

SUBJECT PROPERTY

Address	8037 Pesek Ln, Needville, TX 77461	Customer Order #1	
Borrower	Restead Properties LLC	Customer Order #2	
Loan #		Date of Report	2/18/2026

SUBJECT FRONT VIEW

PROPERTY DETAIL

County	Fort Bend	Lot Size (Ac)	1.5320
Parcel #	8034-00-000-0120-906	Data Source	Public Records
Assessed Land Value	\$100,354	Taxes	\$1,941
Total Assessed Value	\$189,104	Property Type	Land
Zoning	Residential High Density		
School District	Needville ISD		
Subdivision Name	SAND HILL ESTATES		

PROPERTY EXTERNALITIES

Negative Externalities	Property condition is average for the market. No Negative attributes noted.
Positive Externalities	Property condition is average for the market. Properties showing well and not requiring repairs are selling faster.

MARKET VALUE CONCLUSIONS

Current Market Value "As-Is"	\$175,000	\$114,229/Acre
Current Market Value "As-Repaired"	\$175,000	\$114,229/Acre
Quick Sale Value	\$160,000	\$104,438/Acre
Effective Date of Value 2/11/2026		

GENERAL MARKET CONDITIONS AND SUBJECT MARKETABILITY

Neighborhood Comments	The subject is located in an area that consists of mostly of conventional style SFR homes of various ages, displaying general similarity in design, appeal and utility, with variations in size.									
Location Type	Rural				Employment Rate Change (Last 6 months)		Stable	By	0	%
Local Economy	Stable				Market Price % Change (YoY)		Stable	By	0	%
Neighborhood Condition	Average				Listing Inventory % Change (YoY)		Stable	By	0	%
Subject Area Occupancy %	Owner	80 %	Tenant	20 %	Vacant		0 %			
Subject Area Listing Supply	Normal Supply				Neighborhood Property Types		Conforming			
Market Sales Price Range	Low	\$130,000	High	\$190,000	Mdn		\$150,000			
Market Listing Price Range	Low	\$130,000	High	\$220,000	Mdn		\$170,000			
# of Listings	13				# of Sales		16			
# of Distressed Listings	2				# of Distressed Sales		2			
Is the Market REO driven?	No				Typical Marketing Time (Days)		<90			
Are all types of financing available for subject?	Yes		If no, Explain							

HOMEOWNERS ASSOCIATION INFORMATION

HOA?	No	If yes, provide HOA Fee		HOA Schedule		Assoc Name		Assoc Phone	
HOA Amenities									

SUBJECT PROPERTY LISTING INFORMATION

Has the subject property been on the market in the past 12 months?	No	What was the Last Listing Price?	
Is the subject property currently listed for sale?		Current Listing Price	
Agent Name		Agent Phone	
Date of Price Reduction	First	Second	Third
MLS #		Days on Market	
To the best of your knowledge, why did it not sell?			

SUBJECT TRANSACTION HISTORY (SUBJECT PROPERTY ONLY)

Has the subject sold in the last 5 years?	No				
List Price	Date Listed	Sold Price	Date Sold	Notes	

COMPARABLE LISTINGS				
Feature	Subject	Comparable Listing #1	Comparable Listing #2	Comparable Listing #3
				
