which were utilized in the valuation of the Subject Property .

Based on my extensive experience in representing buyers and sellers of vacant land tracts, as well as based on comparable vacant land sales in the general area of the Subject Property, I am pleased to provide the following opinion of the current market value for the Subject Property: \$15,000.00.

If you should have any questions, please do not hesitate in contacting me at your convenience.

Sincerely,
KW Commercial NWLA

A handwritten signature in blue ink, appearing to read 'T. Siskron', with a stylized flourish at the end.

Trenton S. Siskron, Director

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