

APPRAISAL REPORT



Subject Address
**6106 Southwest Dr.
Jonesboro, AR 72404**

Report Date
April 3, 2025
Effective Date
March 11, 2025

Client
Blazer Land Holdings, LLC

File Number
PK-2025-081

Appraiser
Preston King

State Certified General
AR License #CG3948

Summary of Important Data and Conclusions

Location: 6106 Southwest Dr., Jonesboro, AR 72404

Legal Description: See appropriate section of report.

Property Rights Appraised: Fee Simple Interest

Ownership: Blazer Land Holdings, LLC

Client: Blazer Land Holdings, LLC

Zoning: C-3 (See Zoning Section for Additional Info)

Land Area: 2.0 +/- Acres OR 87,120 +/- Square Feet

Principal Improvements: Commercial Office/Warehouse Building & Shop Building

Approximate Age: ~45 / ~25

Opinion of Highest and Best Use: Continued Commercial Use

Effective Date: March 11, 2025

Inspection Date: March 11, 2025

Report Date: April 3, 2025

Conclusions of Value:

Summary of Value Conclusions					
Appraisal Premise	Date of Value	Cost Approach	Sales Comparison Approach	Income Approach	Reconciled Value
As Is	March 11, 2025	\$911,000	\$876,000	N/A	\$876,000