Address	8037 Pesek Ln	3416 KURKENDALL ROAD	8214 NOBLE ST	TBD W 1ST STREET
City	Needville	BEASLEY	NEEDVILLE	NEEDVILLE
State	TX	TX	TX	TX
Zip	77461	77417	77461	77461
Distance to Subject		9.41	3.42	3.40
List Price		\$150,000	\$174,900	\$200,000
Days on Market		27	370	523
Org List Date		01/15/2026	02/06/2025	09/06/2024
Org List Price		\$150,000	\$185,000	\$200,000
Date of Last Reduction		01/15/2026	02/06/2025	09/06/2024
Data Source		MLS	MLS	MLS
MLS #		21155592	20854221	73978785
Parcel #	8034-00-000-0120-906	0072002300000908	0477-00-000-0760-906	8560-01-001-0162-906
Transaction Type	Fair Market/No Distress	Fair Market/No Distress	Fair Market/No Distress	Fair Market/No Distress
School District	Needville ISD	Lamar Consolidated ISD	38 - Needville	38 - Needville
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Lot Size (Ac.)	1.5320	1.3340 Acres	1.5000 Acres	1.2450 Acres
Location	Average	Average	Average	Average
Subdivision Name	SAND HILL ESTATES	J Powell	F Kageler	Valka Bros Add Sec 1
View	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Utilities	None	None	None	None
Topography	level/100%	level/100%	level/100%	level/100%
Zoning	Residential High Density	Residential High Density	Residential High Density	Residential High Density
Outbuildings Description	None	None	None	None
Other				
Net Adjustment (Total)		\$4,313	\$697	\$6,251
Adjusted Listing Price		\$154,313	\$175,597	\$206,251
Most Comparable	☐ List #1 ☒ List #2 ☐ List #3			

COMPARABLE LISTING COMMENTS	
Listing #1 Comments	The property is vacant land with 1.33 acres lot size.
Listing #2 Comments	The property is vacant land with 1.50 acres lot size.
Listing #3 Comments	The property is vacant land with 1.25 acres lot size.

COMPARABLE RESALES				
Feature	Subject	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3
				
Address	8037 Pesek Ln	2515 PECAN WOOD LANE	TBD SHADY OAKS LANE	0 ROESLER ROAD
City	Needville	ROSENBERG	ROSENBERG	NEEDVILLE
State	TX	TX	TX	TX
Zip	77461	77471	77471	77461
Proximity to Subject		5.65	5.78	5.50
Sale Price		\$170,000	\$165,000	\$150,000
Sale Date		03/10/2025	04/16/2025	08/19/2025
Days on Market		284	69	0
Org List Date		\$190,000	\$175,000	\$150,000
Org List Price		05/30/2024	02/06/2025	04/11/2025
Data Source		MLS	MLS	MLS
MLS #		40728970	29266363	34415262
Parcel #	8034-00-000-0120-906	6890-00-000-0450-901	6890-00-000-0470-901	2825-00-001-0020-906
Transaction Type	Fair Market/No Distress	Fair Market/No Distress	Fair Market/No Distress	Fair Market/No Distress
School District	Needville ISD	33 - Lamar Consolidated	33 - Lamar Consolidated	38 - Needville
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Lot Size (Ac.)	1.5320	1.0960 Acres	1.2250 Acres	1.8565 Acres
Location	Average	Average	Average	Average
Subdivision Name	SAND HILL ESTATES	Shady Oaks Estates	Shady Oaks Estates	Dylla Ranch Estates
View	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Utilities	None	None	None	None
Topography	level/100%	level/100%	level/100%	level/100%
Zoning	Residential High Density	Residential High Density	Residential High Density	Residential High Density
Outbuildings Description	None	None	None	None
Seller Concessions	0	0	0	0
Other		\$0	\$0	\$0
Net Adjustment (Total)		\$9,496	\$6,687	(\$7,067)
Adjusted Sales Price		\$179,496	\$171,687	\$142,933
Most Comparable	☐ Sale #1 ☐ Sale #2 ☒ Sale #3			

COMPARABLE RESALES COMMENTS	
Sale #1 Comments	The property is vacant land with 1.10 acres lot size.
Sale #2 Comments	The property is vacant land with 1.23 acres lot size.
Sale #3 Comments	The property is vacant land with 1.86 acres lot size.

GENERAL COMMENTS

Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to expand all search parameters to 12 months sale date, 30% lot size and distance up to 10 miles to obtain comparables that brackets the subject well in regards to size, style, condition and allowable price threshold. Most listed properties in the area have inferior lot sizes. Expanded all search parameters already. Made an appropriate lot size adjustment to account for the difference.

COMPARABLE LISTINGS/SALES GUIDELINE VARIATIONS

Sold #3 holds the most weight because it has similar lot size, same city and located in the same market area as the subject.

