

# CHILDERS ASSOCIATES

REAL ESTATE CONSULTANTS AND APPRAISERS

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DAVID W. CHILDERS, MAI  
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CHAD A. LIESKE

November 20, 2017



Ms. Alisha I. Wyatt-Bullman  
Assistant City Attorney  
City of Atlanta, Department of Law  
55 Trinity Avenue  
Suite 5000  
Atlanta, Georgia 30303  
Email: [aiwyattbullman@atlantaga.gov](mailto:aiwyattbullman@atlantaga.gov)

Re: Appraisal of four properties owned by  
Filez, LLC, Mack Drive, Sizemore Avenue,  
and Gun Club Drive  
Atlanta, Georgia  
Childers Associates File No. 035-17

Dear Ms. Wyatt-Bullman:

In accordance with your request, we have inspected and investigated four properties owned by Filez, LLC for the purpose of estimating their current market value. The following appraisal report serves as an addendum to our previous appraisal with an effective date of August 18, 2016, which estimated the market values for six properties. We refer to that previous appraisal to identify the four remaining properties owned by Filez, LLC which are the subject of this appraisal.

Our date of value for this update appraisal is our most recent date of inspection, November 16, 2017. This update appraisal is limited in one regard; we were not allowed to inspect the interior of the residence located at 2181 Mack Drive due to the stage of litigation involving these properties. We have assumed for appraisal purposes that the interior of this residence is reasonably similar to our previous inspection as described in our original appraisal.

Based on the data and analysis presented herein, our updated estimates of market value, as is, of the remaining four parcels are summarized as follows:

Parcel One, 2171 Mack Drive lot	\$ 1
Parcel Two, 2181 Mack Drive lot and house	\$ 56,000
Parcel Four, Sizemore Avenue/Gun Club Drive lot	\$ 29,000
Parcel Five, 1350 Sizemore Avenue lot	<u>\$ 24,300</u>
Total Estimated Market Value	\$109,301

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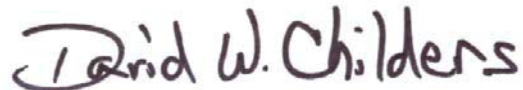
Ms. Alisha I. Wyatt-Bullman

November 20, 2017

Subject Parcel One has an estimated market value as a vacant lot and without contaminations of \$92,200. The estimated market value, as is, of \$1 considers the reported municipal waste deposited on site and the estimated cost to remediate the lot for residential use. The total estimated market value for the six parcels is \$109,301, as is, or \$201,500 if Parcel One is assumed uncontaminated.

It has been a pleasure to assist you in this matter. If you have any questions concerning these values or this report, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "David W. Childers". The signature is written in a cursive, slightly slanted style.

David W. Childers, MAI  
Certified General Real Property Appraiser  
State of Georgia No. CG001481