

# Rio Bravo

## RV Resort

### **Proposed offer for the Property**

Our proposed offer for the 35 acre City Ranch site will be based on the appraised value of the parcel as described in the RFP. It is our understanding that this appraisal, which will be performed by the appraiser retained by the City, Tim Walters, MAI, will be completed later in the month of March 2018.

Our company will be simultaneously retaining the services of a separate local appraiser, yet to be determined, to place a valuation on our proposed “land swap” offer from within the Cottonwoods Subdivision Phase II, Block 15. Once our valuation is obtained, and The City Ranch valuation is obtained, we propose to enter into negotiations with City Staff and Council to arrive at sales/land swap scenarios that will mutually benefit both parties.