Search for comparable market sales and listings was focused on the home's immediate market area, providing comps that reside within direct competition to the subject. The subject should be valued with recent market sales, offering a consistent and accurate market value for the property. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with a variance in lotsize, expand proximity guidelines and slightly outside the allowable price threshold. Sale date criteria was expanded over 6 months in date to attain comparable sales which have sold within a 12 month time frame.

RECONCILIATION GRID

Category	Gross Price Range	
Range	From	To
Unadjusted Listings	\$150,000	\$200,000
Unadjusted Resales	\$150,000	\$170,000
Adjusted Resales	\$142,933	\$179,496

MARKET VALUE CONCLUSIONS

Current	"As Is"	"As Repaired"	Quick Sale
Gross Price	\$175,000	\$175,000	\$160,000
Effective Date	2/11/2026		

FIELD AGENT

Name	TINA RUPANI	Company	TINA RUPANI	Phone	(956) 466-9044	Distance	36.18	
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FIELD AGENT SIGNATURE

By entering my name below, I certify that the information provided above is accurate to the best of my knowledge. I understand that entering my name below will act as my electronic signature for this assignment.

Date: 02/12/2026

Signature: TINA RUPANI

ASSUMPTIONS AND LIMITING CONDITIONS

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Ascribe will not be responsible for matters of a legal nature affecting title to the property, nor is any opinion rendered. Property titles are assumed to be good and merchantable unless otherwise noted. Unless otherwise noted in this report, the existence of hazardous material, which may or may not be present on the property, hidden or unapparent conditions of the property, deficiencies of subsoil or structures which would render the property more or less valuable, was not observed by the field agent. Ascribe has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. Ascribe will not be responsible for any such conditions that do exist or for any engineering or outside testing that might be required to discover whether such conditions exist.

Neither Ascribe, nor its field agents, will be required to give testimony or appear in court because of having made this report, unless specific arrangements have been made beforehand. Information regarding the subject's physical characteristics was obtained either from information supplied on the evaluation request, or from third party sources that Ascribe considers to be reliable and believes the data to be true and correct. Ascribe does not assume responsibility for the accuracy of such data that were furnished by other parties.

This real estate evaluation is not an appraisal. The information contained in this report has been provided by a real estate licensee who has certified that he or she does not have a current, active listing agreement related to the subject property and is not representing either buyer or seller of the property in a pending transaction. The field agent further certifies that he or she has no direct, indirect, or prospective interest, financial or otherwise in the property that is the subject of this evaluation and no personal interest with respect to the parties involved. The field agent additionally confirms that his/her compensation for completing this assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client or facilitates a specific event or subsequent event. This report is not intended to comply with the requirements set out in the Uniform Standards of Professional Appraisal Practice (USPAP).

This report should be used in accordance with all federal and state laws and regulations applicable to financial and lending institutions. Ascribe is not responsible for use or misuse of the product, and has not provided the report requestor with advice on permissible use. It is our belief that this Residential Evaluation report provides the information described in the definition of 'Evaluations' found in Appendix D of the December 10, 2010 Appraisal and Evaluation Interagency Guidelines, in the Evaluation Development of Section XII and in the Evaluation Content of section XIII. This evaluation report utilizes the definition of Market Value, as contained in the Interagency Guidelines. Market value is based on the subject's actual physical condition, current land use, and projected use for the property. The current land use and projected use are as of the date of inspection "Effective Date". In certain cases the subject's use will conflict with its zoning. If the subject's county allows for a legal non - conforming use, then the subject's market value will be based on its current use. However, if a county does not allow for a legal non - conforming use, then the subject's market value will be based on its current zoning.

