Moses St
7.94 Acres of Commercial Land Offered at $579,000 in Carson City, NV

INVESTMENT HIGHLIGHTS

- Elevated parcel for nice views of city and surrounding area

EXECUTIVE SUMMARY

- Sold Information
- Closing Date
- Contract Date
- Sold Price per Acre
- Selling Office 1
- Selling Office 2
- How Sold
- Sold Price
- Selling Agent
- Selling Agent 2
- This information is deemed reliable, but not guaranteed.

MAP

JohnFisher
775-782-8777
Contact
Moses St
7.94 Acres of Commercial Land Offered at $575,000 in Carson City, NV

Carson City

Indian Hills

TRANSPORTATION

Airport

Reno-Tahoe International Airport
59 min drive 33.5 mi

PROPERTY TAXES

Parcel Number 009-151-50
Improvememt Assessment $0
John Fisher $74,117 Total Assessment 775-762-8777 $74,117 Contact

Zoning Code: Multi Family

Moses St

7.94 Acres of Commercial Land Offered at $579,000 in Carson City, NV
YOU MAY ALSO LIKE

US Highway 50 & U... Truckee Railyard M...
$16,250,000 $7,500,000

Listing ID: 14457134 Date Created: 11/19/2018 Last Updated: 1/22/2021

The Land Property at Moses St, Carson City, NV 89703 is currently available.
Contact RE/MAX Realty Affiliates for more information.

NEARBY LISTINGS
1350 Old Hot Springs Rd, Carson City NV
3647 US Highway 395 S, Carson City NV
2943 Hwy 50 E, Carson City NV
4530-4580 Cochise St, Carson City NV
4749 Snyder Ave, Carson City NV
E College Pky @ N Roop St, Carson City NV
Research Way, Carson City NV
5155 US Highway 50, Carson City NV
E Nye Ln, Carson City NV
Executive Pointe Way, Carson City NV

775-782-8777 Contact
The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.
5155 US Highway 50
11.69 Acres of Commercial Land Offered at $1,650,000 in Carson City, NV

ABOUT 5155 US HIGHWAY 50
CARSON CITY, NV 89701

Price $1,650,000
Property Subtype Commercial
Sale Type Investment or Owner User
Proposed Use Commer... ▼
No. Lots 1
Total Lot Size 11.69 AC
Property Type Land
Opportunity No
Zone

1 LOT AVAILABLE

Lot 5 Lots
Price $1,650,000
Lot Size 11.69 AC
Price Per AC $141,146

5 (five) contiguous lots ranging in size from (.55 acres to 4.55 acres +/-) totaling 11.69 acres +/- on level terrain.

INVESTMENT HIGHLIGHTS 408-515-7170 Contact
Queit and secluded location with excellent access from US Hwy 50 and Morgan Mill Rd. 6.69 Acres of Commercial Land Offered at $1,650,000 in Carson City, NV

LINKS
L. Lance Gilman Commercial Real Estate

EXECUTIVE SUMMARY
Current zoning is GI (General Industrial) land use is (Vacant Commercial). Ideal demographics and land area for a state of the art multi-use storage facility e.g. Self Storage buildings, including open storage for Motor homes, Trailers, and Boats. This property has entrances on US Highway 50 and approximately 1000 ft. of frontage on Morgan Mill Rd. situated directly across the street from the “Carson River / Morgan Mill River Access Park” with commanding views of the Carson River and the Empire Ranch Golf Course.
TRANSPORTATION

AIRPORT

Reno-Tahoe International Airport

55 min drive 33.1 mi

PROPERTY TAXES

Parcel Numbers 008-371-17
Improvements Assessment $0

$358,300 Total Assessment 408-515-7170 $58,300

Contact
5155 US Highway 50
11.69 Acres of Commercial Land Offered at $1,650,000 in Carson City, NV
YOU MAY ALSO LIKE

US Highway 50 @ U... Truckee Railyard M...
$16,250,000 $7,500,000

Listing ID: 17314380  Date Created: 9/27/2019  Last Updated: 1/19/2021

The Land Property at 5155 US Highway 50, Carson City, NV 89701 is currently available. Contact L Lance Gilman Real Estate for more information.

