



First American

Property Address:

**2520 Montrose Blvd
Houston, TX 77006**



| Property Information | | | |
|----------------------|-----------------------------------|--------------------------|---------------------------------------|
| Owner(s): | Vouno Llc | Mailing Address: | 2520 Montrose Blvd, Houston, TX 77006 |
| Owner Phone: | Unknown | Property Address: | 2520 Montrose Blvd, Houston, TX 77006 |
| Vesting Type: | N/A | Alt. APN: | 124-226-002-0001 |
| County: | Harris | APN: | 124-226-002-0001 |
| Map Coord: | 5357C | Census Tract: | 410500 |
| Lot#: | | Block: | 2 |
| Subdivision: | Hyde Park | Tract: | |
| Legal: | Res B Blk 2 Niko Nikos Restaurant | | |

| Property Characteristics | | | | | |
|--------------------------|------------------|-----------------------------|---------------|-----------------------|------|
| Use: | Commercial (Nec) | Year Built / Eff. : | 1970 / 1970 | Sq. Ft. : | 4960 |
| Zoning: | | Lot Size Ac / Sq Ft: | 0.0998 / 4346 | # of Units: | |
| Stories: | 1 | Improvements: | | Parking / #: | / |
| Gross Area: | 4960 | Garage Area : | | Basement Area: | |

| Sale and Loan Information | | | | | |
|---------------------------|-------------------------|--------------------------|------------|-------------------------|--|
| Sale / Rec Date: | 12/31/2007 / 12/31/2007 | *Est. \$/Sq. Ft.: | | 2nd Mtg.: | |
| Est. Sale Price: | | 1st Loan: | | Prior Sale Amt: | |
| Doc No.: | 759613 | Loan Type: | | Prior Sale Date: | |
| Doc Type: | Deed | Transfer Date: | 12/31/2007 | Prior Doc No.: | |
| Seller: | Fetokakis,Dimitrios | Lender: | | Prior Doc Type: | |

*Est. \$/Sq.Ft. is a calculation of Est. Sale Price divided by Sq.Feet.

| Tax Information | | | |
|-----------------------|-------------|-------------------------|------------|
| Imp Value: | \$350,369 | Exemption Type: | |
| Land Value: | \$369,410 | Tax Year / Area: | 2018 / 061 |
| Total Value: | \$719,779 | Tax Value: | |
| Total Tax Amt: | \$17,454.65 | Improved: | 49% |



First American

my**FirstAm**[®] Transaction History

2520 Montrose Blvd, Houston, TX 77006

To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

History Record # 1 : FINANCE

| | | | |
|---------------------------------|---------------------|--------------------------------|---------------------|
| Mortgage Recording Date: | 09/28/2015 | Mortgage Transfer Type: | Stand Alone Finance |
| Mortgage Document #: | 000000440875 | Mortgage Rate Type: | |
| Lender: | Branch Bkng & Tr Co | Mortgage Term: | 10 |
| Document Type | Trust Deed/Mortgage | Vesting Type: | N/A |
| Loan Amount: | \$3,500,000 | Mortgage Rate: | |
| Borrower 1: | Vouno Llc | Borrower 2: | Fetokakis Dimitrios |
| Borrower 3: | | Borrower 4: | |

History Record # 2 : SALE/TRANSFER

| | | | |
|--------------------------|---------------|-------------------------|---------------------|
| Buyer: | Vouno Llc | Seller: | Fetokakis,Dimitrios |
| Transaction Date: | 12/31/2007 | Est. Sale Price: | |
| Recording Date: | 12/31/2007 | Sale Price Type: | |
| Recorded Doc #: | 759613 | Title Company: | |
| Document Type: | Deed Transfer | Vesting Type: | N/A |



