

APR - 6 2026

postmarked
3/30/2026

Tax year 2025

BOR no. 2025-261

DTE 1
Rev. 12/22

County Clark

Date received 4/6/2026

HILLARY HAMILTON **Complaint Against the Valuation of Real Property**
AUDITOR

For all questions and type or print all information. Read instructions on back before completing form.

Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

| T7425-25 | Name | | Street address, City, State, ZIP code | |
|---|---|--|--|--|
| 1. Owner of property | Sunset Hills Holdings LLC | | Abe Derhy Treetop Companies 500 Frank W Burr Blvd #47 Teaneck, NJ 07666 | |
| 2. Complainant if not owner | N/A | | | |
| 3. Complainant's agent | Todd W. Sleggs Sleggs, Danzinger & Gill Co., LPA | | 820 W. Superior Ave., 7 th Floor Cleveland, OH 44113 | |
| 4. Telephone number and email address of contact person (216) 771-8990 jfisher@sdglegal.net | | | | |
| 5. Complainant's relationship to property, if not owner <i>N/A</i> | | | | |
| If more than one parcel is included, see "Multiple Parcels" Instruction. | | | | |
| 6. Parcel numbers from tax bill | | Address of property | | |
| 3400700027113033, et al | | 918-924 Sunset Ave | | |
| 21 parcels total (see attachment) | | Springfield | | |
| 7. Principal use of property Apartments | | | | |
| 8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C. | | | | |
| Parcel number | Column A Complainant's Opinion of Value (Full Market Value) | Column B Current Value (Full Market Value) | Column C Change in Value | |
| 3400700027113033, et al | 3,338,330 | 3,725,820 | -387,490 | |
| 21 parcels-see attached | | | | |
| 9. The requested change in value is justified for the following reasons: Complaint to implement attached settlement agreement. | | | | |



10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale *N/A*
and sale price \$ *N/A* ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence. *N/A*

12. If any improvements were completed in the last three years, show date *N/A* and total cost \$ *N/A*

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

N/A

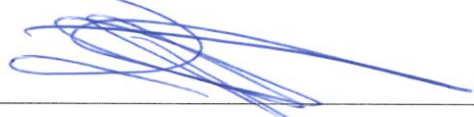
- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 3/30/2026 Complainant or agent (printed) Todd W. Sleggs Title (if agent) Attorney

Complainant or agent (signature) 

Sworn to and signed in my presence, this 30th day of March 2026
(Date) (Month) (Year)

Notary Jennifer Fischer



JENNIFER FISCHER
Notary Public, State of Ohio
My Commission Expires:
October 13, 2030

| Permanent Parcel Numbers | Column A Complainant's True Value (FMV) | Column C Current True Value (From Tax Bill) | Column D Change in Value |
|--------------------------|--|---|--------------------------|
| 340070002711-3033 | 510,350 | 589,870 | -79,520 |
| 340070002711-3034 | 46,870 | 46,870 | 0 |
| 340070002711-5008 | 15,750 | 15,750 | 0 |
| 340070002711-5009 | 34,310 | 39,650 | -5,340 |
| 340070002711-5016 | 26,530 | 26,530 | 0 |
| 340070002711-6002 | 19,790 | 19,790 | 0 |
| 340070002711-6003 | 19,610 | 19,610 | 0 |
| 340070002711-6004 | 631,740 | 730,170 | -98,430 |
| 340070002711-6005 | 18,520 | 18,520 | 0 |
| 340070002711-6006 | 18,270 | 18,270 | 0 |
| 340070002711-6007 | 18,100 | 18,100 | 0 |
| 340070002711-6008 | 18,330 | 18,330 | 0 |
| 340070002711-6009 | 17,810 | 17,810 | 0 |
| 340070002711-6010 | 681,470 | 787,650 | -106,180 |
| 340070002711-6011 | 18,270 | 18,270 | 0 |
| 340070002711-6012 | 17,560 | 17,560 | 0 |
| 340070002711-6013 | 17,670 | 17,670 | 0 |
| 340070002711-6014 | 302,710 | 349,880 | -47,170 |
| 340070002711-6015 | 16,910 | 16,910 | 0 |
| 340070002711-6037 | 31,880 | 31,880 | 0 |
| 340070002711-9010 | 855,880 | 989,240 | -133,360 |
| Totals | 3,338,330 | 3,808,330 | -470,000 |

OHIO BOARD OF TAX APPEALS

SUNSET HILLS HOLDINGS LLC,
(et al.),

Appellant(s),

vs.

CLARK COUNTY BOARD OF
REVISION, (et al.),

Appellee(s).

CASE NO(S). 2025-891

(REAL PROPERTY TAX)

ORDER

APPEARANCES:

For the Appellant(s) - SUNSET HILLS HOLDINGS LLC
Represented by:
TODD W. SLEGGGS
SLEGGGS, DANZINGER & GILL, CO., LPA
820 WEST SUPERIOR AVENUE, SEVENTH FLOOR
CLEVELAND, OH 44113

For the Appellee(s) - CLARK COUNTY BOARD OF REVISION
Represented by:
ANDREW PICKERING
ASSISTANT COUNTY PROSECUTOR
CLARK COUNTY PROSECUTOR'S OFFICE
50 East Columbia Street
SUITE 449
SPRINGFIELD, OH 45502

SPRINGFIELD CITY SCHOOLS BOARD OF EDUCATION
Represented by:
MARK H. GILLIS
RICH & GILLIS LAW GROUP, LLC
5747 PERIMETER DR; SUITE 150
DUBLIN, OH 43017

Entered Friday, March 20, 2026

Ms. Clements, Ms. Allison, and Mr. Seitz concur.

Upon consideration of the stipulation jointly filed by the parties, this matter is hereby remanded to the Auditor/Fiscal Officer with instructions to take further action as appropriate to give effect to the parties' settlement. If the parties have stipulated to the value of the property for an open tax year, the Board may not defer to the stipulation in future proceedings.

T7425.24

| BOARD OF TAX APPEALS | | |
|----------------------|------------|----|
| RESULT OF VOTE | YES | NO |
| Ms. Clements | <i>KS</i> | |
| Ms. Allison | <i>KGA</i> | |
| Mr. Seitz | <i>WSS</i> | |

I hereby certify the foregoing to be a true and complete copy of the action taken by the Board of Tax Appeals of the State of Ohio and entered upon its journal this day, with respect to the captioned matter.



Kathleen M. Crowley, Board Secretary

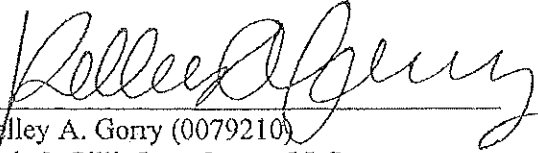
| | | | |
|-------------------|-----------|-------------|-------------|
| 340070002711-9010 | \$88,360 | \$767,520 | \$855,880 |
| TOTAL: | \$587,300 | \$2,751,030 | \$3,338,330 |

TAXABLE VALUE

| Permanent Parcel No. | Land | Building | Total |
|----------------------|-----------|-----------|-------------|
| 340070002711-3033 | \$41,580 | \$137,050 | \$178,630 |
| 340070002711-3034 | \$15,890 | \$510 | \$16,400 |
| 340070002711-5008 | \$5,510 | \$0 | \$5,510 |
| 340070002711-5009 | \$5,510 | \$6,500 | \$12,010 |
| 340070002711-5016 | \$8,820 | \$470 | \$9,290 |
| 340070002711-6002 | \$6,660 | \$270 | \$6,930 |
| 340070002711-6003 | \$6,620 | \$250 | \$6,870 |
| 340070002711-6004 | \$6,530 | \$214,580 | \$221,110 |
| 340070002711-6005 | \$6,480 | \$0 | \$6,480 |
| 340070002711-6006 | \$6,390 | \$0 | \$6,390 |
| 340070002711-6007 | \$6,220 | \$120 | \$6,340 |
| 340070002711-6008 | \$6,200 | \$220 | \$6,420 |
| 340070002711-6009 | \$5,950 | \$280 | \$6,230 |
| 340070002711-6010 | \$6,090 | \$232,430 | \$238,520 |
| 340070002711-6011 | \$6,130 | \$270 | \$6,400 |
| 340070002711-6012 | \$5,870 | \$280 | \$6,150 |
| 340070002711-6013 | \$5,870 | \$310 | \$6,180 |
| 340070002711-6014 | \$5,780 | \$100,170 | \$105,950 |
| 340070002711-6015 | \$5,780 | \$140 | \$5,920 |
| 340070002711-6037 | \$10,750 | \$410 | \$11,160 |
| 340070002711-9010 | \$30,930 | \$268,630 | \$299,560 |
| TOTAL: | \$205,540 | \$962,870 | \$1,168,430 |

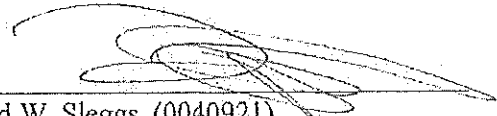
It is further stipulated and agreed that such values be carried forward according to law.

It is further stipulated and agreed that the Auditor of Clark County shall change their tax records accordingly once the Board of Tax Appeals issues an Order remanding this case to the Board of Revision and that this Settlement Agreement shall terminate this appeal. The parties further stipulate that no further hearings or proceedings are necessary in this appeal to effectuate this settlement.



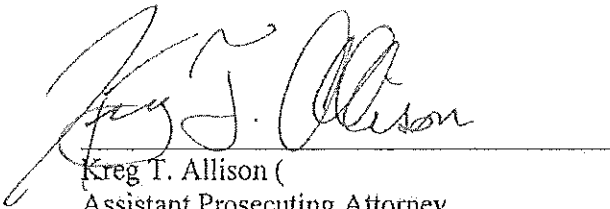
Kelley A. Gorry (0079210)
Rich & Gillis Law Group, LLC
5747 Perimeter Dr., Suite 150
Dublin, OH 43017
P: (614) 339-8176
Email: kgorry@richgillislawgroup.com

Attorney for Springfield City School
District Board of Education



Todd W. Sleggs (0040921)
Sleggs, Danzinger & Gill Co., LPA
820 W. Superior Avenue
Cleveland, OH 44113
P: (216) 771-8990
Email: tsleggs@sdglegal.net

Attorney for Appellant
Sunset Hills Holdings LLC



Kreg T. Allison (
Assistant Prosecuting Attorney
Clark County Prosecuting Attorney
50 East Columbia St, Suite 449
Springfield, OH 45502
P: (937)521-1770
Email: ktallison@clarkcountyohio.gov

Attorney for County Appellees

US POSTAGE AND FEES PAID
FIRST CLASS
ZIP 44113 \$012.70
027H
0006930054 MAR 30 2020

First Class Mail

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

FIRST CLASS

9589 0710 5270 3911 1769 08

Sleggs, Danzinger & Gill, Co., LPA
820 W. Superior Avenue
Seventh Floor
Cleveland, Ohio 44113
(216) 771-8990 • FAX (216) 771-8992

VIA CERTIFIED MAIL
Clark County Auditor's Office
31 N. Limestone Street
Springfield, Ohio 45501

1325

NAME BN
1ST NOTICE 43
2ND NOTICE _____
RETURN _____

POSTNET barcode

ALERT: IMPACTS FROM SNOW AND ICE CONDITIONS IN THE GREAT LAKES REGION OF THE ...