NEARBY LISTINGS
1350 Old Hot Springs Rd, Carson City NV
2943 Hwy 50 E, Carson City NV
10029 US 50 E, Mound House NV
E College Pky @ N Roop St, Carson City NV
Research Way, Carson City NV
4847 E Nye Ln, Carson City NV
Executive Pointe Way, Carson City NV
3540 Hwy 50 E, Carson City NV
Hwy 50 E, Carson City NV
Chas Barros
408-515-7170 Contact
E College Pkwy @ N Roop St - North Carson Crossing Pads
10.63 Acres of Commercial Land Offered at $4,499,000 in Carson City, NV
ABOUT E COLLEGE PKY @ N ROOP ST, CARSON CITY, NV 89706

Price $4,499,000
Sale Type Investment
No. Lots 1
Property Type Land
Property Subtype Commercial
Proposed Use Retail
Total Lot Size 10.63 AC
Cross Streets N Roop St
Opportunity Zone No

1 LOT AVAILABLE

Lot
Price $4,499,000
Price Per AC $423,236
Lot Size 10.63 AC
Retail land situated between Walmart and Home Depot in north Carson City

INVESTMENT HIGHLIGHTS

• Healthy mix of national and local tenants in close proximity
• Over 22,000 households in close proximity
• High visibility from I-580 and College Pkwy, with over 61,000 CPD
EXECUTIVE SUMMARY
Property is available for purchase, build-to-suit, or ground lease. Ownership willing to sell individual pod sites or entire property.

BIKE SCORE ®
Bikeable (76)

TRANSPORTATION
AIRPORT
Reno-Tahoe International Airport  50 min drive  29.7 mi

PROPERTY TAXES
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Improvements Assessment</th>
<th>Total Assessment</th>
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<tbody>
<tr>
<td>002-755-17</td>
<td>$68,833</td>
<td>$1,136,281</td>
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<td>Land Assessment</td>
<td>$1,067,448</td>
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ZONING
Zoning Code C-2
MAP OF E COLLEGE PKY @ N ROOP ST CARSON CITY, NV 89706

ADDITIONAL PHOTOS

Building Photo

Listing ID: 17828061       Date Created: 11/27/2019       Last Updated: 1/26/2021

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.
1 LOT AVAILABLE

Lot 1

Price $2,962,080 Lot Size 6.56 AC
Price Per AC $451,537

DESCRIPTION

There is no better available multifamily site to develop in Carson City than the 6.56 acres on Cochise Street which is entitled for 143 units. The property sits upon a gentle slope that will offer Carson City views from the west end of the development. The location of the community offers residents access to retail establishments, financial establishments, main road and highway access, bus routes, and access to many employers. A conditional special use permit is in place. The location offers grocery opportunities right across the street, and is less than a mile from Costco, Target and...
INVESTMENT HIGHLIGHTS

Entitled for 143 multifamily units
6.56 Acres of Commercial Land Offered at $2,752,000 in Carson City, NV

Close to entertainment options (Casino Fandango, Carson Lanes, Galaxy Theatres)
Easy access to popular shopping (Costco, Wal-Mart, Save Mart)

Less than 40 +/- miles to South Lake Tahoe, Reno, & Tahoe Reno Industrial Center

LINKS

Northern Nevada average rents hit record high in Q2 2020
Outmigration from California adds to Nevada's construction industry success

EXECUTIVE SUMMARY

There is no better available multifamily site to develop in Carson City than the 6.56 acres on Cochise Street which is entitled for 143 units. The property sits upon a gentle slope that will offer Carson City views from the west end of the development. The location of the community offers residents access to retail establishments, financial establishments, main road and highway access, bus routes, and access to many employers. A conditional special use permit is in place. The location offers grocery opportunities right across the street, and is less than a mile from Costco, Target and much more.
TRANSPORTATION

AIRPORT

Reno-Tahoe International Airport

59 min drive 36.7 mi

ZONING

Zoning Code Approved Multi_Family 143
4530-4580 Cochise St - Cochise Multifamily Land
6.56 Acres of Commercial Land Offered at $2,962,080 in Carson City, NV

US Highway 50 @ U... Truckee Railyard M...
$16,250,000 $7,500,000

Listing ID: 19257001 Date Created: 4/17/2020 Last Updated: 1/26/2021

The Land Property at 4530-4580 Cochise St, Carson City, NV 89703 is currently available. Contact Logic Commercial Real Estate for more information.

