

Dear : Fadiel Razkalla,

Aubert Appraisal Services, LLC., has prepared an appraisal report of the property located at 224 S. Queens Dr Slidell, LA 70458.

The intended user of this appraisal report is Fadiel Razkalla.

The purpose of this appraisal is to estimate the market value of the property described in the body of this report.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum valuation, or the approval of the loan. This appraisal has been prepared to conform with the Uniform Standards of Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation. The appraiser has disclosed within this appraisal report steps taken that were necessary or appropriate to comply with the competency provision of the USPAP.

As per current FIRREA minimum appraisal standards, I **have** completed previous appraisals of single family residences in this area. An appraisal inspection of the appraised property, a study of pertinent factors including recent sales and active listings, valuation trends, and the general neighborhood data led us to the conclusion that the market value, as of 12/23/2024, is:

\$135,000.00

It has been a pleasure to assist you. If we may be of further service to you in the future, please let us know.

Respectfully submitted,

Luis Aubert
Louisiana Certified Residential Real Estate Appraiser
Aubert Appraisal Services, LLC.
222 Azores Drive
Slidell, LA 70458



Luis Aubert

APPRAISAL OF REAL PROPERTY



LOCATED AT

224 S Queens Dr
Slidell, LA 70458

LOT 181 NORTH FOREST SUB PH 1 CB 745 292 CB 1387 59 INST NO 994141

FOR

Fadiel Razkalla

AS OF

12/23/2025

BY

Luis D. Aubert
Aubert Appraisal Services, LLC.
222 Azores Drive
Slidell, LA 70458
(504) 400-0146
Laappraisals@charter.net
www.greaterneworleansappraisal.com

Luis Aubert

Borrower	N/A	File No.	L1013511
Property Address	224 S Queens Dr		
City	Slidell	County	St.Tammany
Lender/Client	Fadiel Razkalla	State	LA
		Zip Code	70458

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Fadiel Razkalla

Aubert Appraisal Services, LLC.

222 Azores Drive
Slidell, LA 70458
(504) 400-0146
www.greaterneworleansappraisal.com

10/13/2025

Fadiel Razkalla

Re: Property: 224 S Queens Dr
Slidell, LA 70458
Borrower: N/A
File No.: L1013511

Opinion of Value: \$ 135,000
Effective Date: 12/23/2025

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 if I can be of additional service to you.

Sincerely, esign.alamode.com/verify Serial:1F051602



Luis D. Aubert
License or Certification #: R1655
State: LA Expires: 12/31/2025
Laappraisals@charter.net

Luis Aubert
Serial# 1F051602
esign.alamode.com/verify

RESTRICTED APPRAISAL REPORT

File No.: L1013511

SUBJECT	Property Address: 224 S Queens Dr			City: Slidell			State: LA Zip Code: 70458															
	County: St.Tammany			Legal Description: LOT 181 NORTH FOREST SUB PH 1 CB 745 292 CB 1387 59 INST NO																		
	994141			Assessor's Parcel #: 94781																		
	Tax Year: 2024		R.E. Taxes: \$ 1,820		Special Assessments: \$ 0		Borrower (if applicable): N/A															
	Current Owner of Record: Ghaprial Gameel Profit Sharing			Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing																		
	Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>			# of Units: 1			Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop															
	Market Area Name: NORTH FOREST			Map Reference: 43640			Census Tract: 0407.05 <input type="checkbox"/> Flood Hazard															
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																					
	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																					
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:																					
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																						
Intended Use: Ascertain Market Value																						
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.																						
Client: Fadiel Razkalla		Address: N/A																				
Appraiser: Luis D. Aubert		Address: 222 Azores Drive, Slidell, LA 70458																				
FEATURE		SUBJECT		COMPARABLE SALE # 1			COMPARABLE SALE # 2		COMPARABLE SALE # 3													
Address 224 S Queens Dr Slidell, LA 70458				223 S Queens Dr Slidell, LA 70458			114 Yorkshire Dr Slidell, LA 70458		400 Driftwood Cir Slidell, LA 70458													
Proximity to Subject				0.03 miles SE			0.91 miles SE		0.57 miles S													
Sale Price		\$		\$ 110,000		\$ 136,750		\$ 150,000														
Sale Price/GLA		\$ /sq.ft.		\$ 65.48 /sq.ft.		\$ 91.78 /sq.ft.		\$ 74.40 /sq.ft.														
Data Source(s)		Observation		GSREIN #2430149;DOM 174			GSREIN #2448301;DOM 9		GSREIN #2429419;DOM 81													
Verification Source(s)		Corelogic Public Records		Corelogic Public Records			Corelogic Public Records		Corelogic Public Records													
VALUE ADJUSTMENTS		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.		DESCRIPTION		+(-) \$ Adjust.										
Sales or Financing		ArmLth		0		ArmLth		0		REO		0										
Concessions		CSH;0		0		Cash;0		0		Cash;0		0										
Date of Sale/Time		05/14/2024				06/06/2024				05/03/2024												
Rights Appraised		Fee Simple				Fee Simple				Fee Simple												
Location		N;Res;				N;Res;				N;Res;												
Site		8097 sf		7440 sf		+1,000		9450 sf		-2,100		9600 sf		-2,300								
View		N;Res;		N;Res;				N;Res;				N;Res;										
Design (Style)		DT1;Ranch		DT1;Ranch				DT1;Ranch				DT1;Ranch										
Quality of Construction		Q4		Q4				Q4				Q4										
Age		49		51				043		040				0								
Condition		C5		C4		-18,500		C5				C4		-22,200								
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths									
Room Count		6	4	2.0	6	3	2.0	0	6	3	2.0	0	7	4	2.0							
Gross Living Area		1,967 sq.ft.			1,680 sq.ft.			+8,600			1,490 sq.ft.			+14,300			2,016 sq.ft.			-1,500		
Basement & Finished		0sf			0sf						0sf						0sf					
Rooms Below Grade																						
Functional Utility		Average			Average						Average						Average					
Heating/Cooling		FWA/CAC			FWA/CAC						FWA/CAC						FWA/CAC					
Energy Efficient Items		None			None						None						None					
Garage/Carport		2ga4dw			4dw			+16,000			2ga4dw						2ga4dw					
Porch/Patio/Deck		Cov. Porch			Cov. Porch						Cov. Porch						Cov. Porch/Patio			0		
Pool		None			None						None						None					
Fireplace		Fireplace (1)			None						Fireplace (1)						Fireplace (1)					
Net Adjustment (Total)					<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,100						<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 12,200						<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -26,000					
Adjusted Sale Price of Comparables					\$ 117,100						\$ 148,950									\$ 124,000		

Summary of Sales Comparison Approach The living area was adjusted at \$30.00 a sq.ft. rounded which is based upon a market analysis of price per square foot of competitive properties. Two car garages were adjusted at \$16,000 per sq.ft. rounded and baths were rounded at \$8,000 each. Condition adjustments were applied at \$11.00 per sq.ft. rounded. Please see addendum for a detailed explanation of the methodology utilized to develop site value and site adjustments and GLA Adjustments addendum for details on GLA adjustments.