FAQs >

Tracking Number:

Remove X

9589071052703911176908

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 8:51 am on April 6, 2026 in SPRINGFIELD, OH 45501.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, PO Box

SPRINGFIELD, OH 45501
April 6, 2026, 8:51 am

In Transit to Next Facility

April 5, 2026

Arrived at USPS Regional Facility

DAYTON OH DISTRIBUTION CENTER
April 2, 2026, 10:53 pm

Arrived at USPS Regional Facility

CINCINNATI OH DISTRIBUTION CENTER
April 1, 2026, 3:01 pm

Arrived at USPS Regional Facility

CLEVELAND OH DISTRIBUTION CENTER
March 30, 2026, 9:19 pm

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 918 -924 SUNSET AVE

Map ID: 340-07-00027-113-033

LUC: 402-APARTMENTS 20-39 RENTAL UN

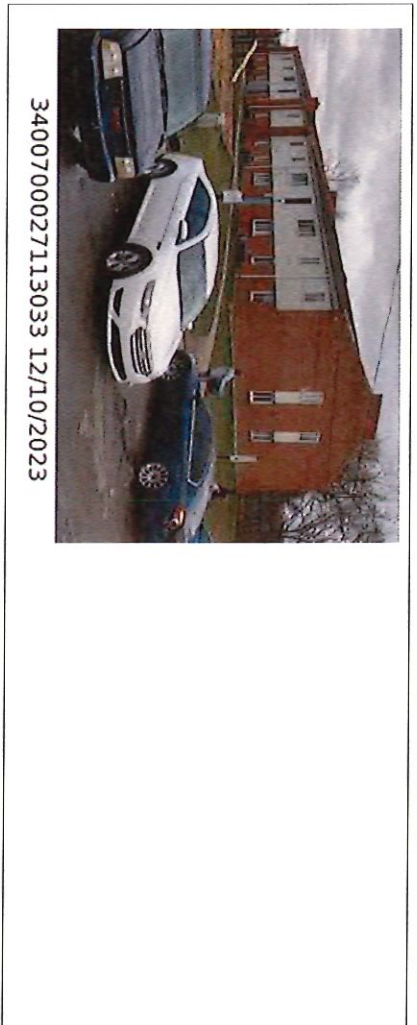
Card: 1 of 2

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 199-00 Class C-Commercial Living Units 16 Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

| Property Notes |
|----------------|
| SEC 8 HOUSING |
| Note Codes: |



| Type | Rate | Size | Influence Factors | Infl % | Value |
|--------------------|------|------|-------------------|--------|---------|
| 1-Primary Site | SF | 2.8 | 42,424 | | 118,790 |
| Total Acres: .9739 | | | | | |
| Legal Acres: 0 | | | | | |

| Assessment Information | | | | | |
|------------------------|--|----------------|----------------|----------------|----------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 41,580 | 118,790 | 118,790 | 118,790 | 0 |
| Building | 164,880 | 471,080 | 471,080 | 370,170 | 0 |
| Total | 206,460 | 589,870 | 589,870 | 488,960 | 0 |
| Value Flag | 1-COST APPROACH | | | | |
| Manual Override Reason | Base Date of Value Effective Date of Value | | | | |

| Entrance Information | | | |
|----------------------|-----|-----------------------|---------|
| Date | ID | Entry Code | Source |
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 5-Occupant Not Home | 3-Other |
| 05/16/12 | DWP | 2-Information At Door | 3-Other |
| 09/20/06 | JL | | |

| Permit Information | | | |
|--------------------|--------|---------------|------|
| Date Issued | Number | Price Purpose | Note |
| | | | |

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

| Sales/Ownership History | | |
|-------------------------|-----------|---|
| Deed Reference | Deed Type | Grantor |
| | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY |

Property Factors

Legal Description

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location:
 Spot Loc:

Parcel TieBack: 3400700027119010
 Range - Township - Section: 09 - 05 - 27
 Legal Descriptions:
 N SI JOHN ST W OF SELMA RD

Addl.TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 918 -924 SUNSET AVE

Parcel Id: 340-07-00027-113-033

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/07/26

Building Information

Year Built/Eff Year 1970 /
 Building # 1
 Structure Type 211-Apartments - G:
 Identical Units 1
 Total Units 16
 Grade C-
 # Covered Parking
 # Uncovered Parking
 DBA SUNSET HILLS
 APTS

Building Other Features

| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|

Interior/Exterior Information

| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|------|-----|---------|-------|-------|---------------|-------------|-------------|--------------|---------|------------|--------------|---------|----------|---------|-------|-------|
| 1 | 01 | 01 | 6,579 | 392 | 011-Apartment | 9 | 01-Brick Ve | 1-Wood Frame | 100 | 2-Normal | 1-Below Norr | 2-Unit | 2-Normal | 3 | 2 | |
| 2 | 02 | 02 | 6,579 | 392 | 011-Apartment | 9 | 02-Frame | 1-Wood Frame | 100 | 2-Normal | 1-Below Norr | 2-Unit | 2-Normal | 3 | 2 | |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
|------|-------|---------------|--------|--------|-----------------|
| 1 | 6,579 | 011-Apartment | 40 | | 225,300 |
| 2 | 6,579 | 011-Apartment | 40 | | 216,480 |

Outgoing Data

| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
|------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| 1 | C11-Asph Pave | 1970 | | | 4,500 | C | 1 | A | A | | 3,420 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 918 -924 SUNSET AVE

Parcel Id: 340-07-00027-113-033

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 2

Tax Year: 2025

Printed: 04/07/26

| ID | Code | Description | Area |
|-----|------|--------------------------------|-------|
| 43 | | | 6579 |
| | A | APARTMENT | 6579* |
| | B | APARTMENT | 6579* |
| | C | C11 ASPHALT OR BLACKTOP PAVING | 4500* |
| 153 | A | | |
| 153 | | | |
| 43 | | | |

Additional Property Photos



3400700027113033 05/26/2017



3400700027113033 05/26/2017



3400700027113033 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 918 -924 SUNSET AVE Parcel Id: 340-07-00027-113-033 LUC: 402-APARTMENTS 20-39 RENTAL UN Card: 1 of 2 Tax Year: 2025 Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|------------------|---------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 00 S | 000 | 00-None | 0 | 1,280 | 0.00 | | | | | 0 | | | | | | | |
| 01 A | 133 | 01-Apartment Unit | 16 | 13,158 | | | 103,200 | 5 | 60 | 0 | 99,070 | 35 | | 46,860 | 46,860 | 52,210 | |

Apartment Detail - Building 1 of 2

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|-------------------|----------|------|-------|-------|-------|-------|--------|
| 1 | 011 011-Apartment | 8 | 2 | 1\0 | | 8 | 6,000 | 48,000 |
| 2 | 011 011-Apartment | 8 | 3 | 1\0 | | 8 | 6,900 | 55,200 |

Building Cost Detail - Building 1 of 2

| | |
|-----------------------------|---------|
| Total Gross Building Area | 13,158 |
| Replace, Cost New Less Depr | 441,780 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | 441,780 |
| Final Building Value | 1,0000 |
| NBHD Fact | |
| Value per SF | 33,58 |

Notes - Building 1 of 2

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|----------|
| Total Net Income | 52,210 |
| Capitalization Rate | 0.125900 |
| Sub total | 488,960 |
| Residual Land Value | |
| Final Income Value | 488,960 |
| Total Gross Rent Area | 13,158 |
| Total Gross Building Area | 14,438 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 918 -924 SUNSET AVE

Map ID: 340-07-00027-113-033

LUC: 402-APARTMENTS 20-39 RENTAL UN

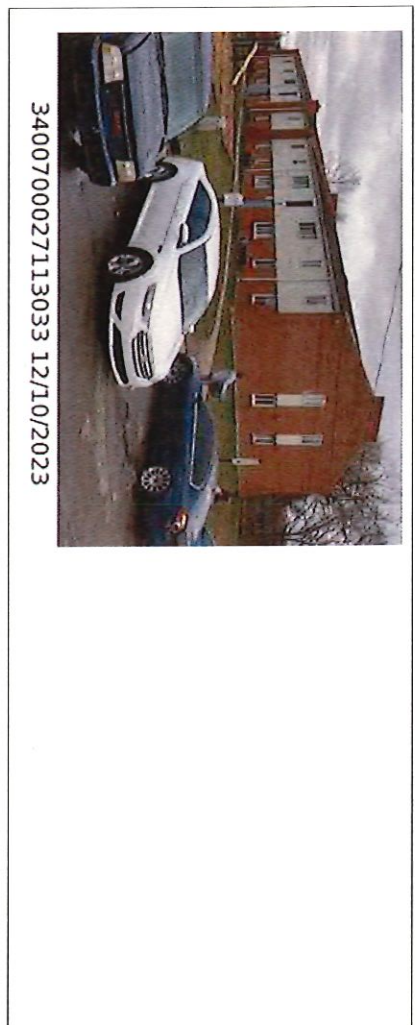
Card: 2 of 2

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 199-00 Class C-Commercial Living Units 16 Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

| Property Notes | Note Codes: |
|----------------|-------------|
| SEC 8 HOUSING | |



| Type | Rate | Size | Influence Factors | Infl % | Value |
|--------------------|------|------|-------------------|--------|----------------|
| 1-Primary Site | SF | 2.8 | 42,424 | | 118,790 |
| Total Acres: .9739 | | | | | Legal Acres: 0 |

| Assessment Information | | | | | |
|----------------------------|----------------|----------------|----------------|----------|--|
| Assessed | Appraised | Cost | Income | Market | |
| Land | 41,580 | 118,790 | 118,790 | 0 | |
| Building | 164,880 | 471,080 | 370,170 | 0 | |
| Total | 206,460 | 589,870 | 488,960 | 0 | |
| Value Flag 1-COST APPROACH | | | | | |
| Manual Override Reason | | | | | |
| Base Date of Value | | | | | |
| Effective Date of Value | | | | | |

| Date | ID | Entry Code | Source |
|----------|-----|-----------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 5-Occupant Not Home | 3-Other |
| 05/16/12 | DWP | 2-Information At Door | 3-Other |
| 09/20/06 | JL | | |

| Date Issued | Number | Price | Purpose | Note | Status |
|--------------------|--------|-------|---------|------|--------|
| Permit Information | | | | | |

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

| Deed Reference | Deed Type | Grantor |
|-------------------------|-----------|---|
| Sales/Ownership History | | |
| | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY |

Property Factors

Legal Description

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location:
 Spot Loc:

Parcel TieBack: 3400700027119010
 Range - Township - Section: 09 - 05 - 27
 Legal Descriptions:
 N SI JOHN ST W OF SELMA RD
 Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 918 -924 SUNSET AVE

Parcel Id: 340-07-00027-113-033

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/07/26

| ID | Code | Description | Area |
|----|------|-------------------|------|
| 40 | A | MULTI-USE OFFICE | 720 |
| 14 | B | MULTI USE STORAGE | 560 |
| 18 | A | | 18 |
| 40 | | | 40 |

Additional Property Photos



3400700027113033 05/26/2017



3400700027113033 05/26/2017



3400700027113033 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 918 -924 SUNSET AVE

Parcel Id: 340-07-00027-113-033

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 2 of 2

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
| 00 S | 000 00-None | 0 | 1,280 | 0.00 | | | | | 0 | | | | | | | |
| 01 A | 133 01-Apartment Unit | 16 | 13,158 | | | 103,200 | 5 | 60 | 0 | 99,070 | 35 | | 46,860 | 46,860 | 52,210 | |

Apartment Detail - Building 2 of 2

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|--|----------|----------|------|-------|-------|-------|------|--------|
| <p>Building Cost Detail - Building 2 of 2</p> <p>Total Gross Building Area 1,280</p> <p>Replace, Cost New Less Depr 25,880</p> <p>Percent Complete 100</p> <p>Number of Identical Units 1</p> <p>Economic Condition Factor</p> <p>Final Building Value 25,880</p> <p>NBHD Fact 1,0000</p> <p>Value per SF 20.22</p> | | | | | | | | |
| <p>Income Summary (Includes all Building on Parcel)</p> <p>Total Net Income 52,210</p> <p>Capitalization Rate 0.125900</p> <p>Sub total 488,960</p> <p>Residual Land Value</p> <p>Final Income Value 488,960</p> <p>Total Gross Rent Area 13,158</p> <p>Total Gross Building Area 14,438</p> | | | | | | | | |

Notes - Building 2 of 2

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 924 E JOHN ST

Map ID: 340-07-00027-113-034

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

GENERAL INFORMATION

SUNSET HILLS HOLDINGS LLC

Routing No. 0027-01 200-00
 Class C-Commercial
 Living Units
 Neighborhood 340C-1000
 Alternate Id
 District
 Zoning CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700027113034 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|----------------|------|------|-------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 16,217 | | 45,410 |

Total Acres: .3723

Legal Acres: 0

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|---------------|---------------|---------------|----------|----------|
| Land | 15,890 | 45,410 | 45,410 | 0 | 0 |
| Building | 510 | 1,460 | 1,460 | 0 | 0 |
| Total | 16,400 | 46,870 | 46,870 | 0 | 0 |

Value Flag 1-COST APPROACH

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Oby Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Oby Only | 3-Other |
| 09/20/06 | JL | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

Deed Reference

Grantor
 SUNSET HILLS INVESTORS LLC
 MYRNACO MORTGAGE COMPANY
 SUNSET HILLS ASSOCIATES JOINT VENT
 NEW PRINCE HALL AUTHORITY OF

Property Factors

Topo:
 Utilities:
 Street/Road:
 Traffic:
 Location:
 Spot Loc:

Legal Description

Parcel TieBack: 3400700027119010
 Range - Township - Section: 09 - 05 - 27
 Legal Descriptions:
 N SI JOHN ST W OF SELMA RD

Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 924 E JOHN ST

Parcel Id: 340-07-00027-113-034

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Eff Year | / |
| Building # | 353-Office Bldg L/R |
| Structure Type | Identical Units |
| Total Units | Grade |
| # Covered Parking | # Uncovered Parking |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Line | Lvl | Fr | To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | Phy Fun %Comp | %Rent |
|-------------------------------|-----|----|----|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|---------------|-------|
| Interior/Exterior Information | | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |

| Outbuilding Data | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 3,000 | C | 1 | F | F | 1,460 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 924 E JOHN ST

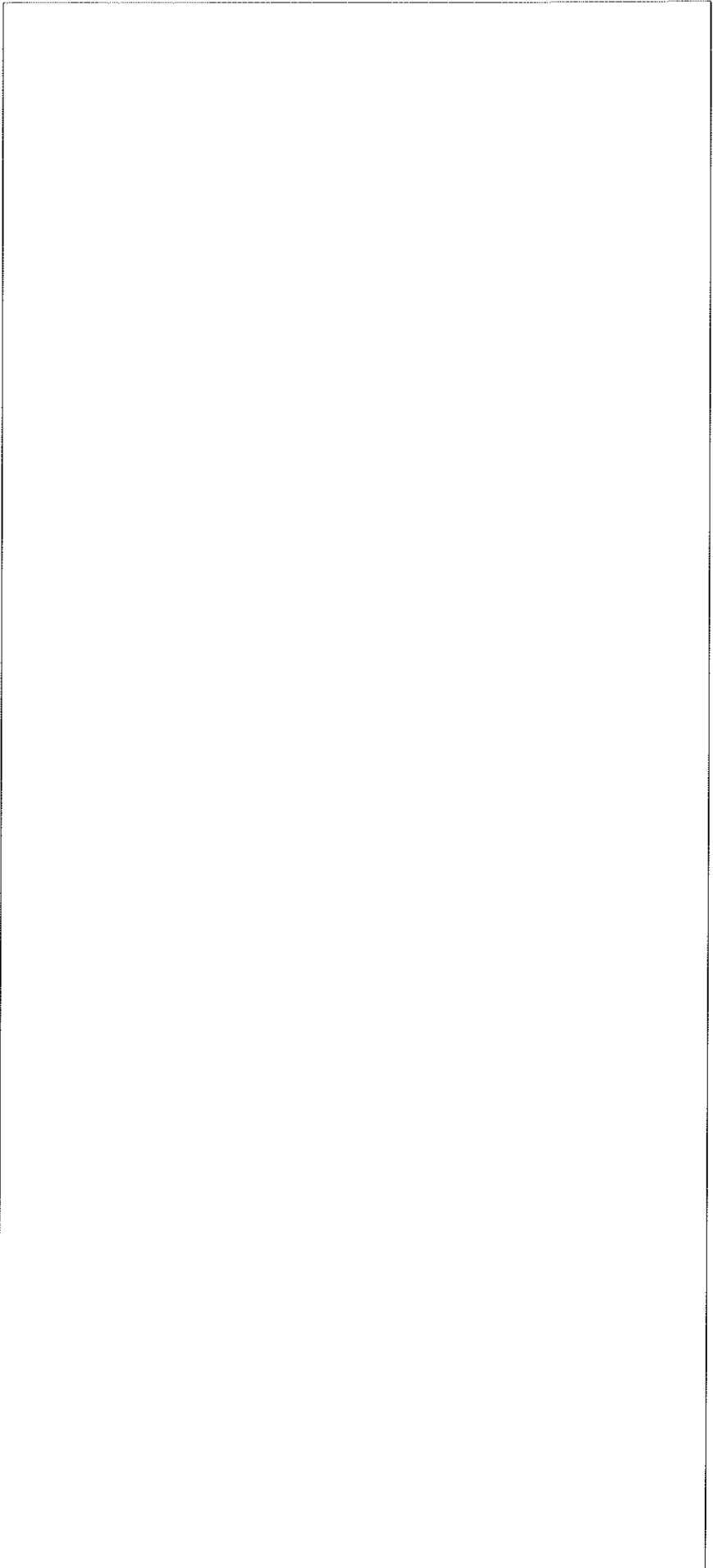
Parcel Id: 340-07-00027-113-034

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 924 E JOHN ST

Parcel Id: 340-07-00027-113-034

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
|---------------------|------------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Apartment Detail - Building 1 of 1

Building Cost Detail - Building 1 of 1

| | | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value NBHD Fact Value per SF | | | | | | | | |
| 100 | | | | | | | | |
| 0.00 | | | | | | | | |

| | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Total Gross Building Area Total Gross Rent Area Total Gross Building Area | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Bulding Values

Misc Building No
Gross Building:
Misc Adjusted Value

Total Net Income
Capitalization Rate
Sub total
Residual Land Value
Final Income Value

Total Gross Rent Area
Total Gross Building Area

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Map ID: 340-07-00027-115-008

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|--|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 355-00 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Land Information | | | | | |
|--------------------|------|------|----------------------|--------|--------|
| Type | Rate | Size | Influence Factors | Infl % | Value |
| 1-Primary Site | SF | 2.8 | 7.500 6-Restrictions | -25 | 15,750 |
| Total Acres: .1722 | | | | | |
| Legal Acres: 0 | | | | | |

| Assessment Information | | | | | |
|----------------------------|--------------|---------------|---------------|----------|----------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 5,510 | 15,750 | 15,750 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 5,510 | 15,750 | 15,750 | 0 | 0 |
| Value Flag 1-COST APPROACH | | | | | |
| Manual Override Reason | | | | | |
| Base Date of Value | | | | | |
| Effective Date of Value | | | | | |

| Entrance Information | | | | |
|----------------------|-----|-------------------|---------|--|
| Date | ID | Entry Code | Source | |
| 04/25/24 | STP | 10-Adv | 3-Other | |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other | |
| 05/17/12 | DWP | 0-Vac Or Obv Only | 3-Other | |
| 09/19/06 | JL | | | |

| Permit Information | | | | | |
|--------------------|--------|-------|---------|------|--------|
| Date Issued | Number | Price | Purpose | Note | Status |
| | | | | | |

| Sales/Ownership History | | |
|-------------------------|-----------|-------------------|
| Transfer Date | Price | Type |
| 06/02/15 | 3,720,000 | 2-Land & Building |
| 01/30/07 | | |
| 01/30/07 | 2,368,000 | |
| 07/30/04 | | |

| Deed Reference | | | Deed Type | | | Grantor | | |
|----------------|--|--|-----------|--|--|------------------------------------|--|--|
| | | | | | | | | |
| | | | | | | SUNSET HILLS INVESTORS LLC | | |
| | | | | | | MYRNAACO MORTGAGE COMPANY | | |
| | | | | | | SUNSET HILLS ASSOCIATES JOINT VENT | | |
| | | | | | | NEW PRINCE HALL AUTHORITY OF | | |

Property Factors

Legal Description

Topo: 1-Level
Utilities: 7-None
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

4-Rolling

Parcel TieBack: 3400700027115009
Range - Township - Section: - -
Legal Descriptions:
JOHNSON ALL
3670

Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-115-008

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 353-Office Bldg L/R |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | | | |
|-------------------------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |

| Interior/Exterior Valuation Detail | | | |
|------------------------------------|------|----------|-------------------------------|
| Line | Area | Use Type | % Good % Comp Use Value/RCNLD |

| Outbuilding Data | | | | | | | | | | | |
|------------------|------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DEL TA RD

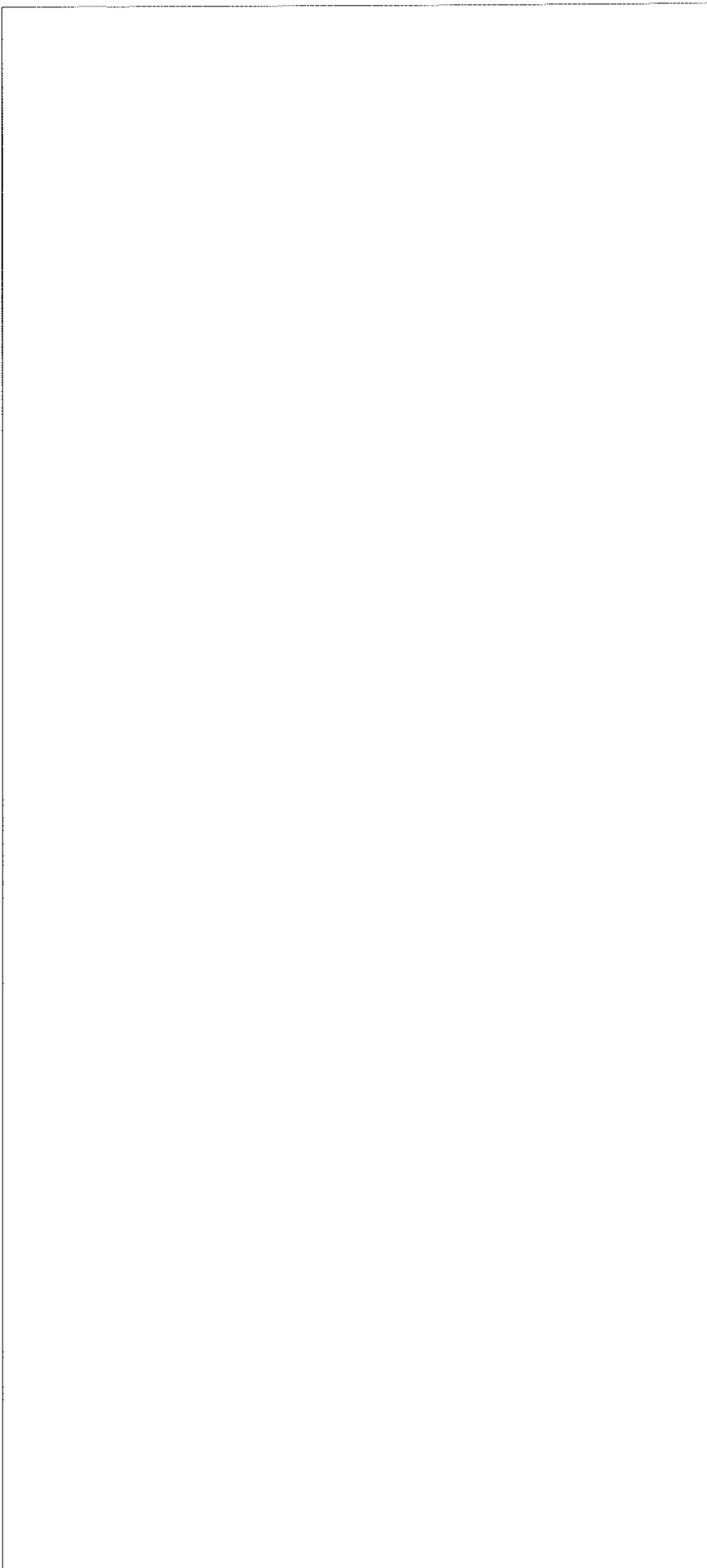
Parcel Id: 340-07-00027-115-008

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-115-008

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
|---------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Apartment Detail - Building 1 of 1

Building Cost Detail - Building 1 of 1

| | | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| <p>Total Gross Building Area</p> <p>Replace, Cost New Less Depr</p> <p>Percent Complete</p> <p>Number of Identical Units</p> <p>Economic Condition Factor</p> <p>Final Building Value</p> <p>NBHD Fact</p> <p>Value per SF</p> | | | | | | | | |
| <p>100</p> | | | | | | | | |
| <p>0.00</p> | | | | | | | | |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Misc & Gross Building Values

Misc Building No

Gross Building:

Misc Adjusted Value

Total Gross Rent Area

Total Gross Building Area

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1234 DELTA RD

Map ID: 340-07-00027-115-009

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

SUNSET HILLS HOLDINGS LLC

GENERAL INFORMATION

Routing No. 0027-01 356-00
 Class C-Commercial
 Living Units
 Neighborhood 340C1000
 Alternate Id
 District
 Zoning CAUV

Field Review Flag:

Property Notes

MAINTENANCE BUILDING/OFFICE

Note Codes:



3400700027115009 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|--------------------|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 7.500 6-Restrictions | -25 | 15,750 |
| Total Acres: .1722 | | | | | |
| Legal Acres: 0 | | | | | |

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|---------------|---------------|---------------|----------|----------|
| Land | 5,510 | 15,750 | 15,750 | 0 | 0 |
| Building | 8,370 | 23,900 | 23,900 | 0 | 0 |
| Total | 13,880 | 39,650 | 39,650 | 0 | 0 |