SUBJECT PHOTOGRAPHS		SUBJECT	
			
Subject 8037 Pesek Ln Needville, TX 77461		Lot Size 1.53 Acre Current "As-Is" \$175,000 Quick Sale \$160,000	
Comments		Comments	
SUBJECT		SUBJECT	
			
Subject 8037 Pesek Ln Needville, TX 77461		Lot Size 1.53 Acre Current "As-Is" \$175,000 Quick Sale \$160,000	
Comments		Comments	
SUBJECT		SUBJECT	
			
Subject 8037 Pesek Ln Needville, TX 77461		Address Verification 8037 Pesek Ln Needville, TX 77461	
Comments		Lot Size 1.53 Acre Current "As-Is" \$175,000 Quick Sale \$160,000	
Comments		Comments	

SUBJECT PHOTOGRAPHS		SUBJECT		SUBJECT	
					
Address Verification 8037 Pesek Ln Needville, TX 77461		Lot Size 1.53 Acre Current "As-Is" \$175,000 Quick Sale \$160,000		Left Side 8037 Pesek Ln Needville, TX 77461	
Comments		Comments		Comments	
SUBJECT		SUBJECT		SUBJECT	
					
Left Side 8037 Pesek Ln Needville, TX 77461		Lot Size 1.53 Acre Current "As-Is" \$175,000 Quick Sale \$160,000		Right Side 8037 Pesek Ln Needville, TX 77461	
Comments		Comments		Comments	
SUBJECT		SUBJECT		SUBJECT	
					
Right Side 8037 Pesek Ln Needville, TX 77461		Lot Size 1.53 Acre Current "As-Is" \$175,000 Quick Sale \$160,000		Street View 8037 Pesek Ln Needville, TX 77461	
Comments		Comments		Comments	