I certify, as the appraiser, that I have complied with the "AIR" in all aspects of the appraisal process.

The Approximate Land Value Is **\$41,000**.

RESTRICTED APPRAISAL REPORT

File No.: L1013511

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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): Corelogic Public Records					
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No prior sales noted on the subject or comparable sales for 36 months prior to the effective date of this report.				
	Date: None Reported					
	Price: N/A					
	Source(s): Corelogic Public Records					
	2nd Prior Subject Sale/Transfer					
	Date: N/A					
	Price: N/A					
	Source(s): Corelogic Public Records					
MARKET	Subject Market Area and Marketability: Typical marketing times for similar properties within the subject's market area are between 90 and 180 days.					
SITE	Site Area: 8097 sf	Site View: N;Res;	Topography: Flat	Drainage: Typical		
	Zoning Classification: S-1	Description: Single Family Residential				
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning					
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____					
	Actual Use as of Effective Date: Single Family Residential	Use as appraised in this report: Single Family Residential				
	Opinion of Highest & Best Use: Single Family Residential					
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone C	FEMA Map # 2252050420E FEMA Map Date 4/21/1999				
	Site Comments: The subject site is typical in terms of size and market appeal for the area. No encroachments or other adverse conditions were noted, however, we suggest that a survey be completed to determine if any exist.					
IMPROVEMENTS	Improvements Comments: The overall condition of the subject property is "Fair" and in condition consistent with the UAD condition rating of "C5". The subject's interior appears to be in the process of a renovation that as of the date of the appraisal inspection, is incomplete. Baths and kitchens not functional. Please See Photos					
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 135,000	Indicated Value by: Cost Approach (if developed) \$ N/A	Indicated Value by: Income Approach (if developed) \$ N/A			
	Final Reconciliation All three approaches to value were considered for this report. The market and cost approaches were developed. However, only the market sales approach was developed in this report. The income approach was not used because the area is primarily owner occupied. The cost approach is typically included and accurate for new constructions or nearly new constructions. See Advisory Opinion 28, Scope of Work Decision, Performance, and Disclosure, for further guidance. Final Reconciliation. Many comparable closed sales were considered in making this appraisal. The (4) closed sales displayed are considered to be the most comparable and the best indications of value for the subject property. Most weight is given to comparable sale 4 because it requires the least gross dollar adjustments, and is most similar to the subject. Comparable 2 required the second least gross dollar adjustments, and is second most similar to the subject. Comparable 2 is the second highest weighted comparable sale. Comparable 3 required the third least gross dollar adjustments, and is third most similar to the subject. Comparable 1 is the third highest weighted comparable sale. Comparable 1 requires the most gross dollar adjustments and is least similar to the subject, and has been weighted the least of the five selected comparables. A weighted based analysis has been used to reconcile the final estimated value of the subject property. The comparables have been weighted as follows; Comparable 1. 15%, Comparable 2. 23%, Comparable 3. 21%, and Comparable 4. 32%.					
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: No mechanical or structural warranties are expressed or implied herein, information taken form the MLS is considered reliable.					
	<input type="checkbox"/> 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: \$ 135,000, as of: 12/23/2025, 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.					
	A true and complete copy of this report contains 39 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:					
	<input checked="" type="checkbox"/> Scope of Work		<input type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
	<input checked="" type="checkbox"/> Map Addenda		<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input checked="" type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
	<input type="checkbox"/> Hypothetical Conditions		<input type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Client Contact: 985-276-9851		Client Name: Fadiel Razkalla				
E-Mail: fadiel_8@hotmail.com		Address: N/A				
APPRAISER  esign.alamode.com/verify Serial:1F051602		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)				
Appraiser Name: Luis D. Aubert		Supervisory or Co-Appraiser Name: _____				
Company: Aubert Appraisal Services, LLC.		Company: _____				
Phone: (504) 400-0146		Phone: _____			Fax: _____	
Fax: _____						
E-Mail: Laappraisals@charter.net		E-Mail: _____				
Date of Report (Signature): 10/13/2025		Date of Report (Signature): _____				
License or Certification #: R1655		License or Certification #: _____			State: _____	
Designation: _____		Designation: _____				
Expiration Date of License or Certification: 12/31/2025		Expiration Date of License or Certification: _____				
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None				
Date of Inspection: _____		Date of Inspection: _____				
<i>Luis Aubert</i>						

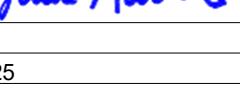
FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	224 S Queens Dr Slidell, LA 70458	414 Pine Forest Dr Slidell, LA 70458											
Proximity to Subject		1.49 miles SE											
Sale Price	\$		\$ 145,000		\$		\$		\$				
Sale Price/GLA	\$ /sq.ft.	\$ 72.65 /sq.ft.		\$ /sq.ft.		\$ /sq.ft.		\$ /sq.ft.					
Data Source(s)	Observation	GSREIN #2463149;DOM 8											
Verification Source(s)	Corelogic Public Records	Corelogic Public Records											
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.			
Sales or Financing		ArmLth		0									
Concessions		CSH;0		0									
Date of Sale/Time		07/07/2025											
Rights Appraised	Fee Simple	Fee Simple											
Location	N;Res;	N;Res;											
Site	8097 sf	10620 sf		-3,800									
View	N;Res;	N;Res;											
Design (Style)	DT1;Ranch	DT1;Ranch											
Quality of Construction	Q4	Q3											
Age	49	42		0									
Condition	C5	C5											
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths				
Room Count	6	4	2.0	9	4	2.0	0						
Gross Living Area	1,967 sq.ft.			1,996 sq.ft.			-900	sq.ft.			sq.ft.		
Basement & Finished	0sf	0sf											
Rooms Below Grade													
Functional Utility	Average	Average											
Heating/Cooling	FWA/CAC	FWA/CAC											
Energy Efficient Items	None	None											
Garage/Carport	2ga4dw	2gd4dw											
Porch/Patio/Deck	Cov. Porch	Cov. Porch/Patio		0									
Pool	None	None											
Fireplace	Fireplace (1)	Fireplace (1)											
Net Adjustment (Total)		<input type="checkbox"/>	+ <input checked="" type="checkbox"/>	-	\$ -4,700	<input type="checkbox"/>	+ <input type="checkbox"/>	-	\$	<input type="checkbox"/>	+ <input type="checkbox"/>	-	\$
Adjusted Sale Price of Comparables					\$ 140,300				\$				\$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