First American

myFirstAm® Tax Map

2520 Montrose Blvd, Houston, TX 77006

Harris County Appraisal District

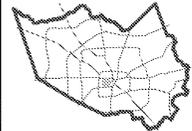


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

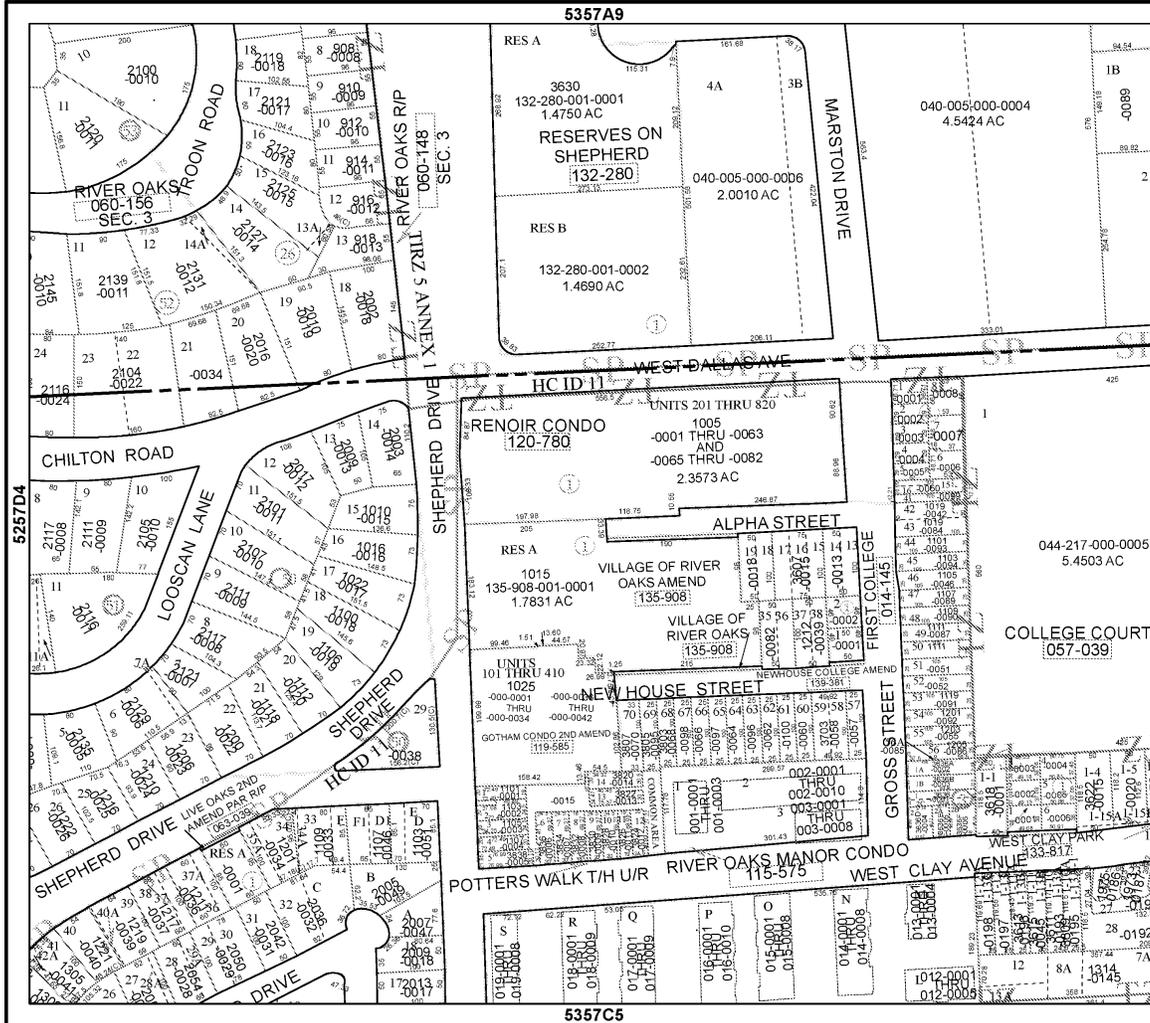
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|----|---|----|----|
| 11 | 12 | 9 | 10 | 11 |
| 3 | 4 | | 2 | 3 |
| 7 | 8 | 5 | 6 | 7 |



Harris County Appraisal District

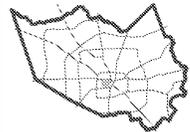


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

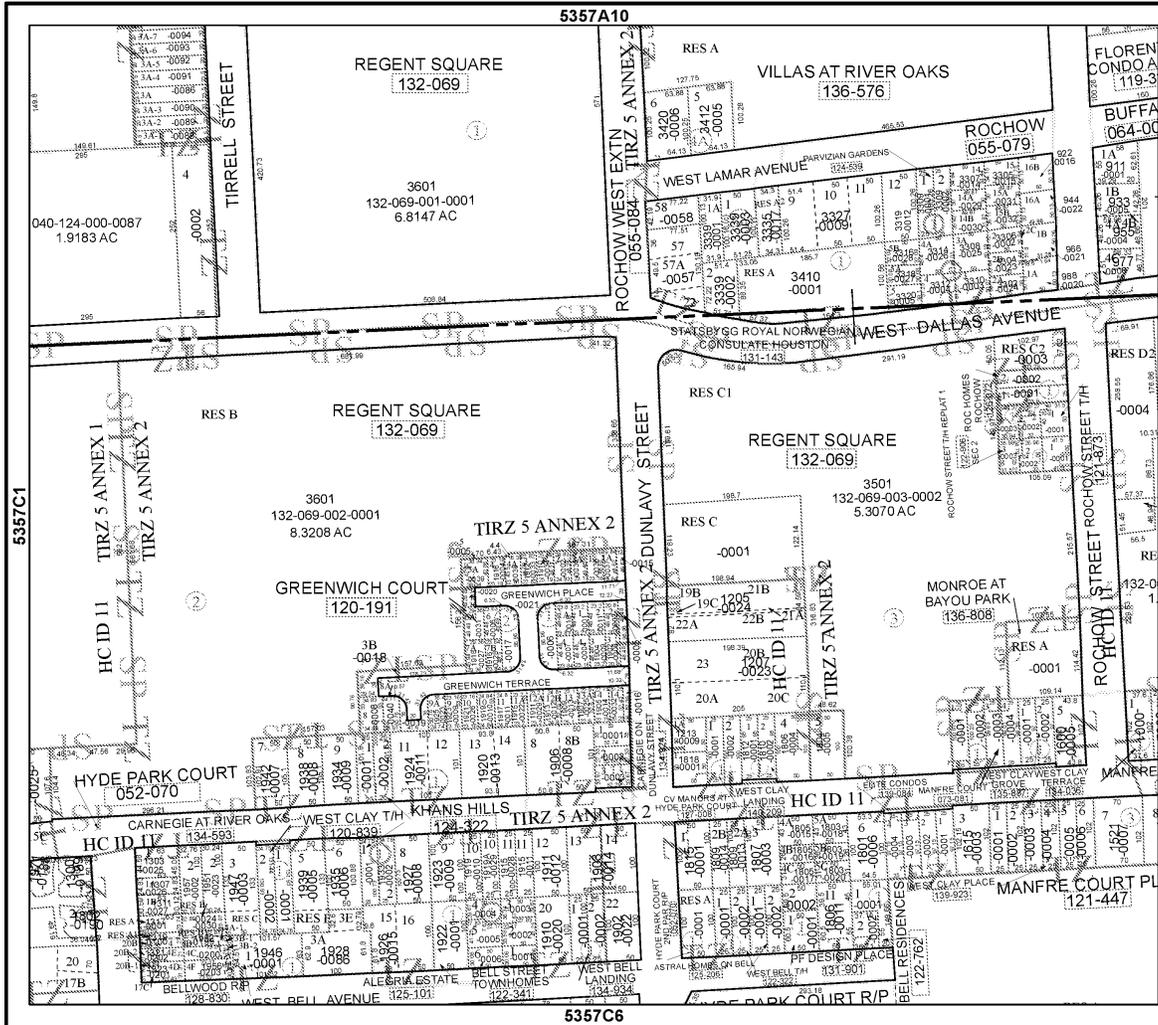
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|---|----|----|----|
| 12 | 9 | 10 | 11 | 12 |
| 4 | 1 | | 3 | 4 |
| 8 | 5 | 6 | 7 | 8 |



