

12042 Blanco Rd, Suite 306  
San Antonio, TX 78216

**J. L. Gross & Company**  
**Ad Valorem Tax Services**  
**FINAL TAX ANALYSIS REPORT**

Phone: (210) 308-8050  
Fax: (210) 308-8202

Client:JOE DEMO  
C/O: J.L. GROSS & COMPANY REAL ESTATE  
PROPERTY SVCS  
12042 BLANCO ROAD STE 306  
SAN ANTONIO, TX 78216

**BUSINESS: (210) 308-8050**  
**FAX: (210) 308-8202**

Property Name/Tax ID Assessment Description(s)	Property Address	PROPOSED			FINAL *			Assessed Value Reduction	Total Tax Rate	Total Tax Due [E]	Actual Tax Savings
		Land	Improvements	Total	Land	Improvements	Total				
<b>Owner:JOE DEMO</b>											
<b>Faux Oaks Apartments</b> 11111-111-1111	200 Faux Oak Lane San Antonio, TX 78216										
Faux Oaks Apartments		\$150,000.00	\$2,650,000.00	\$2,800,000.00	\$150,000.00	\$2,000,000.00	\$2,150,000.00	\$650,000.00	2.74063%	\$58,923.63	\$17,814.12
<b>Northeast Apartments</b> 22222-222-2222	100 Royal Park Dr. San Antonio, TX 78216										
Northeast Apartments		\$250,000.00	\$3,250,000.00	\$3,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	2.74063%	\$0.00	\$0.00
<b>Bexar Mirror Executive Center</b> 33333-333-3333	12042 Blanco Road San Antonio, TX 78216										
Bexar Mirror Executive Center		\$405,700.00	\$12,804,300.00	\$13,210,000.00	\$0.00	\$0.00	\$0.00	\$0.00	2.70973%	\$0.00	\$0.00
<b>Green Hill Apartments</b> 55555-555-5555	2233 Congress Ave Austin, TX 78757										
Green Hill Apartments		\$1,300,000.00	\$8,900,000.00	\$10,200,000.00	\$1,300,000.00	\$8,200,000.00	\$9,500,000.00	\$700,000.00	2.17790%	\$206,900.50	\$15,245.30
					<i>After Litigation:</i>	\$800,000.00	\$6,200,000.00	\$7,000,000.00	\$2,500,000.00	\$152,453.01	\$54,447.50
								<i>Value Reduction:</i>	\$3,200,000.00	<i>Tax Savings:</i>	\$69,692.80
<b>Houston Land</b> 77777-777-7777	4311 IH 10 West Houston, TX 77008										
Houston Land		\$4,900,000.00	\$0.00	\$4,900,000.00	\$0.00	\$0.00	\$0.00	\$0.00	2.59489%	\$0.00	\$0.00
<b>Chateau Apartments</b> 88888-888-8888	4304 Columbia Dr. Austin, TX 78757										
Chateau Apartments		\$325,000.00	\$9,500,000.00	\$9,825,000.00	\$0.00	\$0.00	\$0.00	\$0.00	2.17790%	\$0.00	\$0.00
<b>Elm Tree Center</b> 00000-111-0000	4747 Bandera Rd San Antonio, TX 78218										
Elm Tree Center		\$325,000.00	\$9,500,000.00	\$9,825,000.00	\$0.00	\$0.00	\$0.00	\$0.00	2.60933%	\$0.00	\$0.00
<b>Oak Grove Apts</b> 12145-212-0024	12042 Blanco San Antonio, TX 78216										
Oak Grove Apts		\$1,255,000.00	\$9,400,000.00	\$10,655,000.00	\$0.00	\$0.00	\$0.00	\$0.00	2.70973%	\$0.00	\$0.00
<b>TOTALS:</b>		\$8,910,700.00	\$56,004,300.00	\$64,915,000.00	\$950,000.00	\$8,200,000.00	\$9,150,000.00	\$3,850,000.00		\$211,376.64	\$87,506.92

\* A zero value indicates an unresolved final value on this particular account.

[E] = Total Tax Due indicates estimated taxes due.

+ Figures do not include owner qualified discounts.