NEARBY LISTINGS
1350 Old Hot Springs Rd, Carson City NV
3647 US Highway 395 S, Carson City NV
2943 Hwy 50 E, Carson City NV
4749 Snyder Ave, Carson City NV
E College Pky @ N Roop St, Carson City NV
Research Way, Carson City NV
Executive Pointe Way, Carson City NV
3340 Hwy 50 E, Carson City NV
3350 Hwy 50 E, Carson City NV
W College Pkwy @ GS Richards Blvd, Carson City NV
5th And Saliman, Carson City NV
Moses St, Carson City NV
5100 S Carson St, Carson City NV

Contact
The Carson City Assessor's Office recommends maintaining the current equalized value of $6,999,707 based on the data contained in this report.

### Table: Assessment Recommendation

<table>
<thead>
<tr>
<th>Property Assessment</th>
<th>Value (in $)</th>
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<tbody>
<tr>
<td>1000 East William Street, Carson City, NV 89110</td>
<td>1000,000.00</td>
</tr>
<tr>
<td>350 South Carson Street, Carson City, NV 89110</td>
<td>000,000.00</td>
</tr>
<tr>
<td>Sierra Gardens and Wilderness Estates</td>
<td>000,000.00</td>
</tr>
</tbody>
</table>

### Comments:

All data compiled by the assessor to the subject property set they are not transferable. Carson City, NV 89110, to be transferred.
For Sale
Prime Retail Property
54,566 SF | $8,900,000 | 5.50% Cap Rate

915 Jacks Valley Rd
Carson City, Nevada 89705

Property Highlights
• Quality tenants
• Long term leases
• Highest traffic counts in the area estimated: 37,000 +/-
• Market reach includes Carson City, Minden, Gardnerville, Dayton, Bishop and Lake Tahoe areas.
• Located between Target and Home Depot
• Located at the signed intersection of US Hwy 395 & Jacks Valley Road
• 3 entrances for this center: Us Hwy 395, Jacks Valley Rd & Vista Grande Blvd.
• Other major tenants in the area include: Super Walmart, Costco, & Best Buy
• Vista Grande Blvd to be extended from behind the subject property to Clear Creek Road (Costco)

OFFERING SUMMARY

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$8,900,000</td>
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<tr>
<td>Building Size</td>
<td>54,566 SF</td>
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<tr>
<td>Lot Size</td>
<td>2.47 Acres</td>
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<td>Price per SF</td>
<td>$163/SF</td>
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DEMOGRAPHICS

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<thead>
<tr>
<th>State</th>
<th>Population</th>
<th>Avg. HH Income</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For more information

Rocky Joy
NV N8320144040
O: 775 297 4935
Rjoy@nainalliance.com

Bruce Robertson, CCIM
NV #50038721, LLC
O: 775 721 7204
brucerobertson@nainalliance.com

1000 N. Division Street, #202
Carson City, NV 89703
775 546 2894 tel
3355 S. Carson St.
Carson City, Nevada 89701

Property Highlights
- 10,003 SF of retail building on .7 acres
- Built: 2011
- Located in the center of Carson City's busiest retail area
- 18 parking spaces
- APN: 009-112-22

Property Description
The property is surrounded by new car dealerships, Applebee's, Raley's Kohl's, JCPenney's, Buffalo Wild Wings, Save Mart, Heritage Bank, U.S. Bank, O'Reilly's and Auto Zone. The building has a large showroom, private offices and a warehouse area with a drive-in overhead door. South Carson Street will soon be re-designed to two lanes in each direction with bicycle lanes, over-sized sidewalks, and increased landscaping.

OFFERING SUMMARY

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Sale Price</td>
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<tr>
<td>Lot Size</td>
<td>0.7 Acres</td>
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<tr>
<td>Building Size</td>
<td>10,003 SF</td>
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<tr>
<td>Zoning</td>
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DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>Population</th>
<th>Avg. HH Income</th>
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</thead>
<tbody>
<tr>
<td>3 Miles</td>
<td>32,232</td>
<td>$65,854</td>
</tr>
<tr>
<td>5 Miles</td>
<td>65,511</td>
<td>$64,565</td>
</tr>
</tbody>
</table>

For more information
Bruce Robertson, CCIM, Senior Advisor
O: 775.721.7954 C: 775.434.0998
robertsonb@naialliance.com

Rocky Joy, Broker-Assocate
O: 775.297.4691 C: 530.310.0049
Rjoy@naialliance.com
1991 E William St
13,080 SF | 100% Leased | Retail Building | Carson City, NV | $1,600,000 ($122/SF)

INVESTMENT HIGHLIGHTS

- Highly sought out location
EXECUTIVE SUMMARY

The parcel has two buildings and three separate addresses, 1991, 2001 & 2011 E William St Carson City NV 89701. Stated property is in high traffic area that is located right next to the Tractor Supply Store and El Pollo Loco. This property has ample room, roll up doors, and front unit comes with large bay window with main road visibility. The properties income is available please contact listing agent.