Harris County Appraisal District

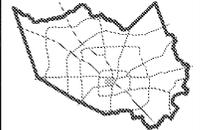


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

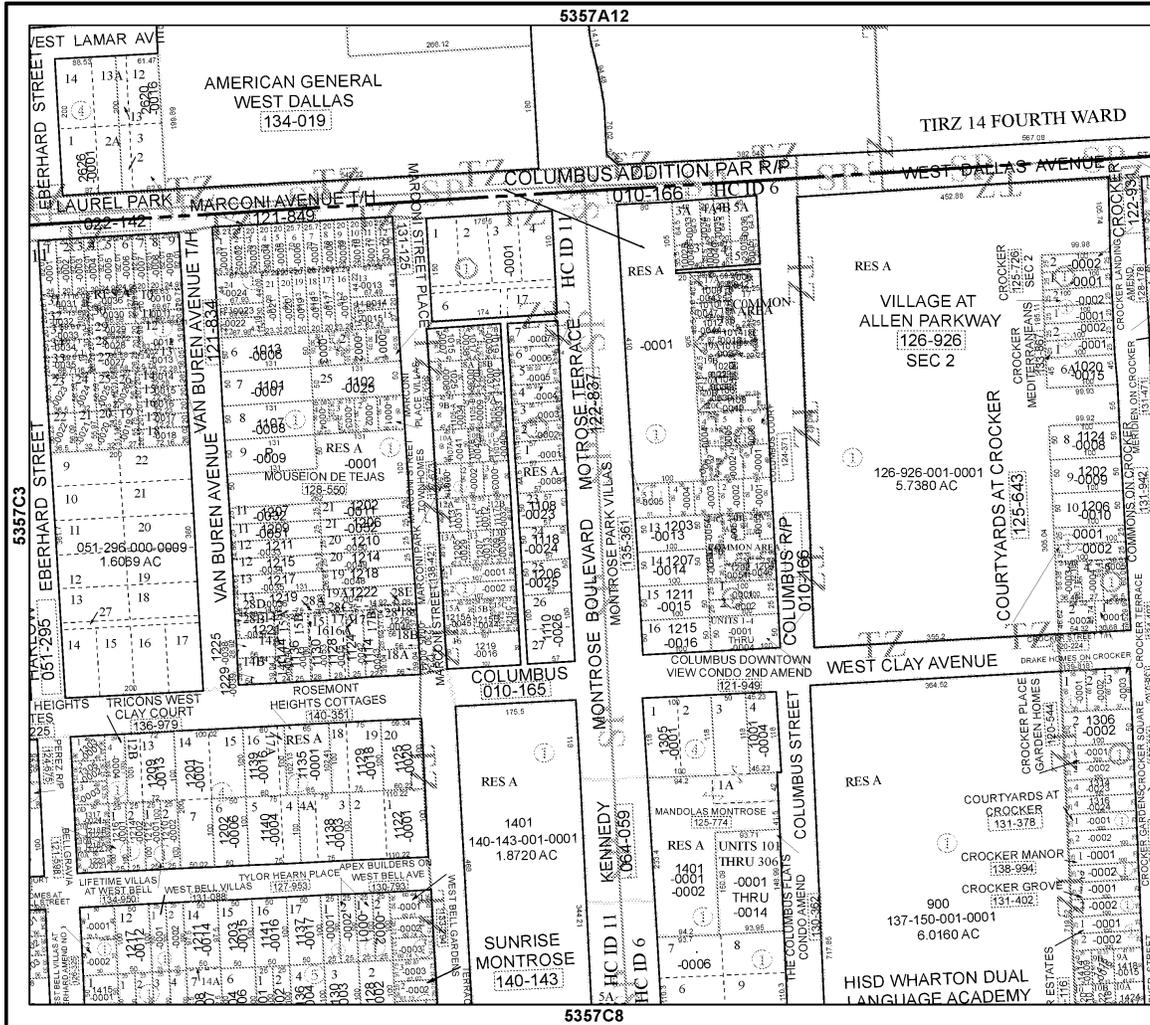
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|----|----|---|----|
| 10 | 11 | 12 | 9 | 10 |
| 2 | 3 | 4 | 1 | 2 |
| 6 | 7 | 8 | 5 | 6 |