Value Flag 1-COST APPROACH Manual Override Reason
 Base Date of Value
 Effective Date of Value

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|---------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 5-Occupant Not Home | 3-Other |
| 05/17/12 | DWP | 5-Occupant Not Home | 3-Other |
| 09/19/06 | JL | | |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-----------|-------------------|----------|----------------|-----------|------------------------------------|
| 06/02/15 | 3,720,000 | 2-Land & Building | | | | SUNSET HILLS INVESTORS LLC |
| 01/30/07 | | | | | | MYRNACO MORTGAGE COMPANY |
| 01/30/07 | 2,368,000 | | | | | SUNSET HILLS ASSOCIATES JOINT VENT |
| 07/30/04 | | | | | | NEW PRINCE HALL AUTHORITY OF |

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

4-Rolling

Legal Description

Parcel TieBack: 3400700027115008 Addl. TieBack:
 Range - Township - Section: - - -
 Legal Descriptions:
 JOHNSON ALL
 3671

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1234 DELTA RD

Parcel Id: 340-07-00027-115-009

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Building Information

Year Built/Eff Year 1970 /
 Building # 1
 Structure Type 397-Office/Warehou
 Identical Units 1
 Total Units 1
 Grade D+
 # Covered Parking
 # Uncovered Parking DBA
 SUNSET HILL
 APTS. (OFFICE)

Building Other Features

| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|

Interior/Exterior Information

| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|------|-----|---------|------|-------|--------------------|-------------|-------------|--------------|---------|------------|----------|---------|----------|---------|-------|-------|
| 1 | 01 | 01 | 720 | 116 | 082-Multi-Use Offi | 9 | 01-Brick Ve | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 0-None | 2-Normal | 2 | 2 | |
| 2 | 01 | 01 | 560 | 63 | 084-Multi Use Stor | 9 | 01-Brick Ve | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 0-None | 2-Normal | 2 | 2 | |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
|------|------|-----------------------|--------|--------|-----------------|
| 1 | 720 | 082-Multi-Use Office | 30 | | 16,230 |
| 2 | 560 | 084-Multi Use Storage | 30 | | 7,290 |

Outbuilding Data

| Line | Type | Yr Bld | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
|------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| 1 | C11-Asph Pave | 1970 | | | 600 | C | 1 | F | F | | 380 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1234 DELTA RD

Parcel Id: 340-07-00027-115-009

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| ID | Code | Description | Area |
|----|------|--------------------------------|------|
| 40 | A | MULTI-USE OFFICE | 720 |
| 14 | B | MULTI USE STORAGE | 560 |
| 18 | C | CI1 ASPHALT OR BLACKTOP PAVING | 600* |

| | | |
|----|----|----|
| 40 | 40 | 40 |
| 14 | 14 | 14 |
| 18 | 18 | 18 |

Additional Property Photos



3400700027115009 05/26/2017



3400700027115009 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1234 DELTA RD

Parcel Id: 340-07-00027-115-009

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod Description | Model | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------------------|---------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 00 S | 000 | 00-None | 0 | 1,280 | 0.00 | | | | | 0 | | | | | | | |

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Apartment Detail - Building 1 of 1

| | | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| <p>Notes - Building 1 of 1</p> | | | | | | | | |
| <p>Misc & Gross Bulding Values</p> | | | | | | | | |
| <p>Misc Building No Gross Building:</p> | | | | | | | | |
| <p>Misc Adjusted Value</p> | | | | | | | | |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|--------|
| Total Gross Building Area | 1,280 |
| Replace, Cost New Less Depr | 23,520 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 23,520 |
| NBHD Fact | 1,0000 |
| Value per SF | 18.38 |

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|-------|
| Total Net Income | |
| Capitalization Rate | |
| Sub total | |
| Residual Land Value | |
| Final Income Value | |
| Total Gross Rent Area | 1,280 |
| Total Gross Building Area | 1,280 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Map ID: 340-07-00027-115-016

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

SUNSET HILLS HOLDINGS LLC

GENERAL INFORMATION

Routing No. 0027-01 357-00
 Class C-Commercial
 Living Units
 Neighborhood 340C-1000
 Alternate Id
 District
 Zoning CAUV

Field Review Flag:

Property Notes

Note Codes:



Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|--------------|---------------|---------------|----------|----------|
| Land | 8,820 | 25,200 | 25,200 | 0 | 0 |
| Building | 470 | 1,330 | 1,330 | 0 | 0 |
| Total | 9,290 | 26,530 | 26,530 | 0 | 0 |

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Value Flag 1-COST APPROACH

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|-------------------|------|--------|-------------------|--------|--------|
| 1-Primary Site SF | 2.8 | 12,000 | 6-Restrictions | -25 | 25,200 |

Total Acres: 2755

Legal Acres: 0

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Oby Only | 3-Other |
| 05/17/12 | DWP | 0-Vac Or Oby Only | 3-Other |
| 09/19/06 | JL | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

Deed Reference

Grantor
 SUNSET HILLS INVESTORS LLC
 MYRNACO MORTGAGE COMPANY
 SUNSET HILLS ASSOCIATES JOINT VENT
 NEW PRINCE HALL AUTHORITY OF

Property Factors

Topo: 1-Level
 Utilities: 7-None
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

4-Rolling

Legal Description

Parcel TieBack:
 Range - Township - Section: - -
 Legal Descriptions:
 JOHNSON ALL & PT VAC BEECH ST
 3672

Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-115-016

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|--------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 397-Office/Warehou |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | | |
|-------------------------------|-----|----|----|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr | To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | |
|------------------------------------|------|----------|-----------------|
| Line | Area | Use Type | Use Value/RCNLD |
| | | | |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bld | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 2,700 | C | 1 | F | F | | 1,330 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

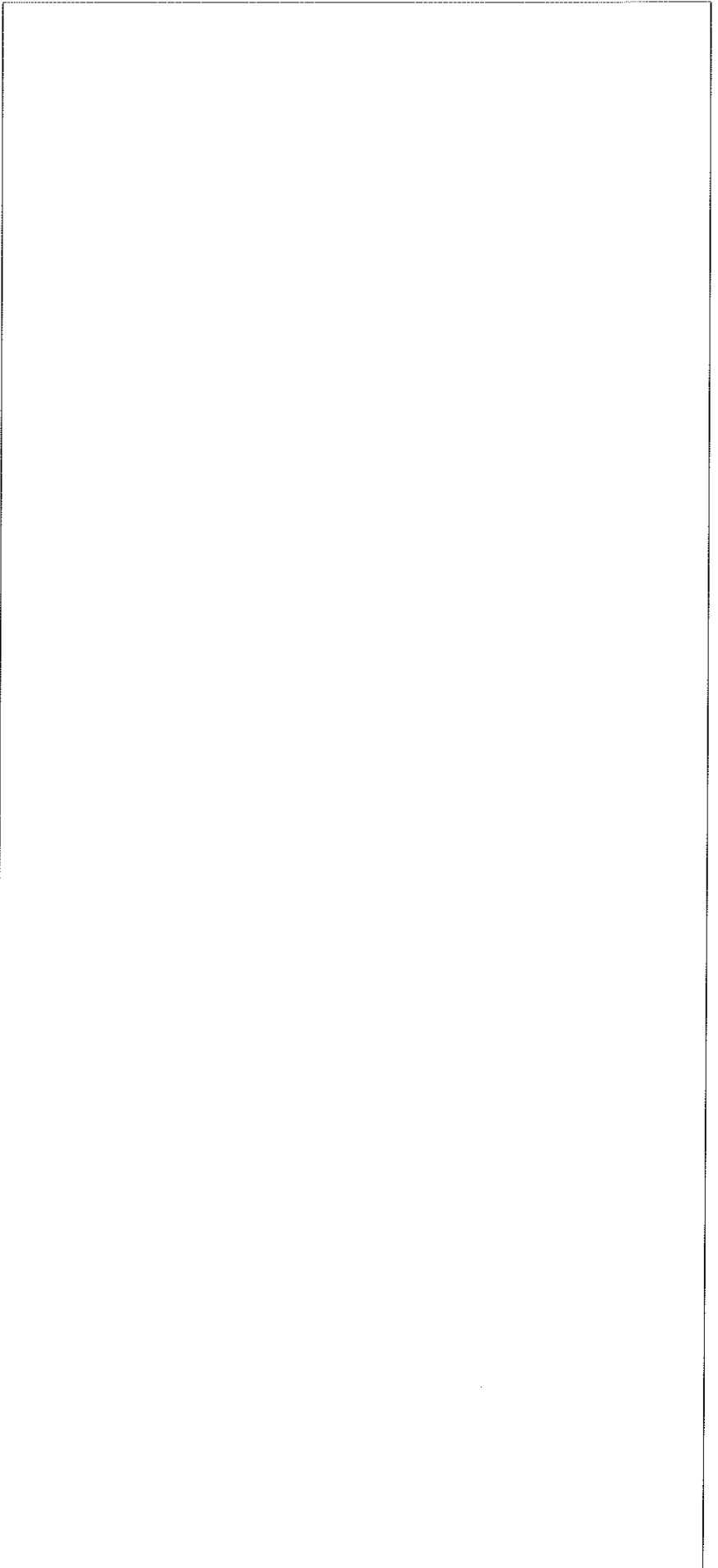
Parcel Id: 340-07-00027-115-016

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-115-016

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Inc | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|------|
| Total Gross Building Area | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

Misc & Gross Building Values

| | |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

Income Summary (Includes all Building on Parcel)

| |
|---------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1308 DELTA RD

Map ID: 340-07-00027-116-002

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

SUNSET HILLS HOLDINGS LLC

GENERAL INFORMATION

Routing No. 0027-01 311-00
 Class C-Commercial
 Living Units
 Neighborhood 340C-1000
 Alternate Id
 District
 Zoning CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700027116002 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|----------------|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 9,060 6-Restrictions | -25 | 19,030 |

Total Acres: .208

Legal Acres: 0

Assessment Information

| Assessed | Appraised | Cost | Income | Market |
|--------------------|---------------|---------------|----------|----------|
| Land 6,660 | 19,030 | 19,030 | 0 | 0 |
| Building 270 | 760 | 760 | 0 | 0 |
| Total 6,930 | 19,790 | 19,790 | 0 | 0 |

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Value Flag 1-COST APPROACH

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

Deed Reference

Grantor
 SUNSET HILLS INVESTORS LLC
 MYRNACO MORTGAGE COMPANY
 SUNSET HILLS ASSOCIATES JOINT VENT
 NEW PRINCE HALL AUTHORITY OF

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

4-Rolling

Legal Description

Parcel TieBack: 3400700027116004
 Range - Township - Section: - -
 Legal Descriptions:
 SOUTHERN HILLS 1
 15026
 Addl.TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1308 DELTA RD

Parcel Id: 340-07-00027-116-002

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|--------------------|
| Year Built/Est Year | / |
| Building # | 397-Office/Warehou |
| Structure Type | |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
|------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |

| Outbuilding Data | | | | | | | | | | | |
|------------------|------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |

| | | | | | | | | | | | |
|---|---------------|------|-------|---|---|---|---|--|--|--|-----|
| 1 | C11-Asph Pave | 1970 | 1,400 | C | 1 | F | F | | | | 760 |
|---|---------------|------|-------|---|---|---|---|--|--|--|-----|

| | | | | | | | | | | | |
|---|---------------|------|-------|---|---|---|---|--|--|--|-----|
| 1 | C11-Asph Pave | 1970 | 1,400 | C | 1 | F | F | | | | 760 |
|---|---------------|------|-------|---|---|---|---|--|--|--|-----|