USPAP ADDENDUM

File No. L1013511

Borrower	N/A		
Property Address	224 S Queens Dr		
City	Slidell	County	St.Tammany
Lender	Fadiel Razkalla		
This report was prepared under the following USPAP reporting option:			
<input checked="" type="checkbox"/> Appraisal Report		This report was prepared in accordance with USPAP Standards Rule 2-2(a).	
<input type="checkbox"/> Restricted Appraisal Report		This report was prepared in accordance with USPAP Standards Rule 2-2(b).	
Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: <u>90-180 days.</u>			
Additional Certifications I certify that, to the best of my knowledge and belief:			
<input checked="" type="checkbox"/> I have NOT performed 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.			
<input type="checkbox"/> I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.			
- 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. - 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).			
Additional Comments The intended user of this report is Fadiel Razkalla. I have performed no services on the subject within 3 years from the date of acceptance of this appraisal assignment.			
 esign.alamode.com/verify Serial:1F051602			
APPRAISER:		SUPERVISORY APPRAISER: (only if required)	
Signature:  Name: Luis D. Aubert Date Signed: 10/13/2025 State Certification #: R1655 or State License #:  State: LA Expiration Date of Certification or License: 12/31/2025 Effective Date of Appraisal: 12/23/2025		Signature: _____ Name: _____ Date Signed: _____ State Certification #: _____ or State License #: _____ State: _____ Expiration Date of Certification or License: _____ Supervisory Appraiser Inspection of Subject Property <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street	

APPRAISER:

Yvonne Aulens

Signature: Luis D. Aubert
Name: Luis D. Aubert
Date Signed: 10/13/2025
State Certification #: R1655
or State License #: LA
State: LA
Expiration Date of Certification or License: 12/31/2025
Effective Date of Approval: 10/22/2025

SUPERVISORY APPRAISER: (only if required)

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser Inspection of Subject Property
 Did Not Exterior-only from Street *Lewis Roberts* Superior

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
Glfcse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

Other Appraiser-Defined Abbreviations (continued)

Supplemental Addendum

File No. L1013511

Borrower	N/A				
Property Address	224 S Queens Dr				
City	Slidell	County	St.Tammany	State	LA
Lender/Client	Fadiel Razkalla			Zip Code	70458

Public Record Discrepancy

All information for comparable sales has been retrieved from the NOMAR MLS. All GLA and site sizes have been verified, and are correct as listed in this report.

The Commercial property located near the subject is typical in this area, and has no negative effect on the marketability of the subject.

All adjustments have been rounded to the nearest 100th

An adjustment for chronological age is not typically made in this market when an adjustment has been made for condition.

An adjustment was made for GLA. When adjusting for GLA, it is typical in this market not to adjust for bedroom count. There is no data to support that a typical buyer would pay more for a 4 bedroom versus a 3 bedroom with the same square GLA. Bedroom count is usually a personal opinion. In addition total room count is considered a matter of personal opinion. No adjustment is deemed necessary for these room count differences and a zero has been placed in the adjustment column for the comparables with differences in these categories.

The type of financing the borrower is utilizing does not have an effect on the value of the subject or comparables selected for this report. An adjustment is not deemed necessary for this category and a zero has been placed in the adjustment column for comparables with different types of financing.

Design and style do not coincide with quality and condition. Design and style is typically a personal preference, and adjustments are not deemed necessary. A zero has been placed in the adjustment column for comparables with different style types.

A plat map was not available for the subject property at the time this appraisal was performed.

Condition Adjustment

Condition adjustments were made to comparable sales 1 and 3. Based on MLS photos and description, and exterior/drive-by inspections comparable sales 1 and 3 condition meets criteria consistent with the UAD rating of C4. The appraiser has utilized the matched pairs analysis method to determine condition adjustments. The appraiser has based the adjustments on similar sales meeting criteria consistent with the UAD condition rating of C5, versus that of comparable sales meeting criteria consistent with the UAD condition ratings of C4. After factoring out other dissimilar features, the appraiser's research has shown that properties within the subject's market area that sold within the past 12 months of the effective date of this report in C4 condition sold for approximately \$11.00 per sq.ft. rounded higher than those in C5 condition. Condition adjustments have been applied to comparable sales 1 and 3 at \$11.00 per sq.ft. rounded.

The method used for GLA, Bath and All adjustments is the Match Pair Analysis Method. In using this method, the appraiser isolates one variable at a time and attempts to extract the market reaction for that variable from the market.

Local MLS Source

MLXCHANGE Gulf South Real Estate Information Network Inc./NOMAR MLS.

The office of Aubert Appraisal Services is located less than 30 miles from the subject.

Compliance

I certify, as the appraiser, that I have complied with the Home Valuation Code of Conduct in all aspects of the appraisal process

Site Adjustment

Site adjustments made in the market comparison were based on what buyers are paying for land in this particular neighborhood. The extraction method derived values ranging from \$30,300 to \$51,900. A mean value of **\$41,000** is estimated to be the site value of the subject property. After careful analysis the appraiser estimates site value in this neighborhood at approximately \$5.06 per square foot. This value was then multiplied by the difference of each the comparables lot size, compared to the subject property's. These values were then divided by each of the comparables sales prices, creating a land to improvements percentage. The percentages of all comparables were then analyzed, and the mean value of 0.30 or 30% was selected as the land to improvements percentage. The difference between each comparables lot size and the subject properties lot size, was then multiplied by the estimated price per square foot (\$5.06), and then multiplied by Land to improvements percentage (0.30), to derive each site adjustment.

MLS/Deedfax

Data deemed reliable but not guaranteed. The appraiser cannot obtain information through local public records. For this reason the appraiser has used extraordinary assumptions for all comparable details and specs listed herein. While most information concerning property transactions is available for public access, Louisiana considers the sale value to be private and confidential information. However, they do provide property information and ownership transfers with loan amounts and /or mortgages transfers taxes. Louisiana remains a non disclosure state as of the effective date of this appraisal.

Format Explanation

This report format is an appraisal report. The analysis is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standard of Professional Appraisal Practice for a summary report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting the documentation concerning the data, reasoning and analysis is retained in the appraisers file.

Appraisal Process

The following pages contain a brief description of the subject property followed by a list of comparable properties considered within the analysis. Limiting Conditions of this report are contained in the addendum and should be considered in conjunction with this analysis. The appraisers Certification is also located within the addendum.

Scope of Work

The scope of the appraisal is defined as the extent of the purpose of collecting, confirming and reporting data. Data is collected and confirmed from the Clerk of Court Records, Multiple Listing Services, Published Data bases such as Deedfax, the appraiser's files and interviews with knowledgeable persons in local the local market. This data is then reported on the attached report in accordance with the Uniform Standards of Professional Appraisal Practice. The Analysis and Conclusion is written such that the reader, if generally knowledgeable in the appraisal process, should be able to follow the reasoning and judgment of the appraiser.

Extent to Which Property is Identified

I viewed the interior and exterior of the property. I have relied on the St.Tammany Assessor's Office for the legal description and owner of public record.

Jean Aubert

Supplemental Addendum

File No. L1013511

Borrower	N/A				
Property Address	224 S Queens Dr				
City	Slidell	County	St.Tammany	State	LA
Lender/Client	Fadiel Razkalla			Zip Code	70458

Extent To Which the Property is Inspected

I have viewed the subject property on 10/09/2025.

Type and Extent of Data Research

In order to arrive at an opinion of the market value of the subject property. I researched data on comparable land and improved sales and construction cost, confirmed all comparable sales information, and analyzed the information gathered in applying the cost and comparison sales approach.