PROPERTY FACTS

<table>
<thead>
<tr>
<th>Sale Type</th>
<th>Investment</th>
<th>Price Per SF</th>
<th>$122</th>
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<tbody>
<tr>
<td>Property Type</td>
<td>Retail</td>
<td>Percent Leased</td>
<td>100%</td>
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<tr>
<td>Property Subtype</td>
<td>Auto Dealership</td>
<td>Tenancy</td>
<td>Multiple</td>
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<tr>
<td>Building Size</td>
<td>13,080 SF</td>
<td>Building Height</td>
<td>1 Story</td>
</tr>
<tr>
<td>Year Built</td>
<td>1972</td>
<td>Building FAR</td>
<td>0.27</td>
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<tr>
<td>Price</td>
<td>$1,600,000</td>
<td>Land Acres</td>
<td>1.11 AC</td>
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<tr>
<td>Zoning</td>
<td>GC - GC-400</td>
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</tr>
<tr>
<td>Frontage</td>
<td>113 FT on William St</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Opportunity Zone</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ABOUT 1991 E WILLIAM ST, CARSON CITY, NV 89701

Three addresses, two buildings one parcel. Great location with a high traffic flow. Located on the main exit to reach down town Carson City. Please contact listing agent for property income info.
Land Value

When appraising for taxation purposes, in the 2021/2022 fiscal year the Assessor's Office is not allowed per NAC (*) to use sales in the latter portion of 2020 as a part of the database to determine "current market evidence". The Carson City Assessor's Office has also determined that a 36-month period back is too old in today's rapidly changing market to establish "current market evidence".

Improvement Value

The improvement value was determined by the cost approach using Marshall and Swift Publication Company as they existed on January 1 of the current year of the closure of the roll. A formula of replacement cost new less depreciation (RCNL); with depreciation of 1.5% per year, as per N.R.S. 361.227 and N.A.C. 361.128. Economic obsolescence was not applied to the improvements for the 2021/22 year to keep the taxable value lower than the market value per N.R.S. 361.277 (5).

The improvement value of $6,602,569 was derived for using this methodology. An itemized breakdown of each component is shown along with all technical information on these parcels in the back of this packet, as well as the improvements.

AB-489 TAX ABATEMENT

The County Board of Equalization has requested information on the tax impact of the parcel or parcels if an adjustment is made. Due to the reduction in Total Taxable Value, the Tax Cap would be proportionately reduced.

For the 2021/22 fiscal year this property has a total taxable value set at $6,999,707 and the capped taxes are set at ($5,443,742 taxable value) or ($1,905,310 assessed value). If the total value is lowered to ($3,300,000 taxable value) or ($1,155,000 assessed value) there will be a significant decrease in the amount of taxes due.

The County Board of Equalization has no authority regarding the Tax Abatement, also known as the "Tax Cap". If an individual desires to appeal their Abatement, they must appeal to the Nevada Tax Commission on an approved form that can be provided to them by the Nevada Department of Taxation.
Parcel Number: 009-151-58

Carson City, Nevada

Date of Photograph: 2019

This picture is for Assessment and Illustrative purposes only, it does not represent a complete visual survey of the property. No liability is assumed as to the sufficiency or accuracy of the data portrayed hereon.
<table>
<thead>
<tr>
<th>Section: Section 1</th>
<th>Units</th>
<th>Unit Cost</th>
<th>Total Cost New</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic Structure</td>
<td>43,444 Sq.Ft.</td>
<td>$23.20</td>
<td>$1,010,507.00</td>
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<tr>
<td>Concrete Block, Textured Face</td>
<td>43,444 Sq.Ft.</td>
<td>$28.99</td>
<td>$1,289,442.00</td>
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<tr>
<td>Warmed and Cooled Air</td>
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<td>$71,933.00</td>
<td>$71,933.00</td>
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<td>Passenger #</td>
<td>1 Units</td>
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<td>$143,365.00</td>
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<td>Sprinklers</td>
<td>43,444 Sq.Ft.</td>
<td>$97.40</td>
<td>$4,231,446.00</td>
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<td>Basic Structure Cost</td>
<td>43,444 Sq.Ft.</td>
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<td>$8,716,993.00</td>
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Less Depreciation