Harris County Appraisal District



0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

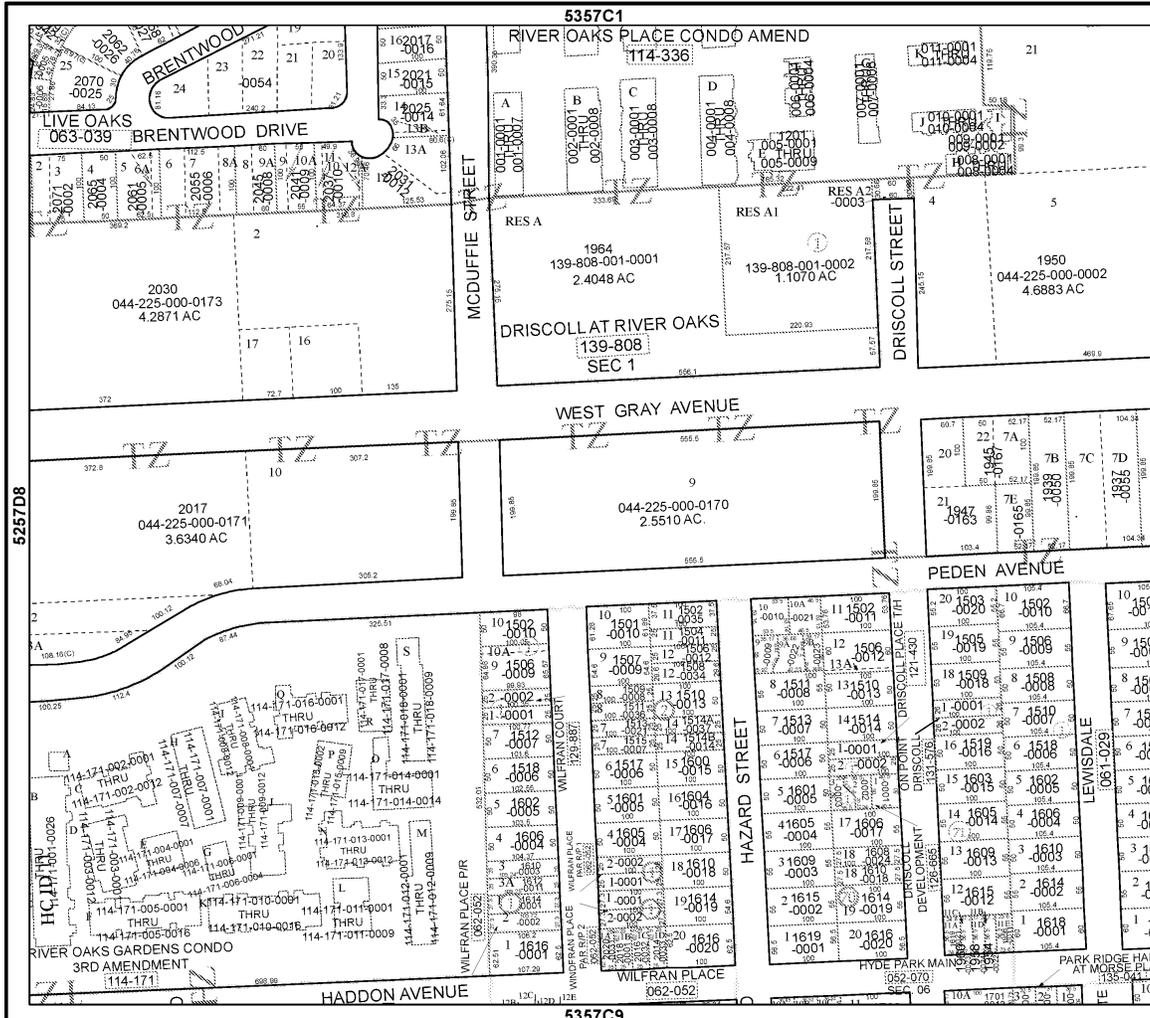


MAP LOCATION



FACET 5357C

| | | | | |
|----|----|---|----|----|
| 3 | 4 | 1 | 2 | 3 |
| 7 | 8 | 5 | 6 | 7 |
| 11 | 12 | 9 | 10 | 11 |



5357D8

5357C9

Harris County Appraisal District

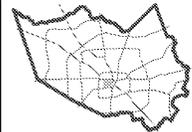


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

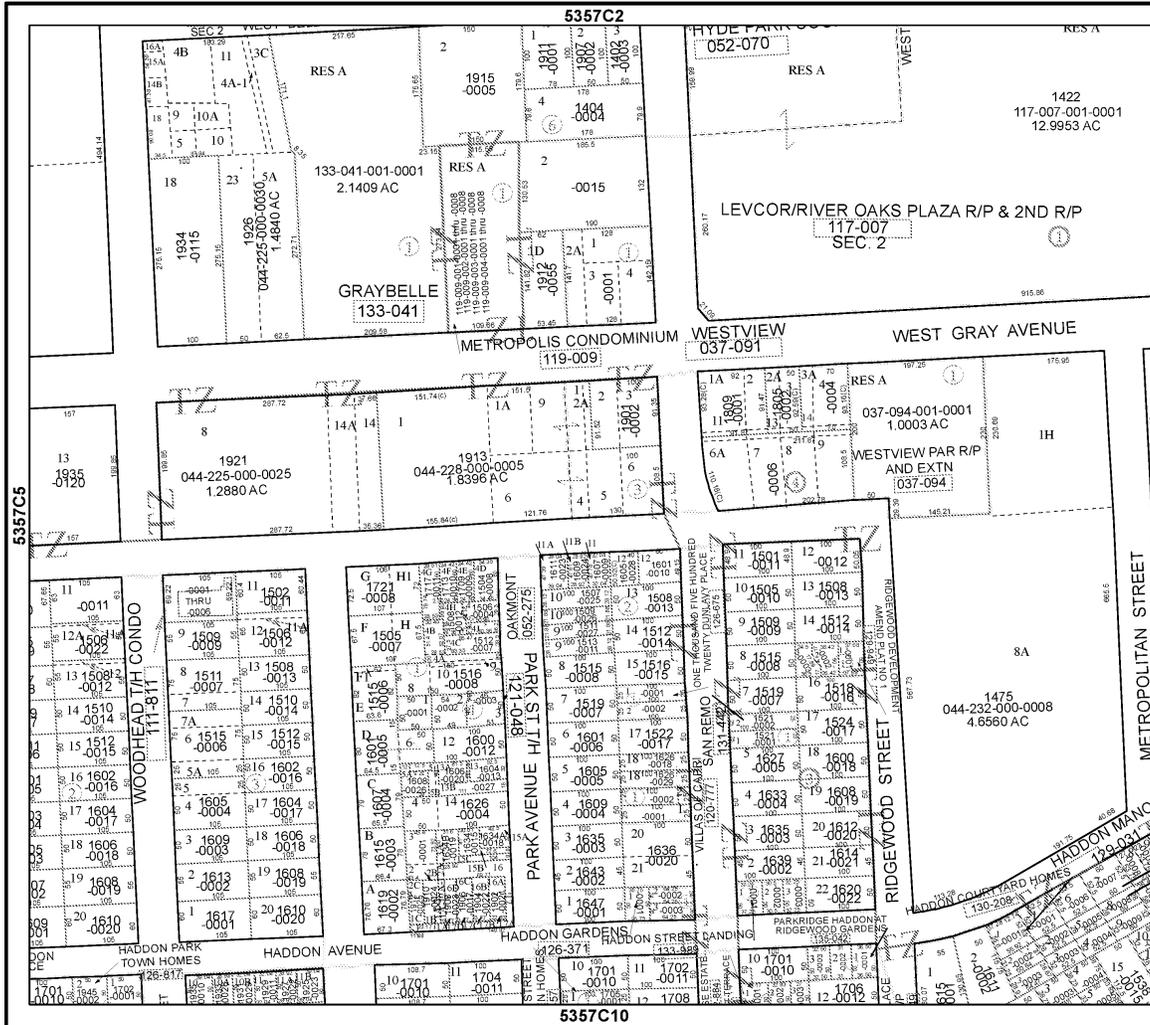
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|---|----|----|----|
| 4 | 1 | 2 | 3 | 4 |
| 8 | 5 | 6 | 7 | 8 |
| 12 | 9 | 10 | 11 | 12 |