Type and Extent of Analysis Applied

The value opinions presented in this report are based upon review and analysis of the market conditions affecting real property value, including land values, cost and depreciation estimates, the attributes of competitive properties, and sales data for residential properties.

Purpose of The Appraisal

The purpose of the appraisal is to estimate the market value of the real estate, as of 12/23/2024. Market Value is defined below:

Definition of Market Value

"Market Value" is defined by the United States Treasury Department, Comptroller of the Currency 12 CFR part 34.43 (f) as, "The most probable price 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.

Comparable Selection

A thorough search was made to find comparables most similar to the subject property. The factors in determining the best comparables are as follows: Size of living area, quality of construction, lot size, condition, distance/location, and amenities. The comparables selected for this report are considered the best available indicators of the subject's value at the time of this assignment. The closed sales were carefully selected and are considered to be the most comparable and best indicators of value for the subject property. Final estimate is derived from the weighted gross adjustments of the comparables. Bracketed figures reflect a value range between (\$117,200) and (\$148,750). Final value for the subject property is **(\$135,000)** rounded.

Summary of Sales Comparison Approach to Value

The living area was adjusted at \$30.00 a sq.ft. rounded which is based upon a market analysis of price per square foot of competitive properties. Two car garages were adjusted at \$16,000 per sq.ft. rounded and baths were rounded at \$8,000 each. Condition adjustments were applied at \$11.00 per sq.ft. rounded. Please see addendum for a detailed explanation of the methodology utilized to develop site value and site adjustments and GLA Adjustments addendum for details on GLA adjustments.

I certify, as the appraiser, that I have complied with the "AIR" in all aspects of the appraisal process.

The Approximate Land Value Is \$41,000.

The Sales Comparison Approach

In the sales comparison approach, the appraiser's objective is to find the probable market value of the subject property by interpreting data on sales of similar properties. Each comparable sale is compared with the subject property. Typically, the elements of comparison included date of sale, location, physical characteristics, terms of financing, and conditions of sale. Adjustments are made to the comparables sales to arrive at an indication of what the subject property would sell for if offered in the market.

Adverse Environmental Conditions

The appraiser has not been informed, nor has the appraiser any knowledge of the existence of any environmental or health impediment which, if known, could have a negative impact on the market value of the subject property. The valuation contained herein is not valid if any hazardous items are found in the subject property and not stated within the appraisal report, including but not limited to: urea-formaldehyde foam insulation, radon gas, adverse asbestos products, lead or lead based products, toxic waste contaminants. The detection of these materials is beyond the qualifications of the appraiser, and beyond the scope of this appraisal. The appraiser was not aware of, nor was he made aware of, the presence of toxic waste and/or hazardous material, contaminated soil, and/or land fill(s) in, on, or located near the subject property.

Flood Zone Description

Flood Zones "C", "B", and "X" are not considered Flood Hazard Areas by FEMA. Flood zones "A", "A#", or "V" or "V#" are considered areas of Flood Hazard. Flood insurance is required for areas of Flood Hazard. "C" and "X" are interchangeable. The appraiser always defers to a qualified surveyor's estimate of flood elevation. Flood determination information is derived from FEMA maps and online data services. The appraiser is not a licensed surveyor or similarly qualified party. **Flood elevations cannot be guaranteed and are merely provided as estimates.** One should realize also that the different flood zones are governmental definitions of elevation and do not guarantee degrees of inundation in potential flood situations.

Appraiser's Inspection

The appraiser's inspection of the appraised property specifically addresses physical conditions of the property that may render the property uninhabitable or cause health and safety concerns. **An appraiser's examination of a property is not a substitute for a home inspection by a qualified professional home inspector.** Appraisals are not intended to protect the buyer: they protect the lender. Owners and buyers need to secure their own home inspection through the services of a qualified inspector and satisfy themselves about the condition of the property. The appraiser is not a qualified termite inspector. An examination of the appraised property by a reputable licensed termite company is always recommended, particularly in the case of ground level construction or in the case of any structure where the wood touches ground. The appraiser will not trespass to take comparable photographs. An exterior inspection of the comparables is made only to the extent that the appraiser feels comfortable.

Highest and Best Use

Highest and Best Use is that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, it is that use, from among legally permissible, physically and reasonably possible uses, found to be economically and financially feasible, and which results in the most profitable of the alternatives. Given the current zoning, location and size of the site, surrounding land uses (recognizing the Principle of Conformity) and development characteristics of the market area, our opinion of the highest and best use of the property "as vacant" is for single family residential development. Further, the existing use/improvements exceed the value of the vacant site, therefore, our opinion of the highest and best use of the site "as improved" is for continued single family residential use.

Although all three approaches to value were considered in appraising the subject property, most weight was given to the market approach due to its direct reflection of market activity. The market approach to value is considered to be the most reliable source in estimating the value of the

Fadiel Razkalla

Serial# 1F051602
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Supplemental Addendum

File No. L1013511

Borrower	N/A				
Property Address	224 S Queens Dr				
City	Slidell	County	St.Tammany	State	LA
Lender/Client	Fadiel Razkalla			Zip Code	70458

subject property due to its direct reflection of what buyers and sellers do in the market place. The cost approach to value tends to set the upper limit of value, and is not a very reliable source for estimating physical depreciation. The cost approach is most reliable for estimating cost "new" of improvements and is best utilized in estimating the value of homes which are one year and under in age. The income approach tends to set the lower limit of value due to inconsistencies of rental units. Vacancy takes away from income resulting in a lower gross annual income, which decreases the property value when using this approach. The income approach is inapplicable in this setting due to the fact that most single family homes in this neighborhood are purchased for primary residences, and not for income purposes. Most consideration was given to the market approach in estimating the subject property's value.

Inspection Disclaimer

This appraisal/inspection is not a home inspection, building inspection, environmental inspection, structural inspection, or pest inspection. In the process of appraising this property and by preparing this appraisal report, the appraiser is not acting as a home inspector, building inspector, environmental inspector, structural engineer, or pest inspector.

In performing the limited inspection of this property, areas that were readily accessible were visually observed from ground level and the appraisers' review is superficial only. Additionally, the appraiser does not fully inspect the electrical system, the plumbing system, mechanical systems, foundations system attic, sub floor or crawl space. It is of further note that the appraiser does not move any furniture, equipment or fixtures during the site visit. The appraiser is not an expert in construction or construction materials and the purpose of this report is to make an economic evaluation of the subject property only. The appraisers' inspection is not technically exhaustive and does not offer warranties or guarantees of any kind. It is advised any interested parties have the appropriate inspections performed by licensed and or certified inspectors with attendant warranties and or guarantees.

For vacant land, the examination of the property is from ground level only for obvious characteristics. The appraiser does not take soil samples or otherwise probe the ground. The appraiser is not a surveyor and cannot determine lot lines, easements or encroachments with credibility or exactitude.

It is further advised any possible adverse or negative conditions that may exist be inspected by the appropriate and or licensed individuals.