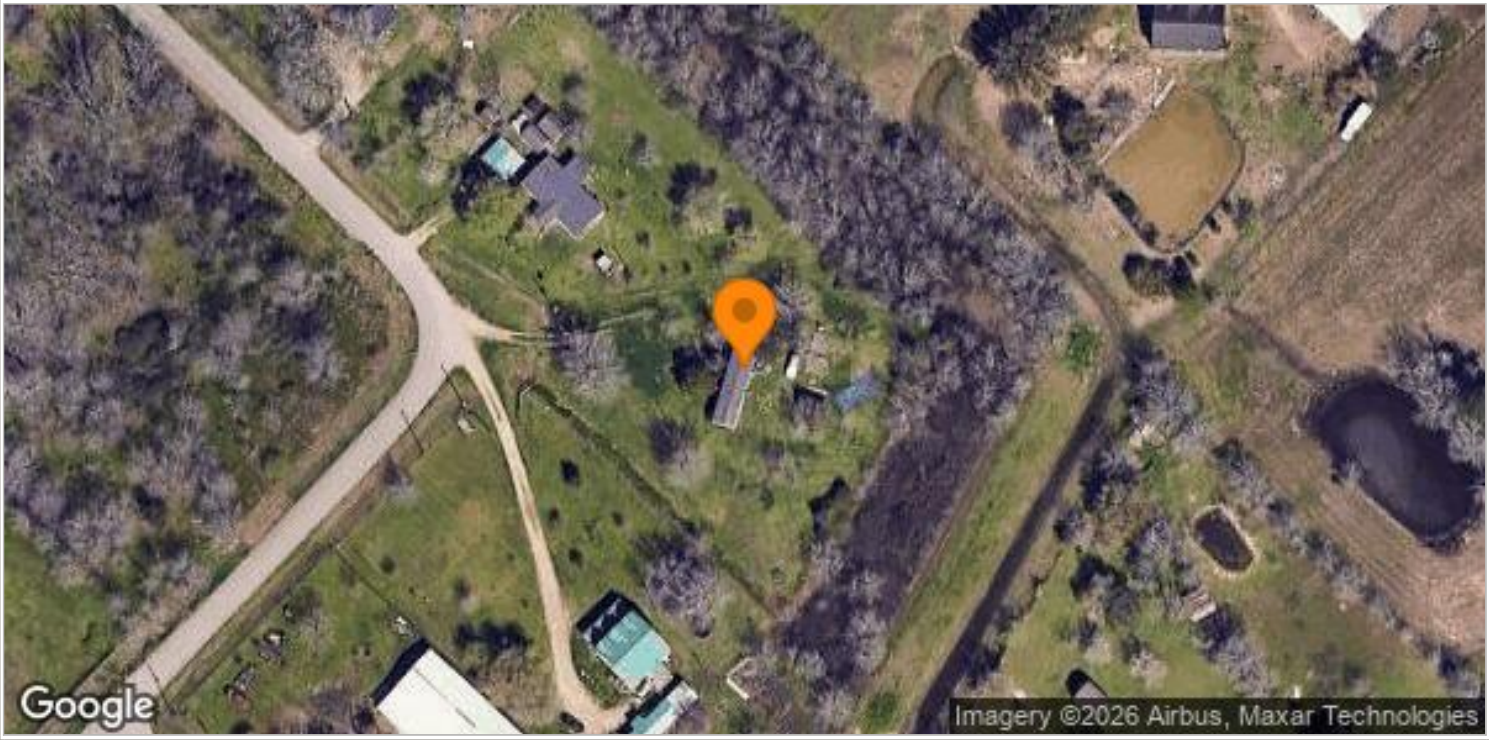
SUBJECT PHOTOGRAPHS			
SUBJECT		SUBJECT	
			
Street View 8037 Pesek Ln Needville, TX 77461		Lot Size 1.53 Acre Current "As-Is" \$175,000 Quick Sale \$160,000	
Comments		Comments	

COMPARABLE PHOTOGRAPHS	
COMPARABLE SALE #1	COMPARABLE LISTING #1
	
Front View - Prox to Subj (5.65) Lot Size: 1.10 Acre Sales Price: \$170,000 DOM: 284 Org List Price/Date: \$190,000 05/30/2024	Front View - Prox to Subj (9.41) Lot Size: 1.33 Acre List Price: \$150,000 DOM: 27 Org List Price/Date: \$150,000 01/15/2026
COMPARABLE SALE #2	COMPARABLE LISTING #2
	
Front View - Prox to Subj (5.78) Lot Size: 1.23 Acre Sales Price: \$165,000 DOM: 69 Org List Price/Date: \$175,000 02/06/2025	Front View - Prox to Subj (3.42) Lot Size: 1.50 Acre List Price: \$174,900 DOM: 370 Org List Price/Date: \$174,900 02/06/2025
COMPARABLE SALE #3	COMPARABLE LISTING #3
	
Front View - Prox to Subj (5.50) Lot Size: 1.86 Acre Sales Price: \$150,000 DOM: 0 Org List Price/Date: \$150,000 04/11/2025	Front View - Prox to Subj (3.40) Lot Size: 1.24 Acre List Price: \$200,000 DOM: 523 Org List Price/Date: \$200,000 09/06/2024