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1308 DELTA RD

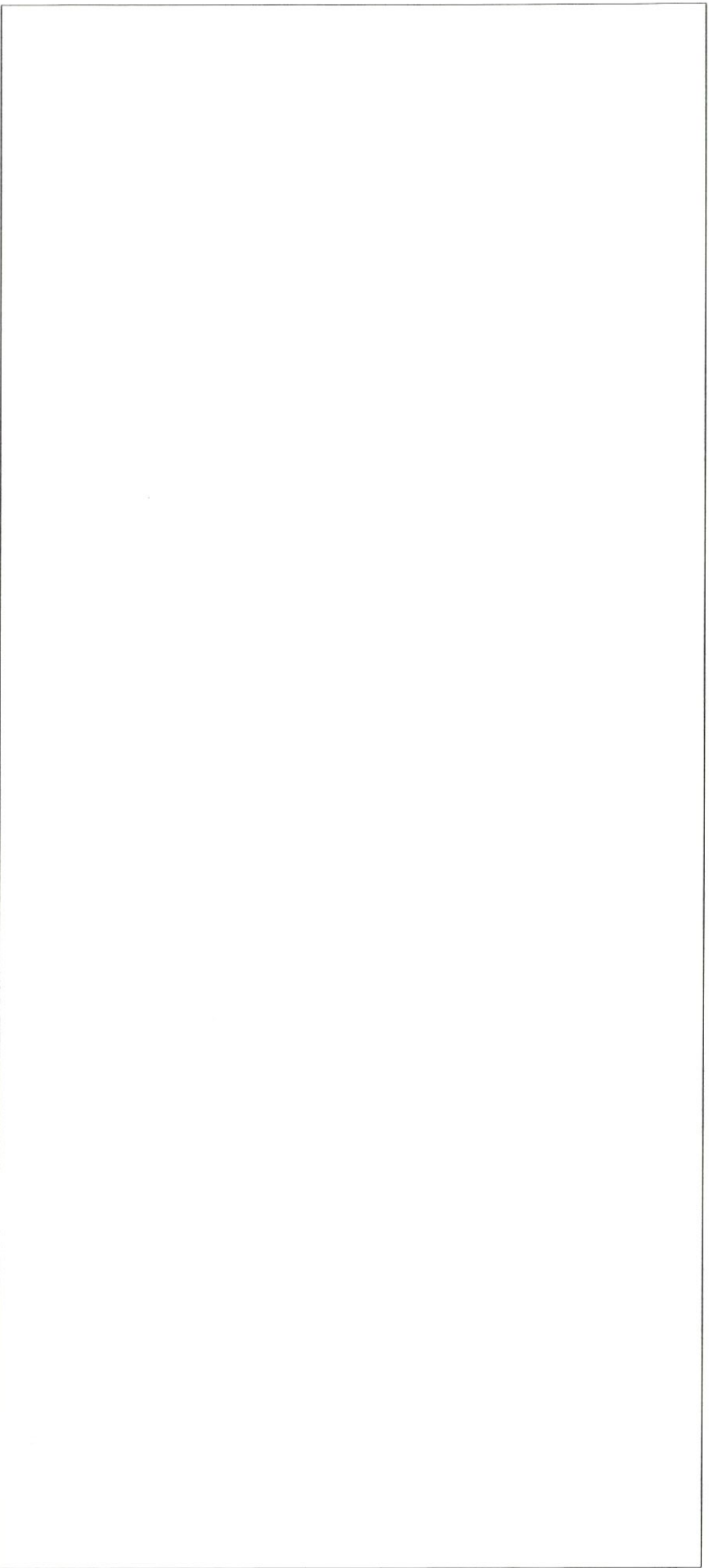
Parcel Id: 340-07-00027-116-002

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116002 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1308 DELTA RD

Parcel Id: 340-07-00027-116-002

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
|---------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|

| Apartment Detail - Building 1 of 1 | | | | | | | | | | | | | | | | | |
|------------------------------------|----------|----------|------|-------|-------|-------|------|--------|--|--|--|--|--|--|--|--|--|
| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income | | | | | | | | | |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|------|
| Total Gross Building Area | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

| |
|---------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

Misc & Gross Building Values

| | |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD

Map ID: 340-07-00027-116-003

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 312-00 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Type | Rate | Size | Influence Factors | Infl % | Value |
|--|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 9,000 6-Restrictions | -25 | 18,900 |
| Total Acres: .2066 Legal Acres: 0 | | | | | |

| Assessment Information | | | | | |
|---|--------------|---------------|---------------|----------|----------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 6,620 | 18,900 | 18,900 | 0 | 0 |
| Building | 250 | 710 | 710 | 0 | 0 |
| Total | 6,870 | 19,610 | 19,610 | 0 | 0 |
| Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value | | | | | |

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

| Date Issued | Number | Price | Purpose | Note | Status |
|--------------------|--------|-------|---------|------|--------|
| Permit Information | | | | | |

| Transfer Date | Price | Type | Validity | Sales/Ownership History |
|---------------|-----------|-------------------|----------|-------------------------|
| 06/02/15 | 3,720,000 | 2-Land & Building | | |
| 01/30/07 | | | | |
| 01/30/07 | 2,368,000 | | | |
| 07/30/04 | | | | |

| Deed Reference | Deed Type | Grantor |
|----------------|-----------|--|
| | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

Property Factors
Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

Legal Description
Parcel TieBack: 3400700027116004 Addl. TieBack:
Range - Township - Section: - - -
Legal Descriptions:
SOUTHERN HILLS 1
15025

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id : 340-07-00027-116-003

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|--------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 397-Office/Warehou |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fln | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Interior/Exterior Information | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | |
|------------------------------------|------|----------|-------------------------------|
| Line | Area | Use Type | % Good % Comp Use Value/RCNLD |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 1,300 | C | 1 | F | F | | 710 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

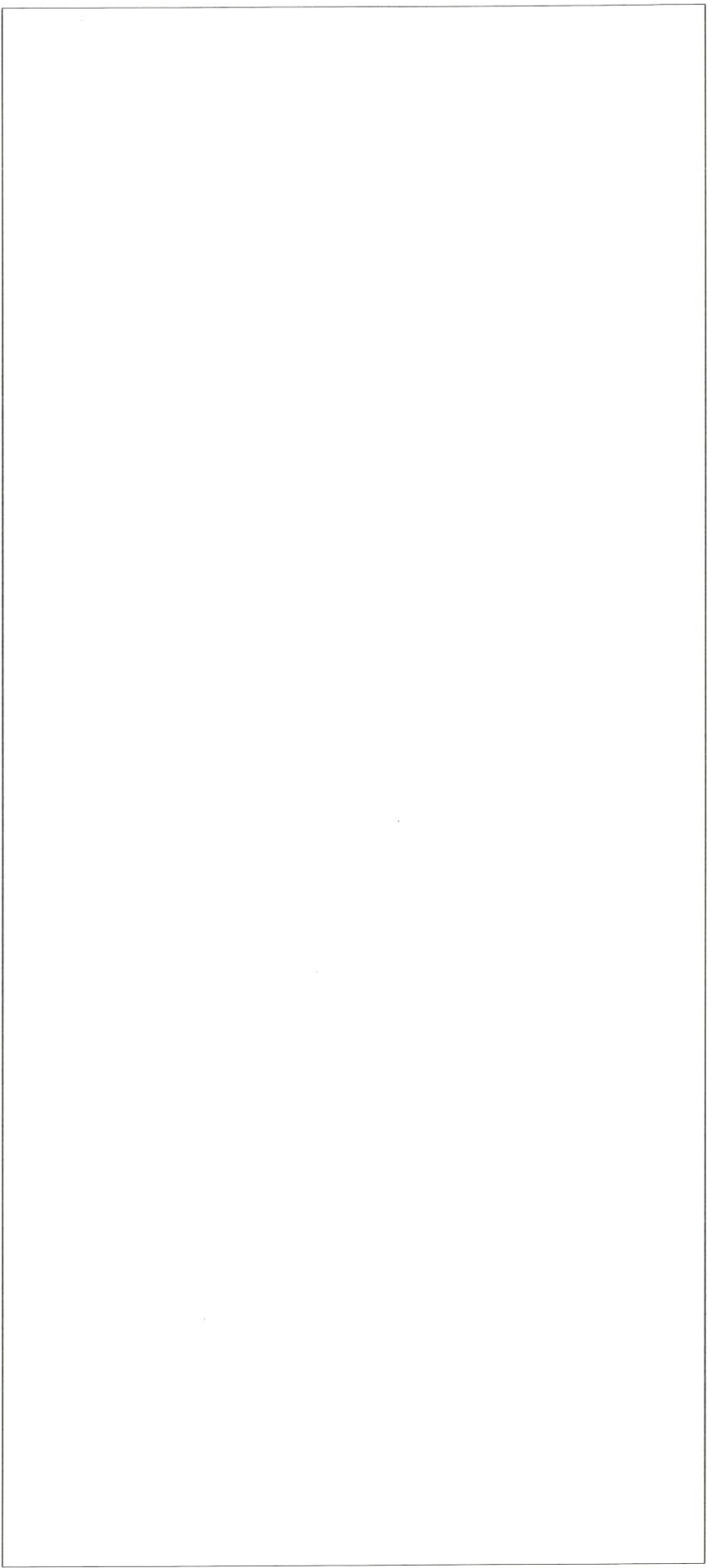
Parcel Id: 340-07-00027-116-003

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116003 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD Parcel Id: 340-07-00027-116-003 LUC: 456-PARKING GARAGE STRUCTURE Card: 1 of 1 Tax Year: 2025 Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
|---------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|------|
| Total Gross Building Area | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

| |
|---------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

Misc & Gross Building Values

| | |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1302 -1314 DELTA RD

Map ID: 340-07-00027-116-004

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

SUNSET HILLS HOLDINGS LLC

GENERAL INFORMATION

Routing No. 0027-01 313-00
 Class C-Commercial
 Living Units 24
 Neighborhood 340C1000
 Alternate Id
 District
 Zoning
 CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700027116004 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|-----------------------------------|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 8,880 6-Restrictions | -25 | 18,650 |
| Total Acres: .2039 Legal Acres: 0 | | | | | |

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|----------------|----------------|----------------|----------------|----------|
| Land | 6,530 | 18,650 | 18,650 | 18,650 | 0 |
| Building | 249,030 | 711,520 | 711,520 | 767,210 | 0 |
| Total | 255,560 | 730,170 | 730,170 | 785,860 | 0 |

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-----------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 5-Occupant Not Home | 3-Other |
| 05/16/12 | DWP | 2-Information At Door | 3-Other |
| 09/19/06 | JL | | |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-----------|-------------------|----------|----------------|-----------|------------------------------------|
| 06/02/15 | 3,720,000 | 2-Land & Building | | | | SUNSET HILLS INVESTORS LLC |
| 01/30/07 | | | | | | MYRNACO MORTGAGE COMPANY |
| 01/30/07 | 2,368,000 | | | | | SUNSET HILLS ASSOCIATES JOINT VENT |
| 07/30/04 | | | | | | NEW PRINCE HALL AUTHORITY OF |

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

4-Rolling

Legal Description

Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 SOUTHERN HILLS 1
 15024

Addl. Tieback:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1302 -1314 DELTA RD

Parcel Id: 340-07-00027-116-004

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Est Year | 1970 / |
| Building # | 1 |
| Structure Type | 211-Apartments - G: |
| Identical Units | 1 |
| Total Units | 24 |
| Grade | C- |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | SUNSET HILL |
| | APTS |

| Building Other Features | | | | | | | | | | | |
|-------------------------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|-------|-------|---------------|-------------|-------------|--------------|---------|------------|----------|-----------|----------|---------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| 1 | 01 | 01 | 9,288 | 518 | 011-Apartment | 9 | 01-Brick Ve | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 5 | 2 | |
| 2 | 02 | 02 | 9,288 | 518 | 011-Apartment | 9 | 02-Frame | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 5 | 2 | |

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|-------|---------------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
| 1 | 9,288 | 011-Apartment | 45 | | 362,160 |
| 2 | 9,288 | 011-Apartment | 45 | | 348,740 |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bld | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 1,100 | C | 1 | F | F | | 620 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1302 -1314 DELTA RD

Parcel Id: 340-07-00027-116-004

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| ID | Code | Description | Area |
|-----|------|--------------------------------|-------|
| | A | 011 APARTMENT | 9288 |
| | B | 011 APARTMENT | 9288* |
| | C | C11 ASPHALT OR BLACKTOP PAVING | 1100* |
| 43 | A | | 43 |
| 216 | | | 216 |
| 216 | | | 216 |

Additional Property Photos



3400700027116004 05/26/2017



3400700027116004 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1302 -1314 DELTA RD

Parcel Id: 340-07-00027-116-004

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod Description | Model | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 01 A | 133 | 01-Apartment Unit | 24 | 18,576 | | 114 | 164,160 | 5 | 30.3 | 0 | 160,880 | 35 | | 76,096 | 76,096 | 84,780 | |

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|---------------|------|-------|-------|-------|-------|---------|
| 1 | 011 | 011-Apartment | 24 | 2 | 110 | 24 | 6,000 | 144,000 |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|---------|
| Total Gross Building Area | 18,576 |
| Replace, Cost New Less Depr | 710,900 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 710,900 |
| NBHD Fact | 1,0000 |
| Value per SF | 38.27 |