Condition Of Appraisal

On the comparable sales used, the date of the sales/time used in the appraisal report are the (sale date) and not (contract date). As of the date of the appraisal, I have completed the requirements of the continuing education program of the Louisiana Certified Appraiser's law and am currently certified under the law as a Louisiana State Certified Residential Real Estate Appraiser through December 31, 2023 saving certificate number R1655. This appraisal conforms to the Code of Ethics of the National Association of Review Appraisers and the Uniform Standards of Professional Appraisal Practice.

Digital Signatures

The signature(s) affixed to this report were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts and opinions found in this report. These signatures were applied using a password, and they digitally secured to the report from any changes and alterations. hence, these signatures have the same validity as a hand written signature. This comment does not apply if the signature(s) are hand written. According to Section 3406 of the Louisiana Appraisal Law, Signatures are to be labeled Louisiana Certified Residential Real Estate Appraiser R1655 and labeled herein.

Floor Plan

The floor plan included in this report does not show any functional inadequacies, thus no functional obsolescence is assigned to the subject.

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Privacy Notice:

Pursuant to the Graham-Leach-Bliley Act of 1999, effective July 1, 1999, appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the policy of the client non-public personal information. This appraisal report may contain data that is confidential, proprietary or "non-public personal information," as that term is defined in the Gramm-Leach-Bliley Act (collectively, "Confidential Information"). The Confidential Information is disclosed conditioned upon your agreement that you will treat it confidentially and in accordance with applicable law, ensure that such data isn't used or disclosed except for the limited purpose for which it's being provided and will notify and cooperate with us regarding any requested or unauthorized disclosure or use of any Confidential Information. By accepting and reviewing the Confidential Information you agree to indemnify us against any losses or expenses, including attorney's fees that we may incur as a result of any unauthorized use or disclosure of this data due to your acts or omissions. If a party other than the intended recipient receives this e-mail, you are requested to instantly notify us of the erroneous delivery and return to us all data so delivered.

The Appraiser physically measured the subject property according to ANSI Z765-2021 Standard. Sketch dimensions reported are the exact exterior dimensions rounded to the nearest 10th of a foot or nearest inch. Dimensions are not rounded to the nearest whole or half foot. Square footage is reported to the nearest whole number.

The subject property has been measured according to ANSI standards, guidelines, and requirements. The appraiser has completed the 7 hour ANSI Home Measurements, & the Power of Price-Per-Square-Foot CE course. In addition, the appraiser has completed The 7 hour Public Records, Square Footage & Real Estate Information Crisis CE Course.

Juan Aulce

Subject Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla



Subject Front View

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Subject Side View Right



Subject Side View Left

Subject Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla



Subject Rear View 1.

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Subject Rear View 2.



Missing Vinyl Siding

Subject Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla



Damaged Gutters View 1.

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Damaged Gutters View 2.



Damaged Shutters & Siding View 1.

Juan Aulce

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Subject Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla

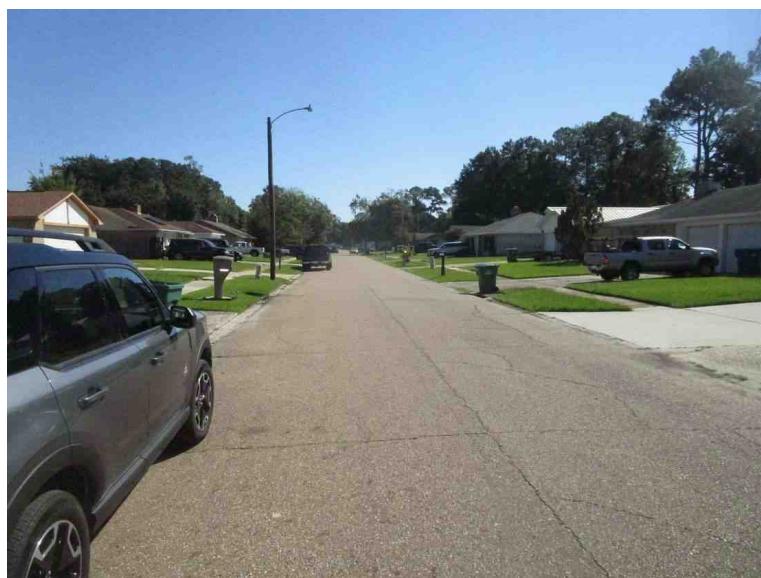


Damaged Shutters & Siding View 2.

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Damaged Shutters & Siding View 3.



Subject Street View 1.

Luis Aulce

Subject Photo Page

Borrower	N/A		
Property Address	224 S Queens Dr		
City	Slidell	County	St.Tammany
Lender/Client	Fadiel Razkalla	State	LA
		Zip Code	70458



Subject Street View 2.

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Garage Interior



Damaged Garage Door Rail

Subject Interior Photo Page

Borrower	N/A				
Property Address	224 S Queens Dr				
City	Slidell	County	St.Tammany	State	LA
Lender/Client	Fadiel Razkalla			Zip Code	70458



Laundry

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Bath View 1. With Missing Toilet



Bath View 2. With Missing Vanity

Luis Alvaro

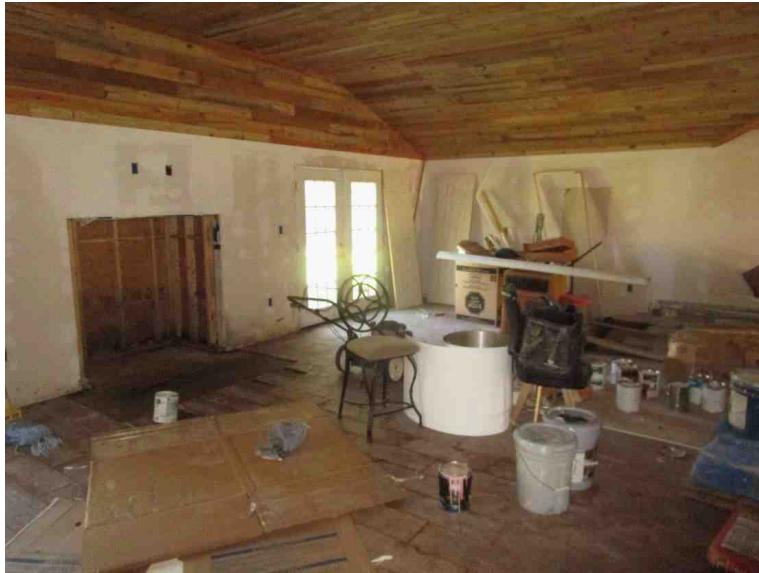
Subject Interior Photo Page

Borrower	N/A				
Property Address	224 S Queens Dr				
City	Slidell	County	St.Tammany	State	LA
Lender/Client	Fadiel Razkalla			Zip Code	70458



Bedroom

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Living Room



Dysfunctional Kitchen

Luis Alvaro

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Subject Interior Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla



Bedroom

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Bedroom



Broken Window Pane

Luis Almazan

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Subject Interior Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla



Bedroom With Paint Damaged Floors

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49



Bath With Missing Vanity, and Toilet



Ceiling Drywall Damage

Luis Almazan

Subject Interior Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla



Bedroom

224 S Queens Dr
Sales Price
Gross Living Area 1,967
Total Rooms 6
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 8097 sf
Quality Q4
Age 49