AERIAL NEIGHBORHOOD VIEW



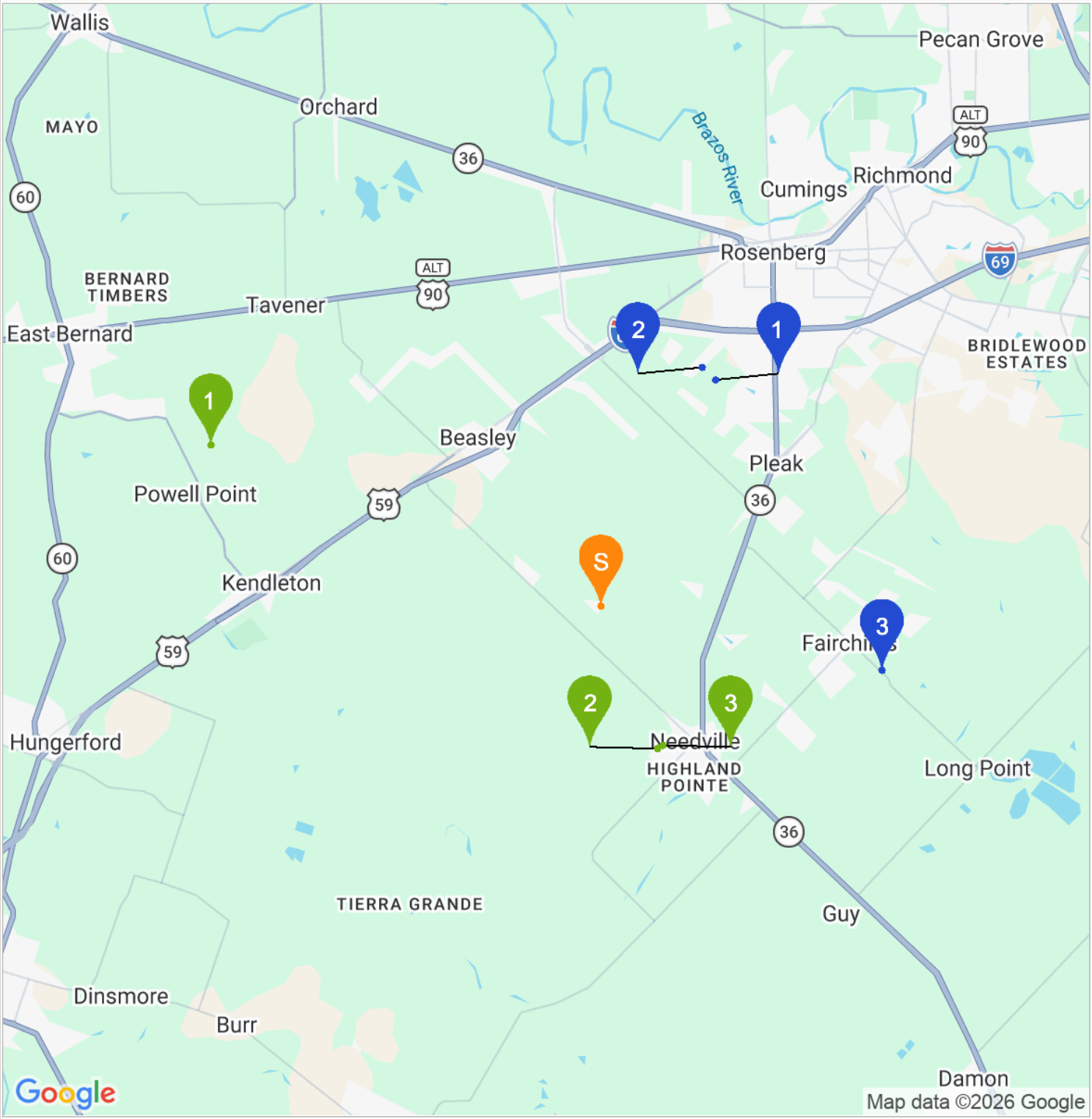
AERIAL SUBJECT OVERHEAD VIEW



LEGEND

		Subject	8037 Pesek Ln, Needville, TX 77461	Proximity	
		Comparable Sale #1	2515 PECAN WOOD LANE, ROSENBERG, TX 77471	5.65	
		Comparable Sale #2	TBD SHADY OAKS LANE, ROSENBERG, TX 77471	5.78	
		Comparable Sale #3	0 ROESLER ROAD, NEEDVILLE, TX 77461	5.50	
		Comparable Listing #1	3416 KURKENDALL ROAD, BEASLEY, TX 77417	9.41	
		Comparable Listing #2	8214 NOBLE ST, NEEDVILLE, TX 77461	3.42	
		Comparable Listing #3	TBD W 1ST STREET, NEEDVILLE, TX 77461	3.40	

NEIGHBORHOOD LOCATION MAP



LEGEND

	Subject	8037 Pesek Ln, Needville, TX 77461	Proximity
	Comparable Sale #1	2515 PECAN WOOD LANE, ROSENBERG, TX 77471	5.65
	Comparable Sale #2	TBD SHADY OAKS LANE, ROSENBERG, TX 77471	5.78
	Comparable Sale #3	0 ROESLER ROAD, NEEDVILLE, TX 77461	5.50
	Comparable Listing #1	3416 KURKENDALL ROAD, BEASLEY, TX 77417	9.41
	Comparable Listing #2	8214 NOBLE ST, NEEDVILLE, TX 77461	3.42
	Comparable Listing #3	TBD W 1ST STREET, NEEDVILLE, TX 77461	3.40