Harris County Appraisal District

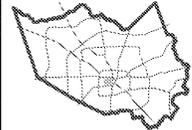


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

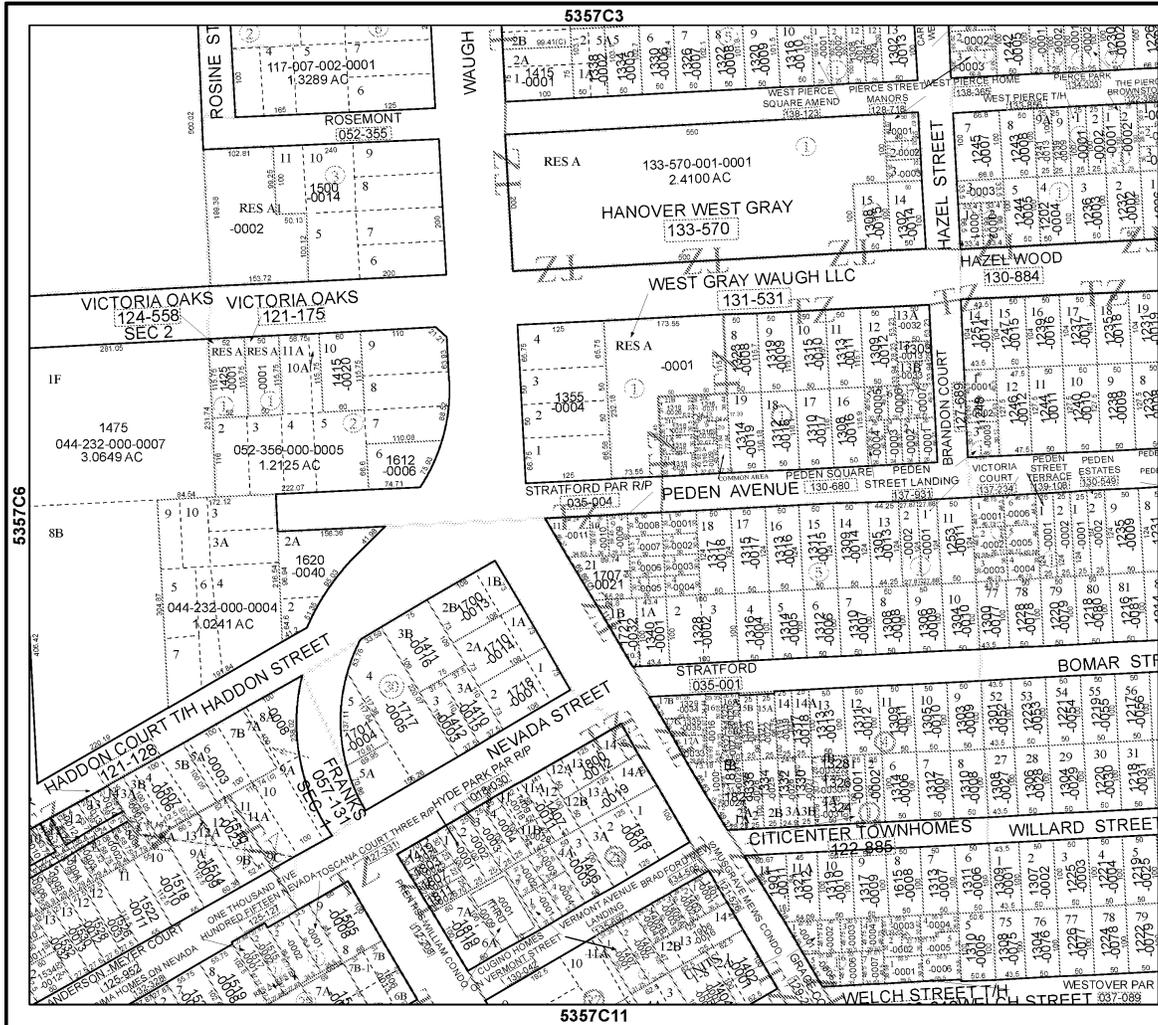
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|---|----|----|----|---|
| 1 | 2 | 3 | 4 | 1 |
| 5 | 6 | 7 | 8 | 5 |
| 9 | 10 | 11 | 12 | 9 |



