

12042 Blanco Rd, Suite 306
San Antonio, TX 78216

J. L. Gross & Company
Ad Valorem Tax Services
PROPOSED VALUE 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	Last Year's Assessed Value	This Year's Proposed Value	Value Increase/Decrease	Target Value	Last Year's Taxes	Proposed Taxes [E]	Proposed Tax Increase/Decrease
Owner:JOE DEMO								
Faux Oaks Apartments 11111-111-1111	200 Faux Oak Lane San Antonio, TX 78216							
Faux Oaks Apartments		\$2,050,000.00	\$2,800,000.00	\$750,000.00	\$2,100,000.00	\$56,183.00	\$76,737.75	\$20,554.76
Northeast Apartments 22222-222-2222	100 Royal Park Dr. San Antonio, TX 78216							
Northeast Apartments		\$1,850,000.00	\$3,500,000.00	\$1,650,000.00	\$1,850,000.00	\$63,034.58	\$119,254.62	\$56,220.03
Bexar Mirror Executive Center 33333-333-3333	12042 Blanco Road San Antonio, TX 78216							
Bexar Mirror Executive Center		\$12,200,000.00	\$13,210,000.00	\$1,010,000.00	\$8,005,700.00	\$330,587.06	\$357,955.33	\$27,368.27
Green Hill Apartments 55555-555-5555	2233 Congress Ave Austin, TX 78757							
Green Hill Apartments		\$6,800,000.00	\$10,200,000.00	\$3,400,000.00	\$8,000,000.00	\$148,580.00	\$222,870.00	\$74,290.00
Houston Land 77777-777-7777	4311 IH 10 West Houston, TX 77008							
Houston Land		\$4,250,000.00	\$4,900,000.00	\$650,000.00	\$3,750,000.00	\$109,587.57	\$126,348.02	\$16,760.45
Chateau Apartments 88888-888-8888	4304 Columbia Dr. Austin, TX 78757							
Chateau Apartments		\$9,825,000.00	\$9,825,000.00	\$0.00	\$7,825,000.00	\$213,100.00	\$213,100.00	\$0.00
Elm Tree Center 00000-111-0000	4747 Bandera Rd San Antonio, TX 78218							
Elm Tree Center		\$8,325,000.00	\$9,825,000.00	\$1,500,000.00	\$7,725,000.00	\$217,227.05	\$256,367.06	\$39,140.01
Oak Grove Apts 12145-212-0024	12042 Blanco San Antonio, TX 78216							
Oak Grove Apts		\$8,500,000.00	\$10,655,000.00	\$2,155,000.00	\$6,500,000.00	\$230,327.40	\$288,722.16	\$58,394.77

* A blank in this year's "Proposed Value" indicates Appraisal District has not assigned a value.
[E] = Estimated, based on last year's tax percentages. These values are subject to change