

Case Number	FDIC Case Number	Case Name	Asset Name	Parcel Numbers	Street 1	Street 2	City	State	Zip	County	Description	Appraisal Date	Appraised Value	Appraiser
1106005678	New Case 1106005678E & FDIC B104886000037	DAGOBERTO TREVINO	TR 5 LOT 3	R3298-00-000-0003- 00	6502 South Cage	121410B	Pharr	TX	78577	Hidalgo	new case 1106005678E & FDIC B104886000037 old FDIC	1/8/2015		

SITE ANALYSIS

The following is a discussion of the site characteristics based upon a physical inspection of the subject property.

Location: The subject property is located at 6502 South Cage Boulevard, just north of Thomas Drive in southern Pharr. Cage Boulevard is a five-lane asphalt paved commercial artery with adequate storm drainage and/or lighting.

Size: The subject is a rectangular shaped interior lot with 100 feet of frontage on Cage Boulevard and 295 feet of depth to contain approximately 29,500 square feet. (see plat).

Zoning: The subject is zoned "C". General Commercial, by the City of Pharr.

Easements/Encroachments/Restrictions: A review of the city and county maps and other recorded information did not indicate any easements that adversely affect the subject site. Typical utility easements encumber the site; however, these easements and set-back lines provide the required utility infrastructure for development of the site and are not considered to adversely affect the property under appraisal. A title report was not provided, and it is not known if there are any private deed restrictions affecting the subject property.

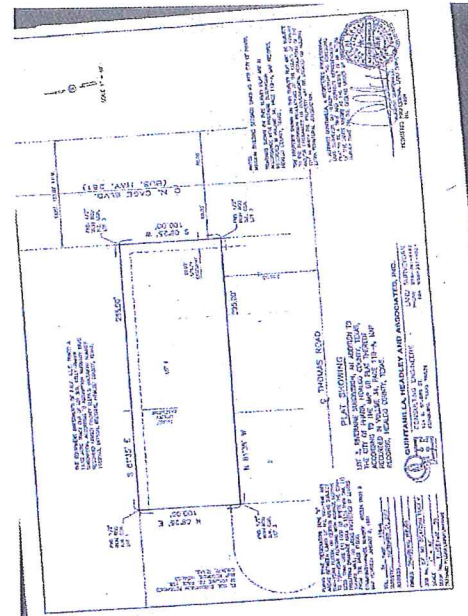
Surrounding Development: The subject is surrounded by mostly commercial and residential properties.

Elevation: The subject as a whole is considered to be basically level.

Flood Zone and Census Tract: The subject appears to be located within a FEMA map zone B as per panel #480334-0500-B, dated 1/2/81. This flood insurance rate zone corresponds to the areas outside the 1% annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. Flood insurance is not required. The census tract is #213.02. There are no apparent onsite ponding or drainage problems.

Utilities and Public Services: Utilities and services available to the subject include city water, city sewer, electricity, gas, telephone, and cable. Adequate police and fire protection is provided by the City of Pharr.

SUBJECT PLAT



SATELLITE VIEW



Looking at the Subject from Cage Boulevard



Looking South on Cage Boulevard



Looking North on Cage Boulevard