Notes - Building 1 of 1

| | |
|------------------|--|
| Misc Building No | |
| Gross Building: | |

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|----------|
| Total Net Income | 84,780 |
| Capitalization Rate | 0.125900 |
| Sub total | 785,860 |
| Residual Land Value | |
| Final Income Value | 785,860 |
| Total Gross Rent Area | 18,576 |
| Total Gross Building Area | 18,576 |

Misc & Gross Building Values

| | |
|---------------------|--|
| Misc Building No | |
| Gross Building: | |
| Misc Adjusted Value | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD Map ID: 340-07-00027-116-005

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 314-00 Class C-Commercial Living Units Neighborhood 340C-1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Type | Rate | Size | Influence Factors | Infl % | Value |
|--|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 8,820 6-Restrictions | -25 | 18,520 |
| Total Acres: .2025 Legal Acres: 0 | | | | | |

| Assessment Information | | | | | |
|------------------------|---------------|---------------|----------|----------|--|
| Assessed | Appraised | Cost | Income | Market | |
| Land 6,480 | 18,520 | 18,520 | 0 | 0 | |
| Building 0 | 0 | 0 | 0 | 0 | |
| Total 6,480 | 18,520 | 18,520 | 0 | 0 | |

Manual Override Reason: Base Date of Value Effective Date of Value

| Entrance Information | | | | |
|----------------------|-----|-------------------|---------|--|
| Date | ID | Entry Code | Source | |
| 01/05/18 | KAR | 0-Vac Or Oby Only | 3-Other | |
| 05/16/12 | DWP | 0-Vac Or Oby Only | 3-Other | |
| 09/19/06 | JL | | | |

| Sales/Ownership History | | | | |
|-------------------------|-----------|-------------------|----------|--|
| Transfer Date | Price | Type | Validity | |
| 06/02/15 | 3,720,000 | 2-Land & Building | | |
| 01/30/07 | | | | |
| 01/30/07 | 2,368,000 | | | |
| 07/30/04 | | | | |

| Deed Reference | | | | Deed Type | | Grantor | |
|----------------|--------|-------|---------|-----------|--------|--|--|
| Date Issued | Number | Price | Purpose | Note | Status | | |
| | | | | | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF | |

Property Factors

Legal Description

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

Parcel TieBack:
Range - Township - Section: - - -
Legal Descriptions:
SOUTHERN HILLS 1
15023

Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

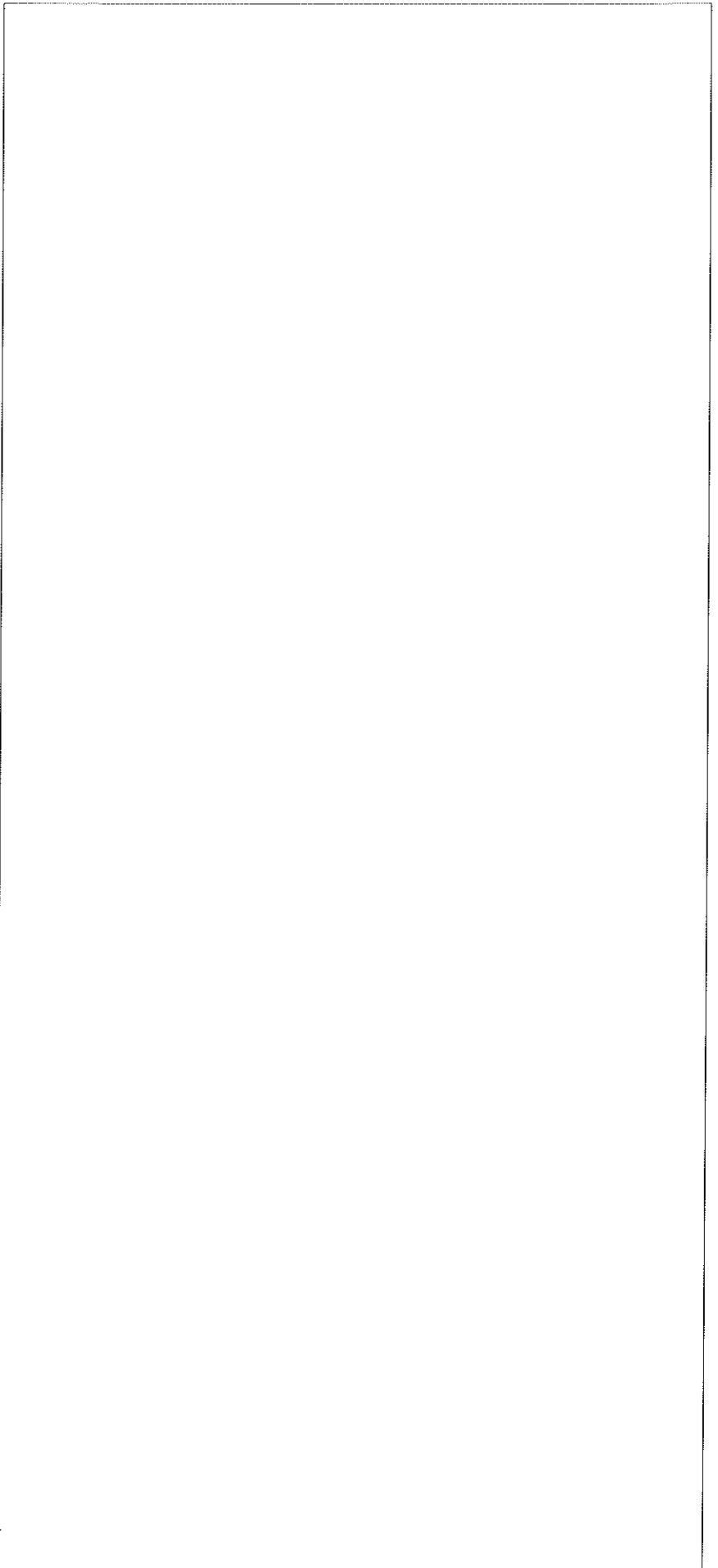
Parcel Id: 340-07-00027-116-005

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-116-005

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Inc | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|------|
| Total Gross Building Area | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

| |
|---------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

Misc & Gross Building Values

| | |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD Map ID: 340-07-00027-116-006

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 315-00 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Land Information | | | | | |
|--------------------|------|------|----------------------|--------|--------|
| Type | Rate | Size | Influence Factors | Infl % | Value |
| 1-Primary Site | SF | 2.8 | 8,700 6-Restrictions | -25 | 18,270 |
| Total Acres: .1997 | | | | | |
| Legal Acres: 0 | | | | | |

| Assessment Information | | | | | |
|----------------------------|-----------|--------|--------|--------|---|
| Assessed | Appraised | Cost | Income | Market | |
| Land | 6,390 | 18,270 | 18,270 | 0 | 0 |
| Building | 0 | 0 | 0 | 0 | 0 |
| Total | 6,390 | 18,270 | 18,270 | 0 | 0 |
| Value Flag 1-COST APPROACH | | | | | |
| Manual Override Reason | | | | | |
| Base Date of Value | | | | | |
| Effective Date of Value | | | | | |

| Entrance Information | | | | |
|----------------------|-----|-------------------|---------|--|
| Date | ID | Entry Code | Source | |
| 04/25/24 | STP | 10-Adv | 3-Other | |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other | |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other | |
| 09/19/06 | JL | | | |

| Permit Information | | | | | |
|--------------------|--------|-------|---------|------|--------|
| Date Issued | Number | Price | Purpose | Note | Status |
| | | | | | |

| Sales/Ownership History | | | |
|-------------------------|-----------|-------------------|----------|
| Transfer Date | Price | Type | Validity |
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

| Deed Reference History | | |
|------------------------|-----------|--|
| Deed Reference | Deed Type | Grantor |
| | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

Property Factors
 Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

Legal Description
 Parcel Tieback:
 Range - Township - Section: - - -
 Legal Descriptions:
 SOUTHERN HILLS 1
 15022
 Addl. Tieback:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD

Parcel Id: 340-07-00027-116-006

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 211-Apartments - G: |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | | |
|-------------------------------|-----|----|----|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr | To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
| | | | | | |

| Outbuilding Data | | | | | | | | | | |
|------------------|------|--------|-------|-------|---------|-----------|---------|----|-------|-------|
| Line | Type | Yr Bld | Meas1 | Meas2 | Area Gr | Qty ModCd | Phy Fun | MA | %Comp | Value |
| | | | | | | | | | | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD

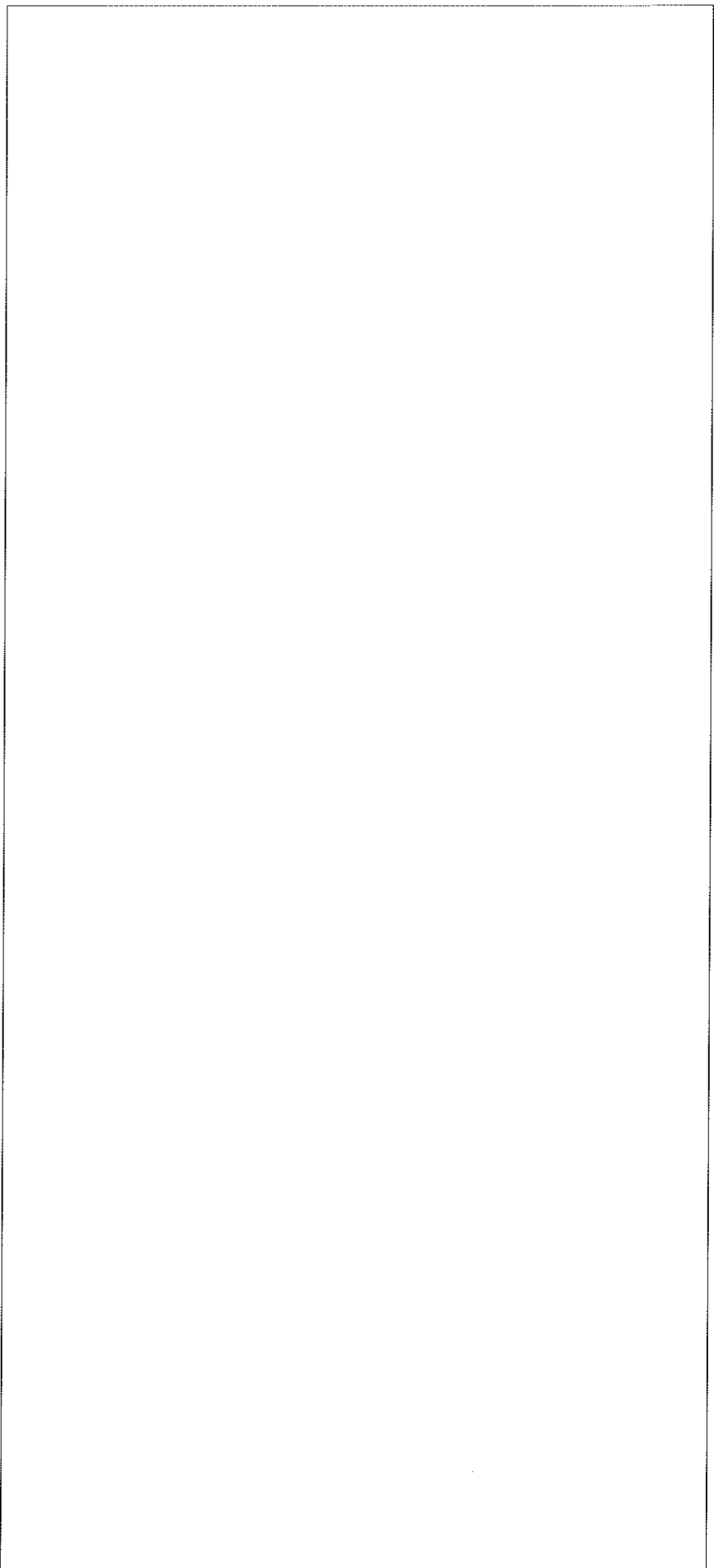
Parcel Id: 340-07-00027-116-006

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-116-006

LUC: 400-COMMERCIAL VACANT LAND

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Inc | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|------|
| Total Gross Building Area | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

Misc & Gross Building Values

| | |
|------------------|---------------------|
| Misc Building No | |
| Gross Building: | Misc Adjusted Value |

Income Summary (Includes all Building on Parcel)

| |
|---------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD

Map ID: 340-07-00027-116-007

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

SUNSET HILLS HOLDINGS LLC

GENERAL INFORMATION

Routing No. 0027-01 316-00
 Class C-Commercial
 Living Units 0
 Neighborhood 340C1000
 Alternate Id
 District
 Zoning CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700027116007 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|----------------|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 8,460 6-Restrictions | -25 | 17,770 |