Combined Depreciation: 21.0 Percent

Depreciated Cost: 43,444 Sq.Ft. ($1,410,508.00)

Section: Section 2

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Basic Structure</td>
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<tr>
<td>Concrete Block, Textured Face</td>
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<td>$22.69</td>
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<td>Warmed and Cooled Air</td>
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<td>Base Cost</td>
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<td>Basic Structure Cost</td>
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Less Depreciation

Combined Depreciation: 21.0 Percent

Depreciated Cost: 4,793 Sq.Ft. ($123,713.00)

Structure Totals

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<tbody>
<tr>
<td>Basic Structure Cost</td>
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<tr>
<td>Total Super Structure Cost</td>
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<tr>
<td>Building Cost New</td>
<td>48,237 Sq.Ft.</td>
<td>$151.46</td>
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<tr>
<td>Replacement Cost New</td>
<td>48,237 Sq.Ft.</td>
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<tr>
<td>Depreciated Cost</td>
<td>48,237 Sq.Ft.</td>
<td>$119.55</td>
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<tr>
<td>Total Structure Cost</td>
<td>48,237 Sq.Ft.</td>
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<tr>
<td>Multiplier</td>
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<tr>
<td>Total Non MS Outbuildings</td>
<td>0 Sq.Ft.</td>
<td>$0.00</td>
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<tr>
<td>Total Structure Cost with Outbuildings</td>
<td>48,237 Sq.Ft.</td>
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### Marshall and Swift Com/Agr Structure

**Structure: SITE IMPROVEMENTS Totals**

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<thead>
<tr>
<th>Outbuildings</th>
<th>Units</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>Chain Link Fence-6'</td>
<td>520</td>
<td>$17.03</td>
<td>$8,866.00</td>
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<tr>
<td>Concrete Open Porch-Commercial</td>
<td>236</td>
<td>$11.03</td>
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<tr>
<td>Flatwork Concrete 3' VV/LR (4000)</td>
<td>16,037</td>
<td>$3.06</td>
<td>$48,211.00</td>
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<tr>
<td>Iron Pipe Railing LF</td>
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<tr>
<td>Parking Spaces-AVG</td>
<td>506</td>
<td>$1,090.00</td>
<td>$549,500.00</td>
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<td>Sprinklers-Commercial X1 (+2000)</td>
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<td>$2,160.00</td>
<td>$8,640.00</td>
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<td>Steps-Concrete</td>
<td>114</td>
<td>$43.77</td>
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<tr>
<td>Trash Enclosures-Large</td>
<td>1</td>
<td>$5,294.00</td>
<td>$5,294.00</td>
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<tr>
<td>Wall-Concrete Blk 8'</td>
<td>6,722</td>
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<td>Wall-Concrete Retaining</td>
<td>156</td>
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**Outbuildings Totals**

23,151 Sq.Ft. $830,987.00

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<thead>
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<th>Structure Totals</th>
<th>Units</th>
<th>Unit Cost</th>
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<tbody>
<tr>
<td>Basic Structure Cost</td>
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<tr>
<td>Total Super Structure Cost</td>
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<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Building Cost New</td>
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<td>Replacement Cost New</td>
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<tr>
<td>Multiplier 1</td>
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<td>Total Non MS Outbuildings:</td>
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<td>$830,987.00</td>
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<td>Total Structure Cost with Outbuildings:</td>
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<td>$830,987.00</td>
<td>$830,987.00</td>
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Cost as of 01/1/2020

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<th>Date</th>
<th>Fisc Yr</th>
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**Address:** 

REAL ESTATE APPRAISAL RECORD

**Property:**

CARSON CITY

**Lot:**

1.16

**Block:**

1.16

**Site:**

2.16

**District:**

1.16

**Date:**

1.16

**Name:**

(Handwritten)