

CLAYTON A TITUS INC

Stockton, Ca

Oct 12, 2023

Dear Jeff,

Per our phone call, I am providing you with my opinion of value of the building located at 1959 N Willow Ave in Clovis Ca. The building was manufactured by American Modular Systems in Manteca Ca approximately 2010 and I installed the building as a sub-contractor for AMS at the time. The building is 2880 square feet and a modular building installed on a concrete foundation.

Currently, modular buildings similar in age to this one are being sold at approximately 60\$ per square foot which would give a base value of 172,800. However, this building has a few costly upgrades as compared to the typical. The building was manufactured with a synthetic stucco finish, parapet style walls on three sides, concealed quiet style heat pumps, custom storefront entry doors, and various offices and restroom facilities. Below I have listed the items and my opinion of the value for them.

Base building..... 172,800

Stucco finish26,000

Parapet walls.....15,200

Heat pumps9,000

Store front.....12,000

Interior offices/RR..... 35,000

Total.....270,000

Please feel free to call me with any questions.

Sincerely,

Clay Titus