

Broker Price Opinion (BPO)

Property Information

- **Property Address:** 322 Reed Avenue
- **City/State/ZIP:** Jackson, MS 39206
- **County:** Hinds
- **Parcel Number:** 500-516
- **Property Type:** Single Family Residential
- **Year Built:** 1958
- **Bedrooms/Bathrooms:** 4 bedrooms / 3 bathrooms
- **Square Footage:** 2000 square feet (public records)
- **Zoning:** Residential
- **Occupancy:** Tenant Occupied (Section 8)

Purpose of BPO

This Broker Price Opinion is prepared to provide an estimated market value of the subject property as of **January 16, 2026** for the purpose of **determining value**. *This is not an appraisal.*

Subject Property Description

- **Exterior:** Asbestos Siding, Asphalt Shingled Roof, Conventional Foundation
- **Interior:** Everything has been updated: new paint, new flooring, new tile, newer appliances
- **Condition:** Excellent
- **Notable Features:** None
- **Deferred Maintenance (if any):** Plumbing repairs recently completed under the house

Comparable Sales (Closed)

	Address	Sale Date	Sale Price	Sq Ft	Bed/Bath
1	5348 Keele Street, Jackson, MS 39206	1/9/26	\$92,500	1469	3/2
2	5517 Keele Street, Jackson, MS 39206	10/9/25	\$60,000	1482	3/2
3	5347 Cedar Park Drive, Jackson, MS 39206	12/8/25	\$122,000	1347	4/3

**Note that both 5348 Keele Street and 5517 Keele Street was sold “as is” and marketed as “fixer upper.”

** 5347 Cedar Park Drive sold in 4 days at \$91/foot and was not as updated as the subject property.

Active & Pending Listings

Status	Address	List Price	Sq Ft	Bed/Bath
Pending	5448 Crepe Myrtle Drive, Jackson, MS 39206	\$133,000	1400	4/2
Active	5413 Crepe Myrtle Drive, Jackson, MS 39206	\$165,000	1600	3/2
Active	5389 Cedar Park Drive, Jackson, MS 39106	\$122,000	1637	3/2

**5448 Crepe Myrtle Drive went under contract after 30 days on market at \$93/foot. Finishes are very similar to the subject property.

Value Conclusion

Based on the analysis of comparable sales, active listings, market conditions, and the subject property’s condition, the **estimated market value** of the subject property as of **January 16, 2026** is:

\$170,000-\$185,000

- **Suggested List Price (if applicable):** \$180,000
- **Expected Marketing Time:** 30-60 days

Assumptions & Limiting Conditions

- This BPO is not a certified appraisal.
- Information is based on public records and visual inspection (if applicable).
- No responsibility is assumed for hidden defects or legal matters.

Broker Information

- **Broker Name:** Jenny Price
- **Company:** Realty of America
- **License Number:** B-24418
- **Phone/Email:** 662-213-1294; jenny_price@realtyofamerica.com
- **Date Prepared:** January 16, 2026

Broker Signature: _____

Jenny Price

File Number 25193063-ROOF

Please return after recording to:
BCHH
181 Montour Run Road
Coraopolis, PA 15108

Mail tax statement to:
Dominium One, Inc.
251 Little Falls Drive
Wilmington, DE 19808

PREPARED BY:
George Vaughn, Esquire
Bar Number 8617
gmvaughn12@gmail.com
For Betters Settlement Services LLC
6275 West Plano Parkway, Ste. 500
Plano, TX 75093
Phone: 214-851-2174

GRANTOR:
SALVON AHMED, JOINED IN EXECUTION BY
SPOUSE DOMINIQUE ROONEY
5223 KINGFISHER WAY
DAVIE, FLORIDA 33314
PHONE: 206-890-9973

GRANTEE:
DOMINIUM ONE, INC., A DELAWARE
CORPORATION
#3054 1401 Pennsylvania Ave Suite
105, Wilmington, DE, 19806 PHONE:
956-420-0717

INDEXING INSTRUCTIONS: Lot 5, Block G, North Meadows Subdivision, Part 2

Warranty Deed

This Indenture, made on the 23 day of January, 2026, by and between Salvon Ahmed, joined in execution by spouse Dominique Rooney, whose address is 5223 Kingfisher Way, Davie, Florida 33314, hereinafter referred to as Grantor, and Dominion One, Inc., a Delaware corporation, whose address is #3054 1401 Pennsylvania Ave Suite 105, Wilmington, DE, 19806, hereinafter referred to as Grantee.

FOR \$127,000.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does sell, convey and warrant unto Grantee the following described real property situated and being located in Hinds County, Mississippi, as follows, to-wit:

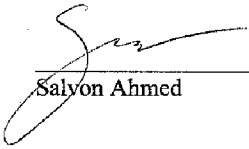
The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same property conveyed to Grantor by instrument recorded on 12/21/2023 at BOOK: 7302 PAGE: 2722 in the records of Hinds County, Mississippi.

This conveyance is subject to any and all restrictive covenants and conditions, easements, rights-of-way, and prior reservations of oil, gas and other minerals of record pertaining to the above subject property.

[Signature Page Follows]

GRANTOR:



Salvon Ahmed

ACKNOWLEDGMENT

STATE OF Florida)
)
COUNTY OF Broward)

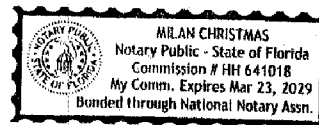
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Salvon Ahmed and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this
24 day of January, 2026.

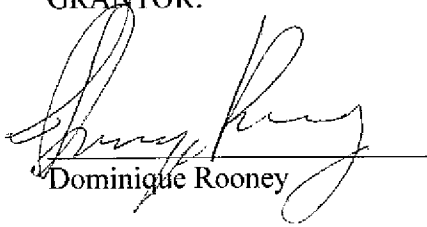


Notary Public

My Commission Expires: 03-23-2029



GRANTOR:

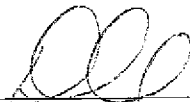

Dominique Rooney

ACKNOWLEDGMENT

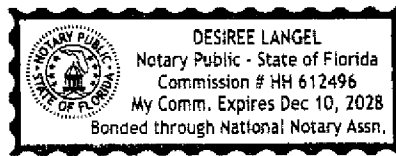
STATE OF FL)
COUNTY OF Broward)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Dominique Rooney and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this
27 day of January, 2026


Notary Public

My Commission Expires: 12/10/28



File Number: 25193063-ROOF

Exhibit “A”

LOT 5, BLOCK G, NORTH MEADOWS SUBDIVISION, PART 2, A SUBDIVISION
ACCORDING TO A MAP OR PLAT THEREOF WHICH IS ON FILE AND OF RECORD IN
THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY, AT JACKSON,
MISSISSIPPI, IN PLAT BOOK 14 AT PAGE 4, REFERENCE TO WHICH IS HEREBY
MADE IN AID OF AND AS PART OF THIS DESCRIPTION.

Parcel Number: 500-516

Commonly known as: 322 Reed Avenue, Jackson, Mississippi 39206

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

STATE OF MS
COUNTY OF HINDS
FILED-RECORDED
1ST DISTRICT
2026 Feb 18 PM 03:03
Book: 7323 Page: 9537
EDDIE JEAN CARR
CHANCERY CLERK



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Mynd Management, Inc	9009162	jarrett.glass@mynd.co	214-709-1406
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jarrett Glass	0579153	jarrett.glass@mynd.co	214-709-1406
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

DS
JG

6/10/2024