Harris County Appraisal District

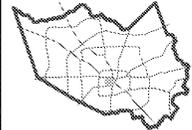


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

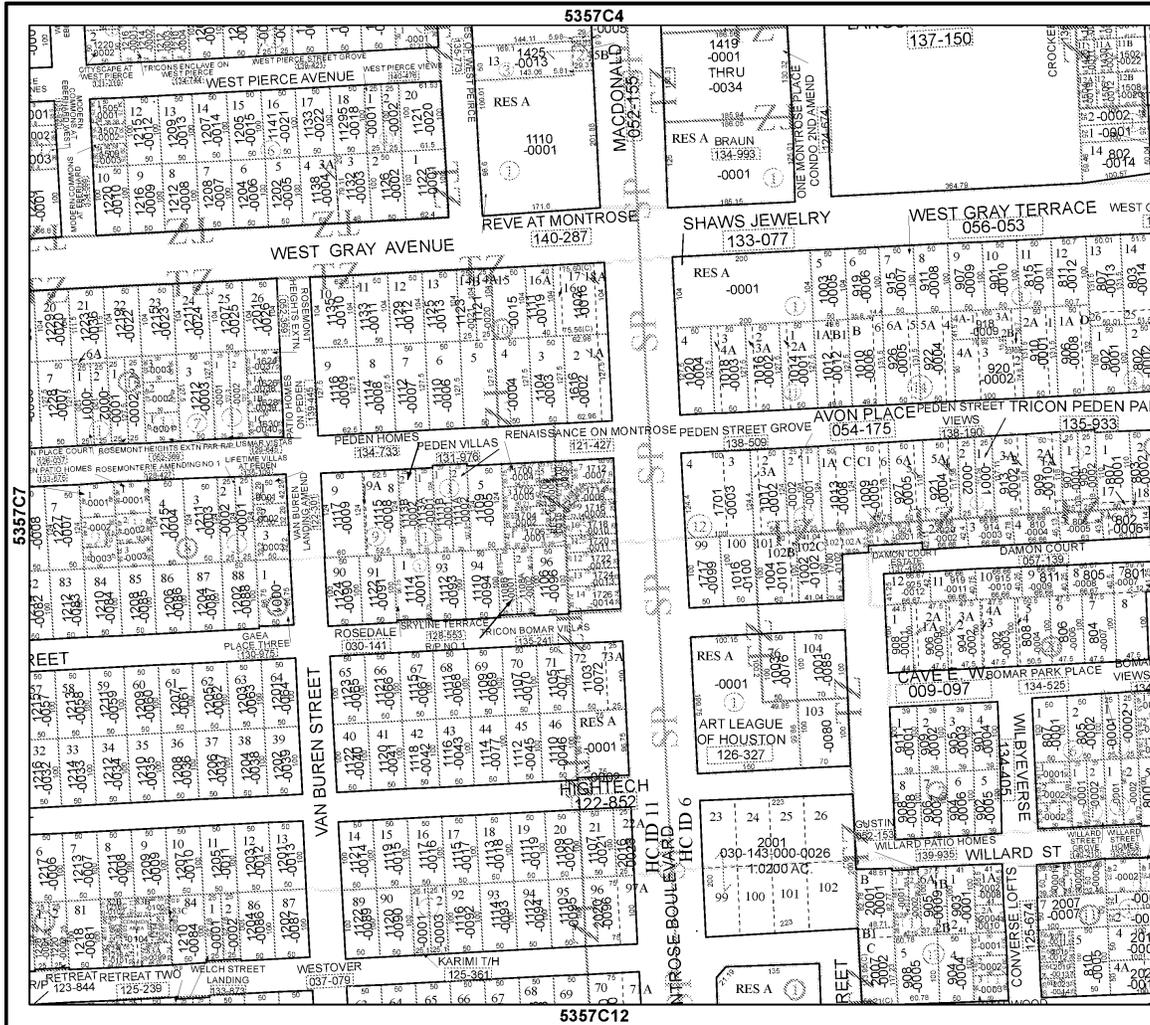
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|----|----|---|----|
| 2 | 3 | 4 | 1 | 2 |
| 6 | 7 | 8 | 5 | 6 |
| 10 | 11 | 12 | 9 | 10 |