Juan Alarcon

Comparable Photo Page

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla



Comparable 1

223 S Queens Dr	
Prox. to Subject	0.03 miles SE
Sales Price	110,000
Gross Living Area	1,680
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	7440 sf
Quality	Q4
Age	51



Comparable 2

114 Yorkshire Dr	
Prox. to Subject	0.91 miles SE
Sales Price	136,750
Gross Living Area	1,490
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9450 sf
Quality	Q4
Age	43



Comparable 3

400 Driftwood Cir	
Prox. to Subject	0.57 miles S
Sales Price	150,000
Gross Living Area	2,016
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	9600 sf
Quality	Q4
Age	40

Luis Alvaro

Comparable Photo Page

Borrower	N/A				
Property Address	224 S Queens Dr				
City	Slidell	County	St.Tammany	State	LA
Lender/Client	Fadiel Razkalla			Zip Code	70458



Comparable 4

414 Pine Forest Dr
Prox. to Subject 1.49 miles SE
Sale Price 145,000
Gross Living Area 1,996
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 10620 sf
Quality Q3
Age 42

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Juan Aulens

GLA Adjustments

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	Average
Sale Price / Gross Liv. Area	\$66	\$92	\$74	\$73	\$65		\$74.00

Percentage

25	\$18.50
33	\$24.42
50	\$37.00
67	\$49.58

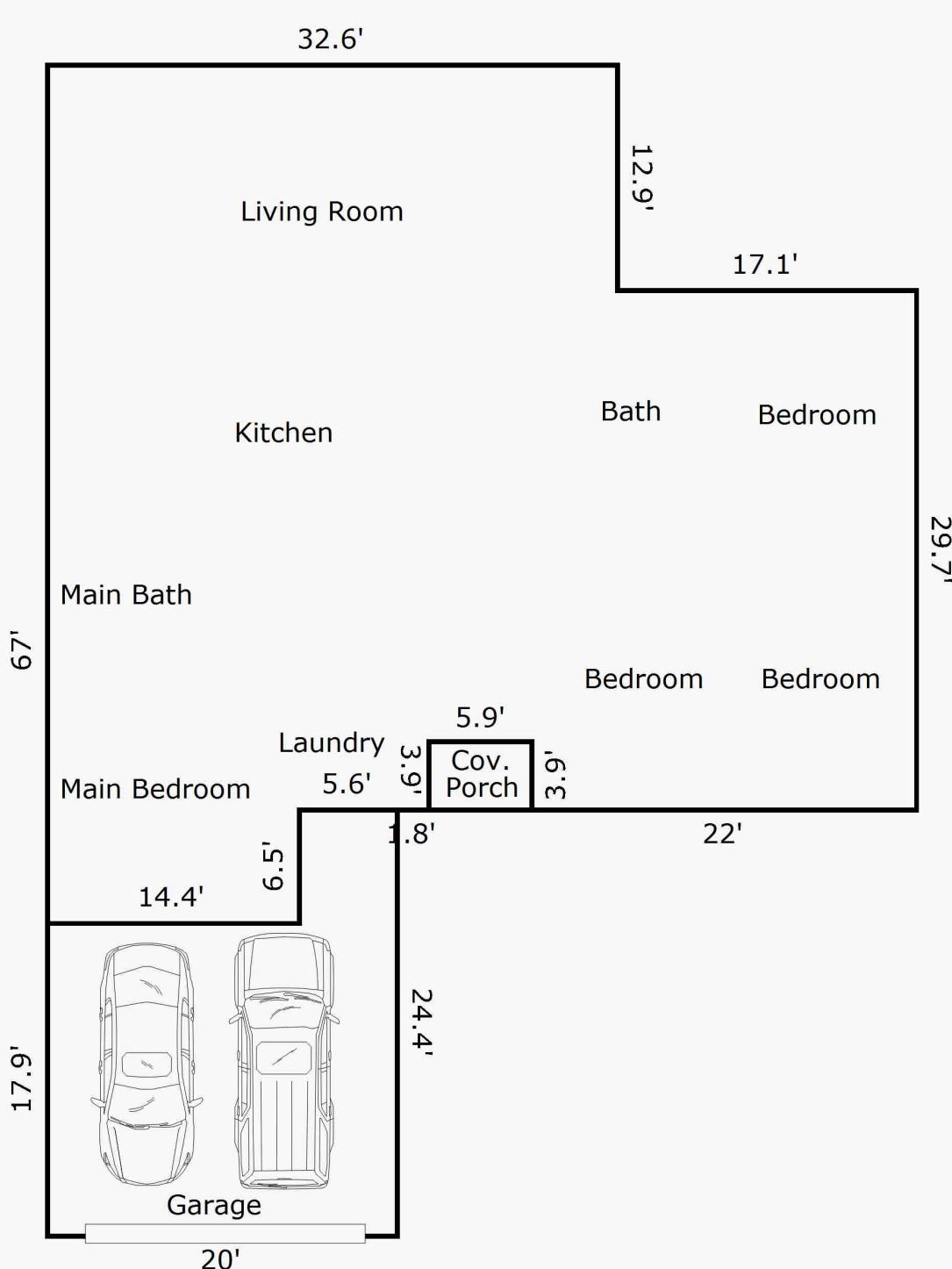
Market

40	\$29.60
----	---------

Juan Aulens

Building Sketch

Borrower	N/A		
Property Address	224 S Queens Dr		
City	Slidell	County	St.Tammany
Lender/Client	Fadiel Razkalla	State	LA
		Zip Code	70458