Total Acres: .1942

Legal Acres: 0

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|--------------|---------------|---------------|----------|----------|
| Land | 6,220 | 17,770 | 17,770 | 0 | 0 |
| Building | 120 | 330 | 330 | 0 | 0 |
| Total | 6,340 | 18,100 | 18,100 | 0 | 0 |

Value Flag 1-COST APPROACH

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

Permit Information

| Date Issued | Number | Price | Purpose | Note | Status |
|-------------|--------|-------|---------|------|--------|
| | | | | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-----------|-------------------|----------|----------------|-----------|------------------------------------|
| 06/02/15 | 3,720,000 | 2-Land & Building | | | | SUNSET HILLS INVESTORS LLC |
| 01/30/07 | | | | | | MYRNACO MORTGAGE COMPANY |
| 01/30/07 | 2,368,000 | | | | | SUNSET HILLS ASSOCIATES JOINT VENT |
| 07/30/04 | | | | | | NEW PRINCE HALL AUTHORITY OF |

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

4-Rolling

Legal Description

Parcel Tieback: 3400700027116010
 Range - Township - Section: - -
 Legal Descriptions:
 SOUTHERN HILLS 1
 15021

Addl.Tieback:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-116-007

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Est Year | / |
| Building # | |
| Structure Type | 211-Apartments - G: |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | |
|------------------------------------|------|----------|-------------------------------|
| Line | Area | Use Type | % Good % Comp Use Value/RCNLD |
| | | | |

| Outbuilding Data | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 500 | C | 1 | F | F | 330 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

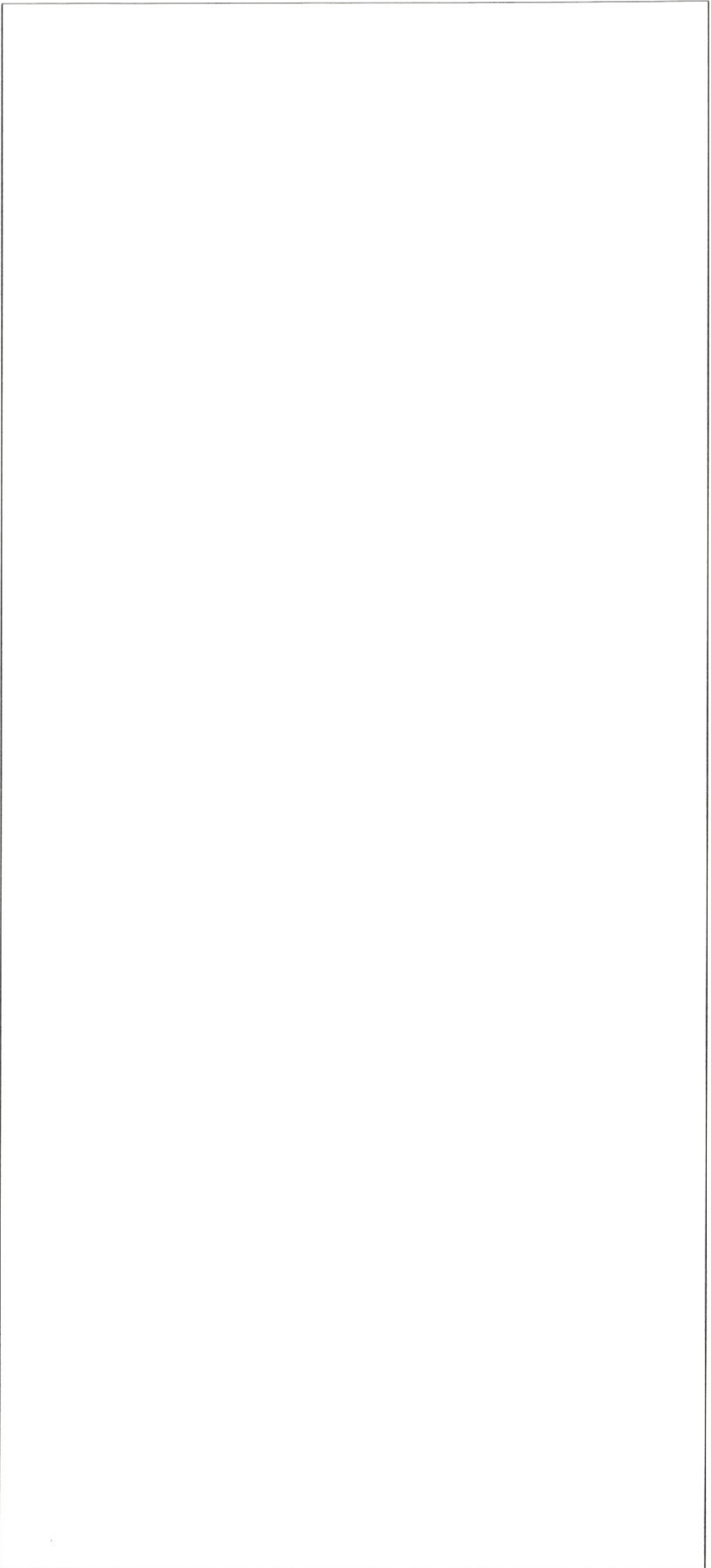
Parcel Id: 340-07-00027-116-007

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116007 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-116-007

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
|---------------------|------------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|--|----------|----------|------|-------|-------|-------|------|--------|
| Apartment Detail - Building 1 of 1 | | | | | | | | |
| Building Cost Detail - Building 1 of 1 | | | | | | | | |
| Total Gross Building Area | | | | | | | | |
| Replace, Cost New Less Depr | | | | | | | | |
| Percent Complete | | | | | | | | |
| Number of Identical Units | | | | | | | | |
| Economic Condition Factor | | | | | | | | |
| Final Building Value | | | | | | | | |
| NBHD Fact | | | | | | | | |
| Value per SF | | | | | | | | |
| 0.00 | | | | | | | | |

Notes - Building 1 of 1

| |
|--|
| |
|--|

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|--|
| Total Gross Rent Area | |
| Total Gross Building Area | |

Misc & Gross Building Values

| | |
|---------------------|--|
| Misc Building No | |
| Gross Building: | |
| Misc Adjusted Value | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1320 DELTA RD

Map ID: 340-07-00027-116-008

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER
SUNSET HILLS HOLDINGS LLC

GENERAL INFORMATION
Routing No. 0027-01 317-00
Class C-Commercial
Living Units
Neighborhood 340C1000
Alternate Id
District
Zoning CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700027116008 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|----------------|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 8,432 6-Restrictions | -25 | 17,710 |

Total Acres: .1936

Legal Acres: 0

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|--------------|---------------|---------------|----------|----------|
| Land | 6,200 | 17,710 | 17,710 | 0 | 0 |
| Building | 220 | 620 | 620 | 0 | 0 |
| Total | 6,420 | 18,330 | 18,330 | 0 | 0 |

Value Flag 1-COST APPROACH
Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantor |
|---------------|-----------|-------------------|----------|----------------|-----------|------------------------------------|
| 06/02/15 | 3,720,000 | 2-Land & Building | | | | SUNSET HILLS INVESTORS LLC |
| 01/30/07 | | | | | | MYRNACO MORTGAGE COMPANY |
| 01/30/07 | 2,368,000 | | | | | SUNSET HILLS ASSOCIATES JOINT VENT |
| 07/30/04 | | | | | | NEW PRINCE HALL AUTHORITY OF |

Property Factors

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

4-Rolling

Legal Description

Parcel TieBack: 3400700027116010
Range - Township - Section: - - -
Legal Descriptions:
SOUTHERN HILLS 1
15020
Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1320 DELTA RD

Parcel Id: 340-07-00027-116-008

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Est Year | / |
| Building # | |
| Structure Type | 211-Apartments - Gr |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | | | |
|-------------------------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | | |
|-------------------------------|-----|----|----|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr | To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | | |

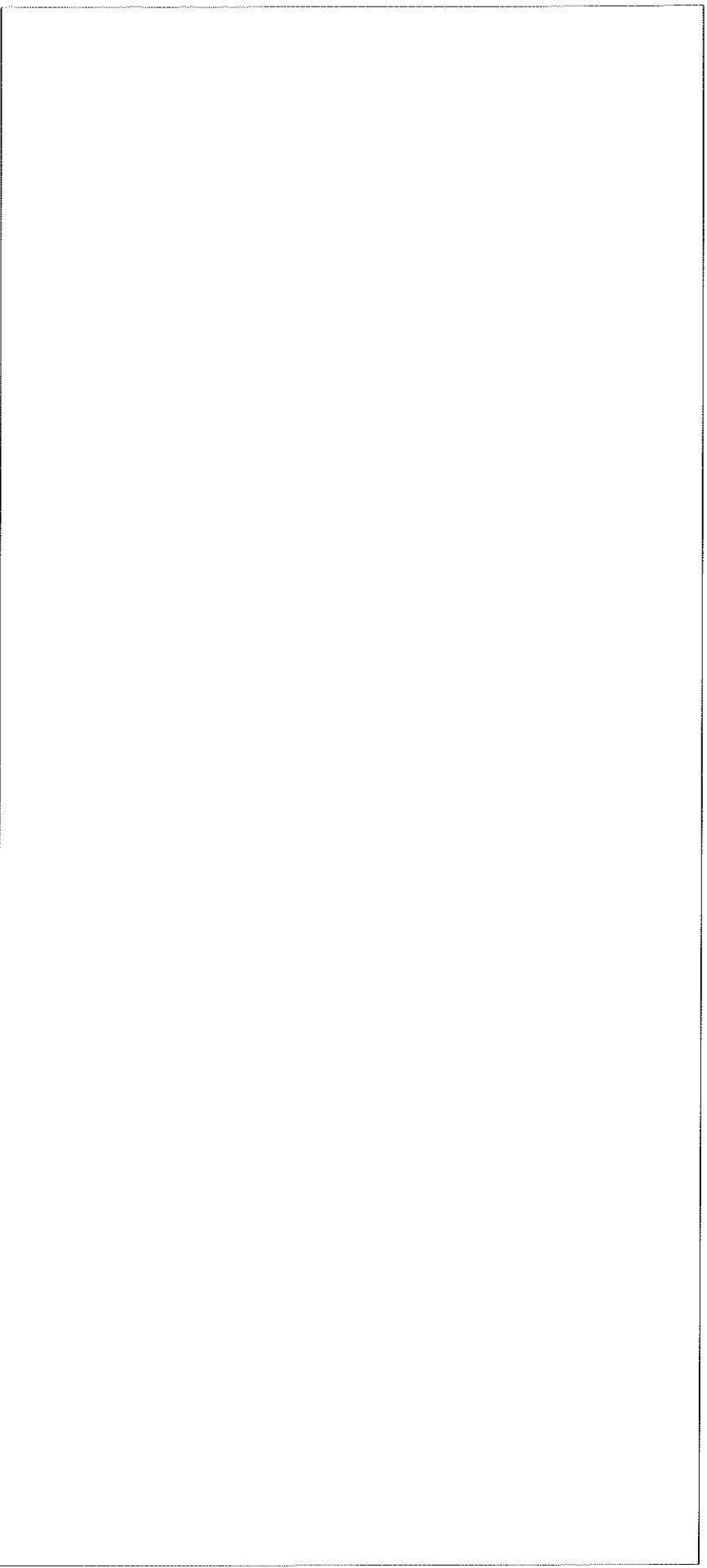
| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
| | | | | | |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr-Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 1,100 | C | 1 | F | F | | 620 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1320 DELTA RD Parcel Id: 340-07-00027-116-008 LUC: 456-PARKING GARAGE STRUCTURE Card: 1 of 1 Tax Year: 2025 Printed: 04/07/26



Additional Property Photos



3400700027116008 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1320 DELTA RD

Parcel Id: 340-07-00027-116-008

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp | Inc Type | Mod Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|----------|-----------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|----------|-----------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|------|
| Total Gross Building Area | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

Misc & Gross Building Values

| | |
|------------------|---------------------|
| Misc Building No | |
| Gross Building: | Misc Adjusted Value |