Harris County Appraisal District



0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

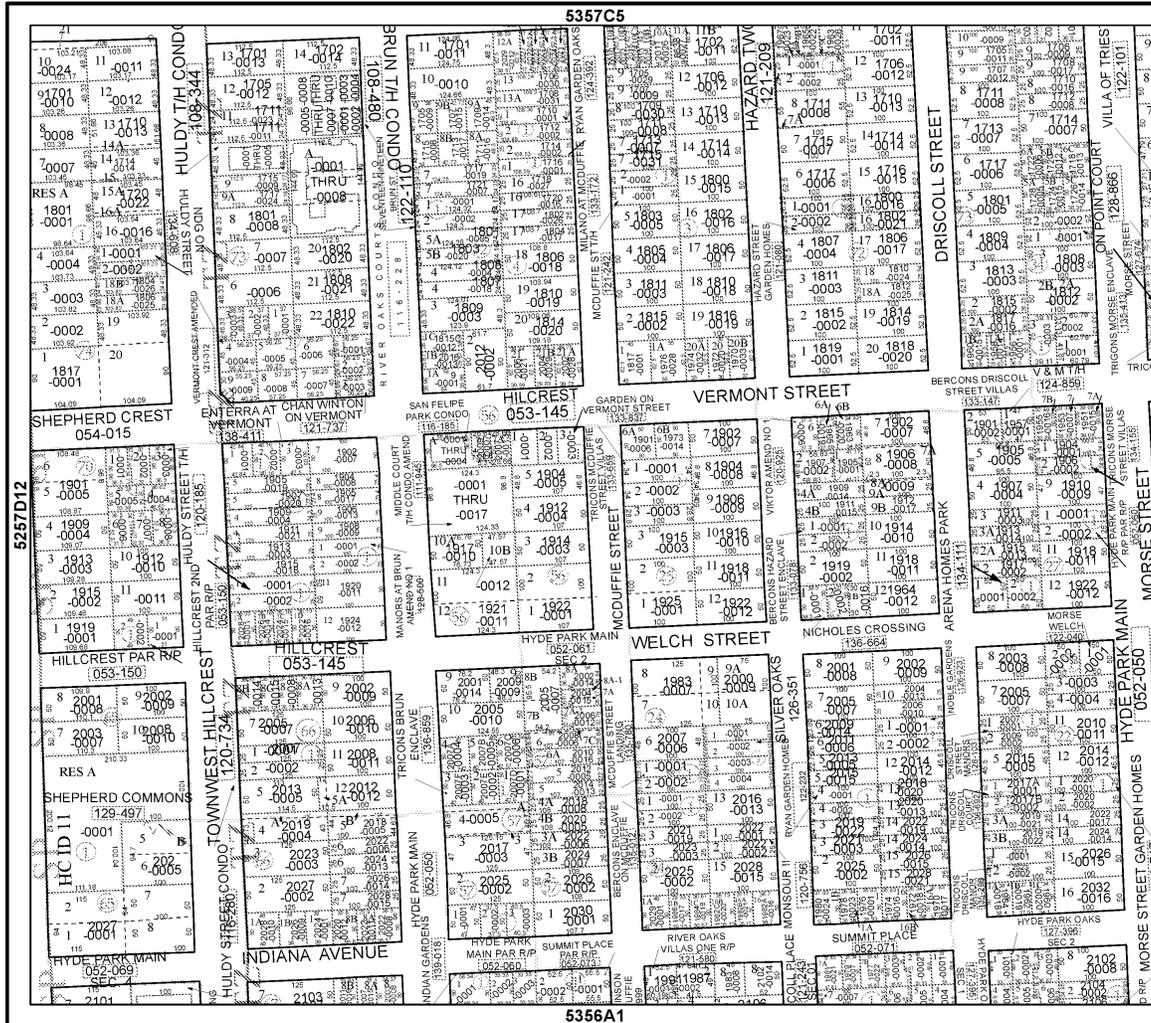
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|----|---|----|----|
| 7 | 8 | 5 | 6 | 7 |
| 11 | 12 | 9 | 10 | 11 |
| 3 | 4 | 1 | 2 | 3 |



Harris County Appraisal District



0 50 100 200 Feet

PUBLICATION DATE: 4/24/2019

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|---|----|----|----|
| 8 | 5 | 6 | 7 | 8 |
| 12 | 9 | 10 | 11 | 12 |
| 4 | 1 | 2 | 3 | 4 |



Harris County Appraisal District

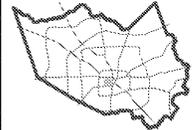


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

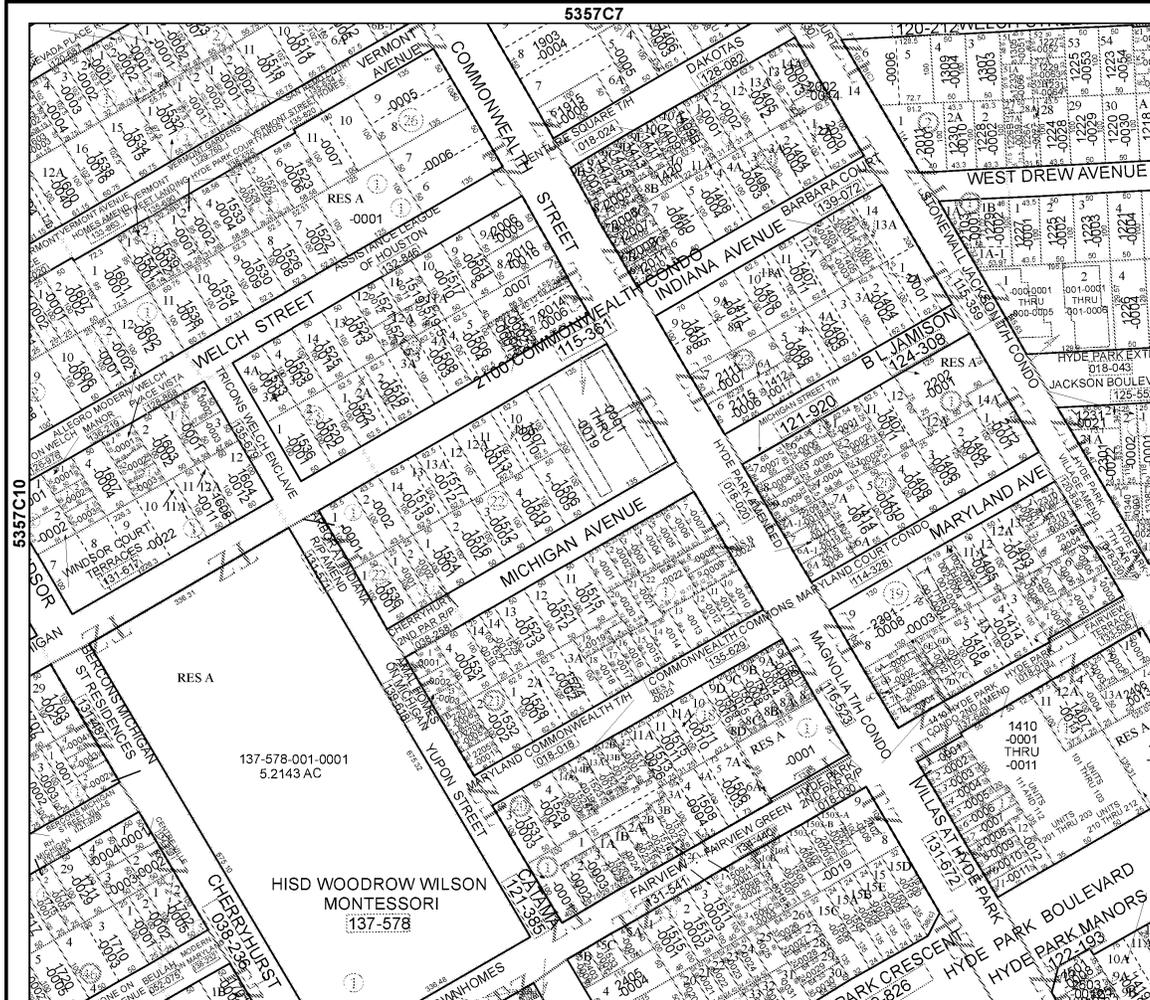
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|---|----|----|----|---|
| 5 | 6 | 7 | 8 | 5 |
| 9 | 10 | 11 | 12 | 9 |
| 1 | 2 | 3 | 4 | 1 |