TOTAL Sketch by a la mode

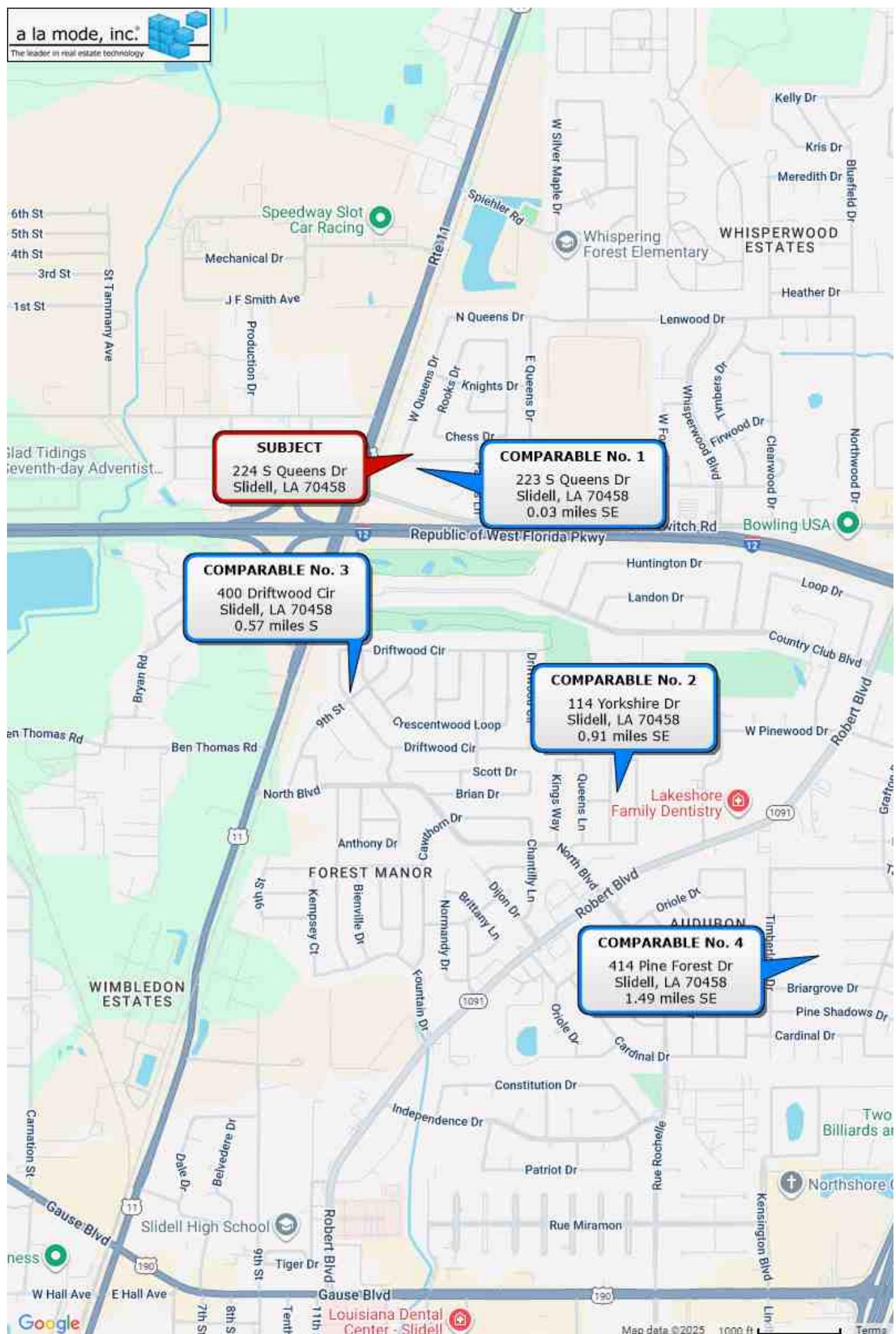
Area Calculations Summary

Living Area	Calculation Details
2 Car Attached	$20 \times 17.9 = 358$ $6.5 \times 5.6 = 36.4$
First Floor	$20 \times 24.4 = 488$ $29.7 \times 17.1 = 507.87$ $32.6 \times 38.7 = 1261.62$ $21.8 \times 3.9 = 85.02$ $4.9 \times 3.9 = 19.11$
Total Living Area (Rounded):	1967 Sq ft
Non-living Area	
Open Porch	$3.9 \times 5.9 = 23.01$

Juan Alvaro

Location Map

Borrower	N/A		
Property Address	224 S Queens Dr		
City	Slidell	County	St.Tammany
Lender/Client	Fadiel Razkalla	State	LA
		Zip Code	70458



June Aulens

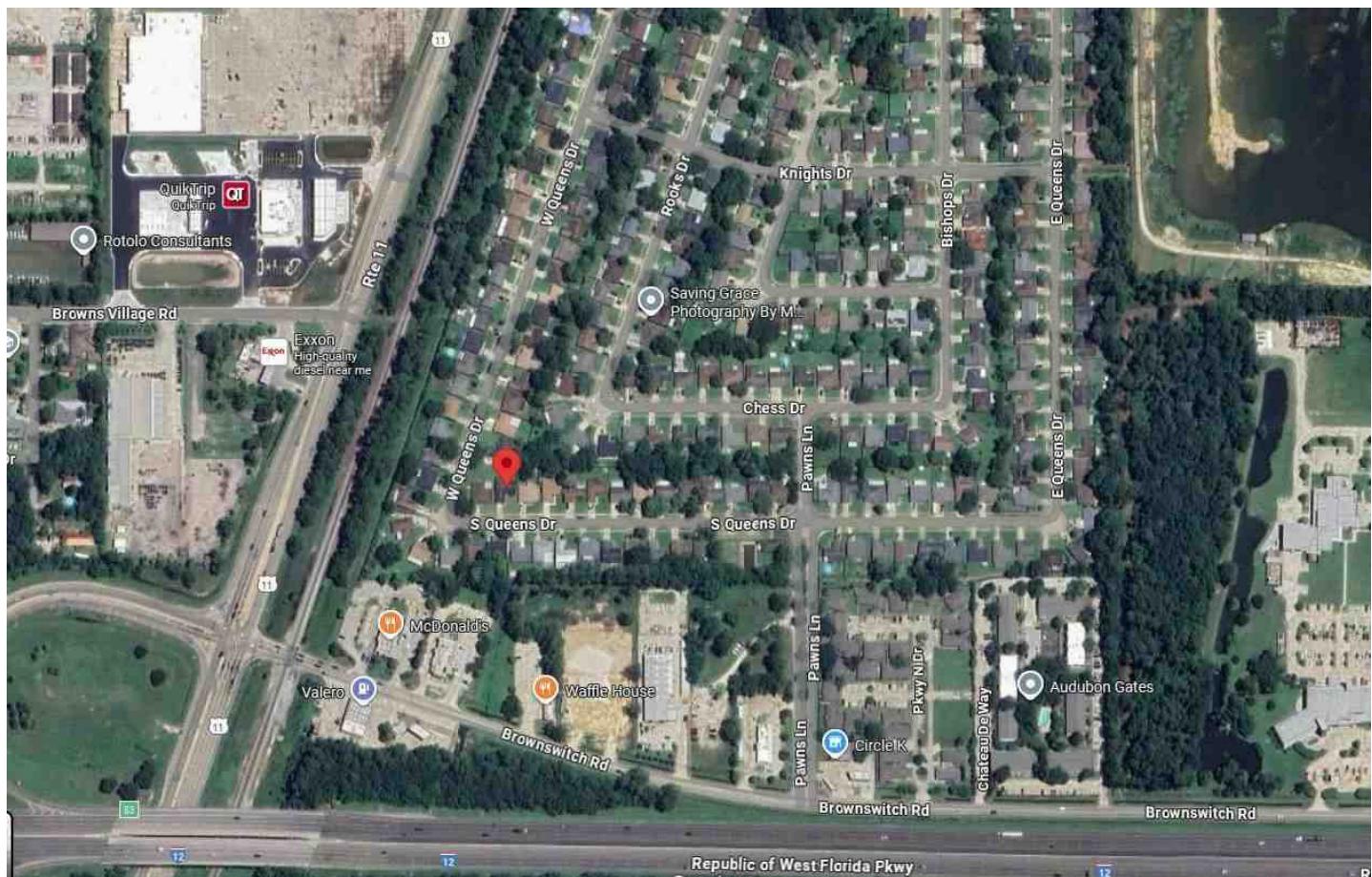
Flood Map

Borrower	N/A		
Property Address	224 S Queens Dr		
City	Slidell	County	St.Tammany
Lender/Client	Fadiel Razkalla	State	LA
		Zip Code	70458



Aerial View

Borrower	N/A				
Property Address	224 S Queens Dr				
City	Slidell	County	St.Tammany	State	LA
Lender/Client	Fadiel Razkalla				
Zip Code	70458				



Luis Andrade

Tax Card Page 1.

Borrower	N/A			
Property Address	224 S Queens Dr			
City	Slidell	County	St.Tammany	State LA Zip Code 70458
Lender/Client	Fadiel Razkalla			

224 S Queens Dr, Slidell, LA 70458-1040, St Tammany County ☆

APN 94781
CLIP 4616964525
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◀
▶
▶ PROPERTY DETAILS
▶ COMPARABLES
▶ MARKET TRENDS
▶ NEIGHBORS
▶ NEIGHBORHOOD PROFILE
▶ FLOOD MAP
▶ HAZARDS & RISKS
▶ PREMIUM NEIGHBORHOODS

▼ Owner Information

Owner Name	Ghaprial Gameel Profit Sharin	Tax Billing Zip	70433
Tax Billing Address	118 Pine Dr	Tax Billing Zip+4	4830
Tax Billing City & State	Covington, LA	Owner Occupied	No

▼ Community Insights

▼ Location Information

School District Name	St. Tammany County School Dist	Subdivision	North Forest Ph 1 2 3
Census Tract	407.05	Township	Ward 8
Carrier Route	C015	Within 250 Feet of Multiple Flood Zone	Yes (A1, C)

Juan Aulce

Tax Card Page 2.

Borrower	N/A			
Property Address	224 S Queens Dr			
City	Slidell	County	St.Tammany	State LA Zip Code 70458
Lender/Client	Fadiel Razkalla			

224 S Queens Dr, Slidell, LA 70458-1040, St Tammany County

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NEIGHBORHOOD PROFILE
FLOOD MAP
HAZARDS & RISKS
PREMIUM NEIGHBORHOODS

▼ Tax Information

Tax Bill Number	94781	Lot #	181
% Improved	86%	Tax Appraisal Area	26
Tax Area	26		
Legal Description	LOT 181 NORTH FOREST SUB PH 1 CB 745 292 CB 1387 59 INST NO 994141		

Juan Aulica

Tax Card Page 3.

Borrower	N/A
Property Address	224 S Queens Dr
City	Slidell
Lender/Client	Fadiel Razkalla

224 S Queens Dr, Slidell, LA 70458-1040, St Tammany County ☆		Print ▼ Email ▼ Customize View																											
APN 94781 CLIP 4616964525																													
◀ BACK ◀ PROPERTY DETAILS ◀ COMPARABLES ◀ MARKET TRENDS ◀ NEIGHBORS ◀ NEIGHBORHOOD PROFILE ◀ FLOOD MAP ◀ HAZARDS & RISKS ◀ PREMIUM NEIGHBORHOODS ◀																													
▼ Assessment & Tax																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33.33%;">Assessment Year</th><th style="width: 33.33%;">2024</th><th style="width: 33.33%;">2023</th></tr> </thead> <tbody> <tr> <td>Assessed Value - Total</td><td>\$13,617</td><td>\$10,805</td></tr> <tr> <td>Assessed Value - Land</td><td>\$1,928</td><td>\$1,928</td></tr> <tr> <td>Assessed Value - Improved</td><td>\$11,689</td><td>\$8,877</td></tr> <tr> <td>Yoy Assessed Change (\$)</td><td>\$2,812</td><td>\$0</td></tr> <tr> <td>Yoy Assessed Change (%)</td><td>26.02%</td><td>0%</td></tr> <tr> <td>Market Value - Total</td><td>\$136,166</td><td>\$108,050</td></tr> <tr> <td>Market Value - Land</td><td>\$19,280</td><td>\$19,280</td></tr> <tr> <td>Market Value - Improved</td><td>\$116,886</td><td>\$88,770</td></tr> </tbody> </table>			Assessment Year	2024	2023	Assessed Value - Total	\$13,617	\$10,805	Assessed Value - Land	\$1,928	\$1,928	Assessed Value - Improved	\$11,689	\$8,877	Yoy Assessed Change (\$)	\$2,812	\$0	Yoy Assessed Change (%)	26.02%	0%	Market Value - Total	\$136,166	\$108,050	Market Value - Land	\$19,280	\$19,280	Market Value - Improved	\$116,886	\$88,770
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Juan Aulens

Serial# 1F051602
esign.alamode.com/verify

Borrower	N/A			
Property Address	224 S Queens Dr			
City	Slidell	County	St.Tammany	State LA Zip Code 70458
Lender/Client	Fadiel Razkalla			

Louisiana Real Estate Appraisers Board

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

Certified Residential Appraiser

license is hereby granted to

Luis D. Aubert

License Number - APR.01655-CRA

First Issuance Date - 01/01/2024

Expiration Date - 12/31/2025

J. May Williams

Chairperson

Tony L. Myers

Secretary



Luis Aubert

E&O

Borrower	N/A						
Property Address	224 S Queens Dr						
City	Slidell	County	St.Tammany	State	LA	Zip Code	70458
Lender/Client	Fadiel Razkalla						



SURPLUS LINES
Appraisers Advantage
Professional Liability Insurance

Declarations Page

Issue Date: 02/03/2025

Item 1. NAMED INSURED AND ADDRESS

Aubert Appraisal Services LLC
222 AZORES DR
SLIDELL, LA 70458

Item 2. POLICY PERIOD

Inception Date: 03/04/2025 Expiration Date: 03/04/2026
(12:01 AM standard time at the address shown in Item 1.)

Item 3. LIMIT OF LIABILITY

- a. \$1,000,000 for each Claim; not to exceed
- b. \$1,000,000 for all Claims in the Aggregate

Item 4. SUBLIMITS OF LIABILITY

Item 5. DEDUCTIBLE

- a. \$0 each Claim
- b. N/A for all Claims in the Aggregate

Item 6. SUPPLEMENTAL COVERAGE LIMIT AND DEDUCTIBLE

	LIMIT	DEDUCTIBLE
Disciplinary and Regulatory Proceedings Coverage	\$25,000 per Insured / \$50,000 for all Insureds	\$0
Subpoena Assistance	\$5,000 per Subpoena / \$25,000 in the Aggregate	\$0
Crisis Event Expense	\$25,000 per Event / \$50,000 in the Aggregate	\$0
Reputation Protection Expense	\$15,000 in the Aggregate	\$0
Withheld Client Fee Assistance	\$25,000 in the Aggregate	\$0
Nonprofit Directors and Officers Expense	\$10,000 in the Aggregate	\$0

910-1907SL 07/21

Page 2 of 4

Luis Alvaro

7 Hour ANSI, Home Measurements, & the Power of Price-Per Square Foot CE Course Completion Certificate

Borrower	N/A			
Property Address	224 S Queens Dr			
City	Slidell	County	St.Tammany	State LA Zip Code 70458
Lender/Client	Fadiel Razkalla			