Harris County Appraisal District

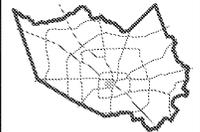


0 50 100 200 Feet

PUBLICATION DATE: 4/16/2019

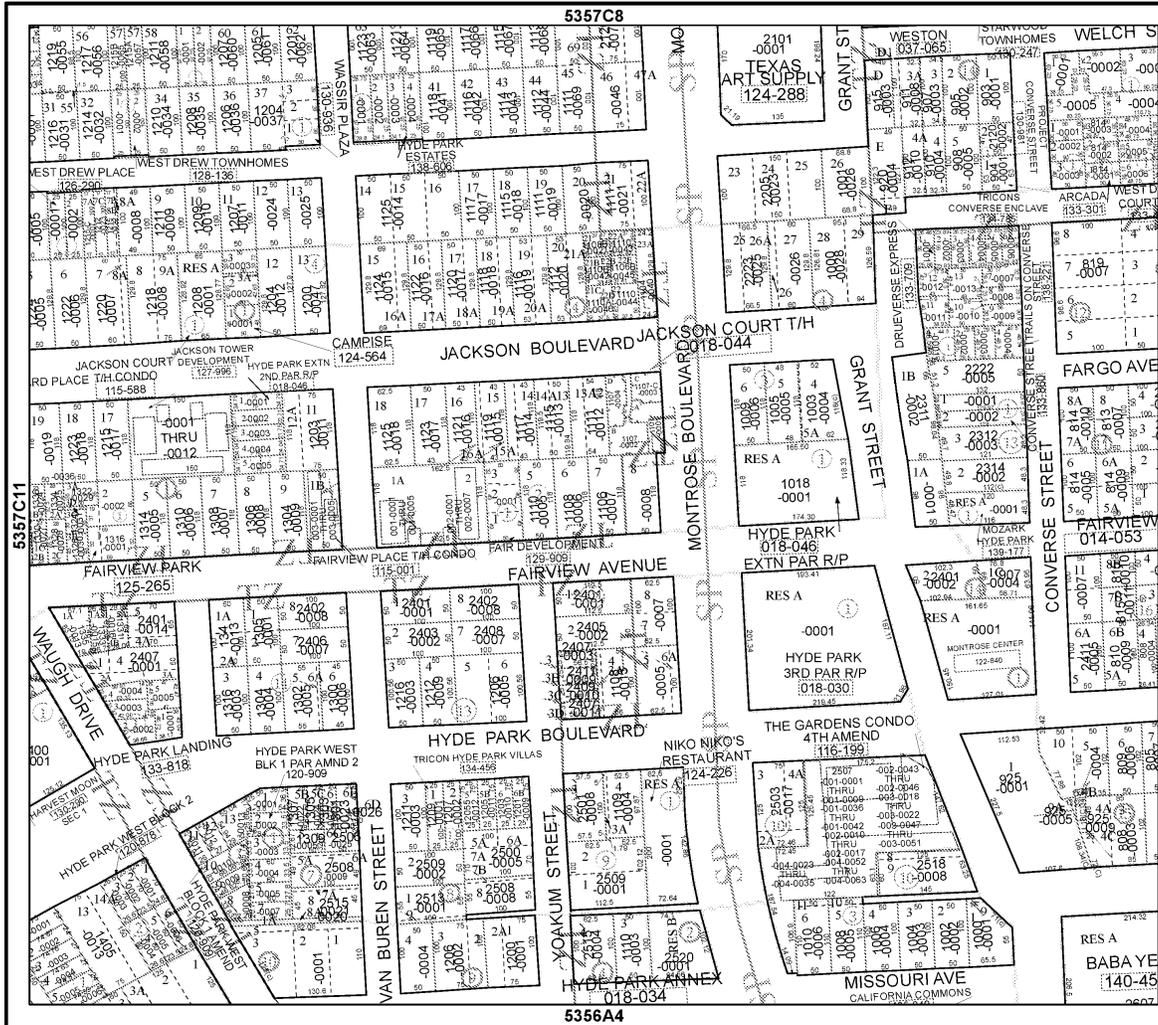
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 5357C

| | | | | |
|----|----|----|---|----|
| 6 | 7 | 8 | 5 | 6 |
| 10 | 11 | 12 | 9 | 10 |
| 2 | 3 | 4 | 1 | 2 |



Limitation of Liability for Informational Report

IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.