Income Summary (Includes all Building on Parcel)

| |
|---------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1404 DELTA RD

Map ID: 340-07-00027-116-009

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 318-00 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Land Information | | | |
|-------------------|------|----------------|----------------------|
| Type | Rate | Size | Influence Factors |
| 1-Primary Site | SF | 2.8 | 8,100 6-Restrictions |
| | | | Infl % -25 |
| | | | Value 17,010 |
| Total Acres: .186 | | Legal Acres: 0 | |

| Assessment Information | | | | | |
|------------------------|-----------------|--------|------------------------|--------------------|-------------------------|
| Assessed | Appraised | Cost | Income | Market | |
| Land | 5,950 | 17,010 | 17,010 | 0 | 0 |
| Building | 280 | 800 | 800 | 0 | 0 |
| Total | 6,230 | 17,810 | 17,810 | 0 | 0 |
| Value Flag | 1-COST APPROACH | | Manual Override Reason | Base Date of Value | Effective Date of Value |

| Entrance Information | | | |
|----------------------|-----|-------------------|---------|
| Date | ID | Entry Code | Source |
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

| Permit Information | | | |
|--------------------|--------|---------------|------|
| Date Issued | Number | Price Purpose | Note |
| | | | |

| Sales/Ownership History | | |
|-------------------------|------------|-------------------|
| Transfer Date | Price Type | Validity |
| 06/02/15 | 3,720,000 | 2-Land & Building |
| 01/30/07 | | |
| 01/30/07 | 2,368,000 | |
| 07/30/04 | | |

| Deed Reference | | |
|----------------|-----------|--|
| Deed Reference | Deed Type | Grantor |
| | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

Property Factors

Legal Description

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

4-Rolling

Parcel TieBack: 3400700027116010
Range - Township - Section: - -
Legal Descriptions:
SOUTHERN HILLS 1
15019
Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1404 DELTA RD

Parcel Id: 340-07-00027-116-009

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/ Eff Year | / |
| Building # | |
| Structure Type | 211-Apartments - Gi |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | | | |
|-------------------------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
| Line Type | +/- | Meas1 | Meas2 # | Sip | IU | Line Type | +/- | Meas1 | Meas2 # | Sip | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | |
|------------------------------------|------|----------|-------------------------------|
| Line | Area | Use Type | % Good % Comp Use Value/RCNLD |
| | | | |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr-Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 1,500 | C | 1 | F | F | | 800 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1404 DELTA RD

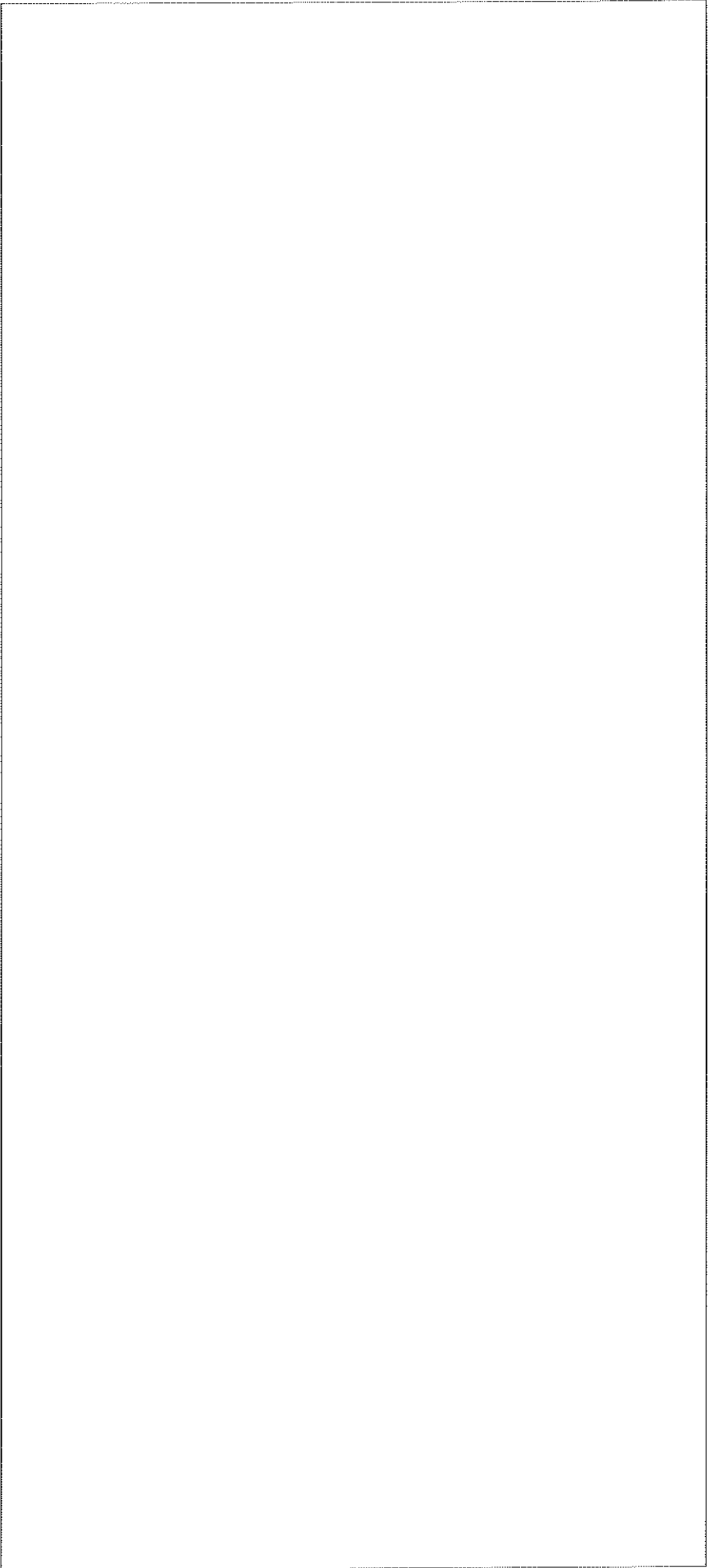
Parcel Id: 340-07-00027-116-009

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116009 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1404 DELTA RD

Parcel Id: 340-07-00027-116-009

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grip Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|----------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
|----------------------|------------|----------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|

| Apartment Detail - Building 1 of 1 | | | | | | | | | | | | | | | | | | | | |
|---|----------|----------|------|-------|-------|-------|------|--------|--|--|--|--|--|--|--|--|--|--|--|--|
| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income | | | | | | | | | | | | |
| <p>Building Cost Detail - Building 1 of 1</p> <p>Total Gross Building Area</p> <p>Replace, Cost New Less Depr</p> <p>Percent Complete</p> <p>Number of Identical Units</p> <p>Economic Condition Factor</p> <p>Final Building Value</p> <p>NBHD Fact</p> <p>Value per SF</p> | | | | | | | | | | | | | | | | | | | | |
| <p>Income Summary (Includes all Building on Parcel)</p> <p>Total Gross Rent Area</p> <p>Total Gross Building Area</p> | | | | | | | | | | | | | | | | | | | | |

Notes - Building 1 of 1

Misc & Gross Building Values

Misc Building No

Gross Building:

Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1320 -1410 DELTA RD

Map ID: 340-07-00027-116-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|--|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 319-00 Class C-Commercial Living Units 32 Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



3400700027116010 12/10/2023

| Type | Rate | Size | Influence Factors | Inft % | Value |
|--------------------------------------|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 8,280 6-Restrictions | -25 | 17,390 |
| Total Acres: .1901 Legal Acres: 0 | | | | | |

| Assessment Information | | | | | |
|---|----------------|----------------|----------------|----------------|----------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 6,090 | 17,390 | 17,390 | 17,390 | 0 |
| Building | 269,590 | 770,260 | 770,260 | 736,300 | 0 |
| Total | 275,680 | 787,650 | 787,650 | 753,690 | 0 |
| Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value | | | | | |

| Entrance Information | | | | |
|----------------------|-----|-----------------------|---------|--|
| Date | ID | Entry Code | Source | |
| 04/25/24 | STP | 10-Adv | 3-Other | |
| 01/05/18 | KAR | 5-Occupant Not Home | 3-Other | |
| 05/16/12 | DWP | 2-Information At Door | 3-Other | |
| 09/19/06 | JL | | | |

| Deed Reference | | | | |
|----------------|--------|-------|---------|--|
| Date Issued | Number | Price | Purpose | Note |
| | | | | Grantor SUNSET HILLS INVESTORS LLC MYRNAO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

| Sales/Ownership History | | Deed Reference | | Deed Type | | Grantor | |
|-------------------------|--|----------------|--|-----------|--|---------|--|
| | | | | | | | |

Property Factors

Legal Description

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

4-Rolling

Parcel Tieback:
Range - Township - Section: - - -
Legal Descriptions:
SOUTHERN HILLS 1
15018

Addl. Tieback:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1320 -1410 DELTA RD

Parcel Id: 340-07-00027-116-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Building Information

Year Built/Eff Year 1970 /
 Building # 1
 Structure Type 211-Apartments - G:
 Identical Units 1
 Total Units 32
 Grade C-
 # Covered Parking
 # Uncovered Parking
 DBA SUNSET HILLS
 APTS

Building Other Features

| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|

Interior/Exterior Information

| Line | Lvl | Fr | To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|------|-----|----|----|--------|-------|---------------|-------------|-------------|--------------|---------|------------|----------|-----------|----------|---------|-------|-------|
| 1 | 01 | 01 | 01 | 10,062 | 554 | 011-Apartment | 9 | 01-Brick Ve | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 5 | 2 | |
| 2 | 02 | 02 | 02 | 10,062 | 554 | 011-Apartment | 9 | 02-Frame | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 5 | 2 | |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
|------|--------|---------------|--------|--------|-----------------|
| 1 | 10,062 | 011-Apartment | 45 | | 391,910 |
| 2 | 10,062 | 011-Apartment | 45 | | 377,500 |

Outbuilding Data

| Line | Type | Yr Bit | Meas1 | Meas2 | Area | Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
|------|---------------|--------|-------|-------|-------|----|-----|-------|---------|----|-------|-------|
| 1 | C11-Asph Pave | 1970 | | | 1,600 | C | 1 | | F | F | | 850 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1320 -1410 DELTA RD

Parcel Id: 340-07-00027-116-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| ID | Code | Description | Area |
|----|------|--------------------------------|--------|
| | A | 011 APARTMENT | 10062 |
| | B | 011 APARTMENT | 10062* |
| | C | C11 ASPHALT OR BLACKTOP PAVING | 1600* |

| | |
|-----|----|
| 234 | |
| 43 | A |
| 234 | 43 |

Additional Property Photos



3400700027116010 05/26/2017



3400700027116010 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1320 -1410 DELTA RD

Parcel Id: 340-07-00027-116-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------|----------------------|-------------------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
| 01 | A | 133 | 01-Apartment Unit | 32 | 20,124 | | 157,440 | 5 | 30.3 | 0 | 154,290 | 35 | | 72,979 | 72,979 | 81,310 | |

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|---------------|------|-------|-------|-------|-------|---------|
| 1 | 011 | 011-Apartment | 32 | 1 | 1\0 | 32 | 4,920 | 157,440 |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|---------|
| Total Gross Building Area | 20,124 |
| Replace, Cost New Less Depr | 769,410 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 769,410 |
| NBHD Fact | 1,0000 |
| Value per SF | 38.23 |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|----------|
| Total Net Income | 81,310 |
| Capitalization Rate | 0.125900 |
| Sub total | 753,690 |
| Residual Land Value | |
| Final Income Value | 753,690 |
| Total Gross Rent Area | 20,124 |
| Total Gross Building Area | 20,124 |

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD Map ID: 340-07-00027-116-011

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 320-00 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CALVY |
| Field Review Flag: | |

Property Notes
Note Codes:



| Type | Rate | Size | Influence Factors | Infl % | Value |
|--------------------|------|------|----------------------|--------|----------------|
| 1-Primary Site | SF | 2.8 | 8,340 6-Restrictions | -25 | 17,510 |
| Total Acres: .1915 | | | | | Legal Acres: 0 |

| Assessment Information | | | | | |
|---|-----------|--------|--------|--------|--|
| Assessed | Appraised | Cost | Income | Market | |
| Land 6,130 | 17,510 | 17,510 | 0 | 0 | |
| Building 270 | 760 | 760 | 0 | 0 | |
| Total 6,400 | 18,270 | 18,270 | 0 | 0 | |
| Value Flag 1-COST APPROACH Manual Override Reason Base Date of Value Effective Date of Value | | | | | |

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 04/25/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

| Date Issued | Number | Price | Purpose | Note | Status |
|--------------------|--------|-------|---------|------|--------|
| Permit Information | | | | | |

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

| Deed Reference | Deed Type | Grantor |
|-------------------------|-----------|--|
| Sales/Ownership History | | |
| | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

Property Factors

Legal Description

Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

4-Rolling

Parcel TieBack: 3400700027116010
Range - Township - Section: - -
Legal Descriptions:
SOUTHERN HILLS 1
15017

Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-116-011

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 211-Apartments - G: |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
| | | | | | |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | CI1-Asph Pave | 1970 | | | 1,400 | C | 1 | F | F | | 760 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD

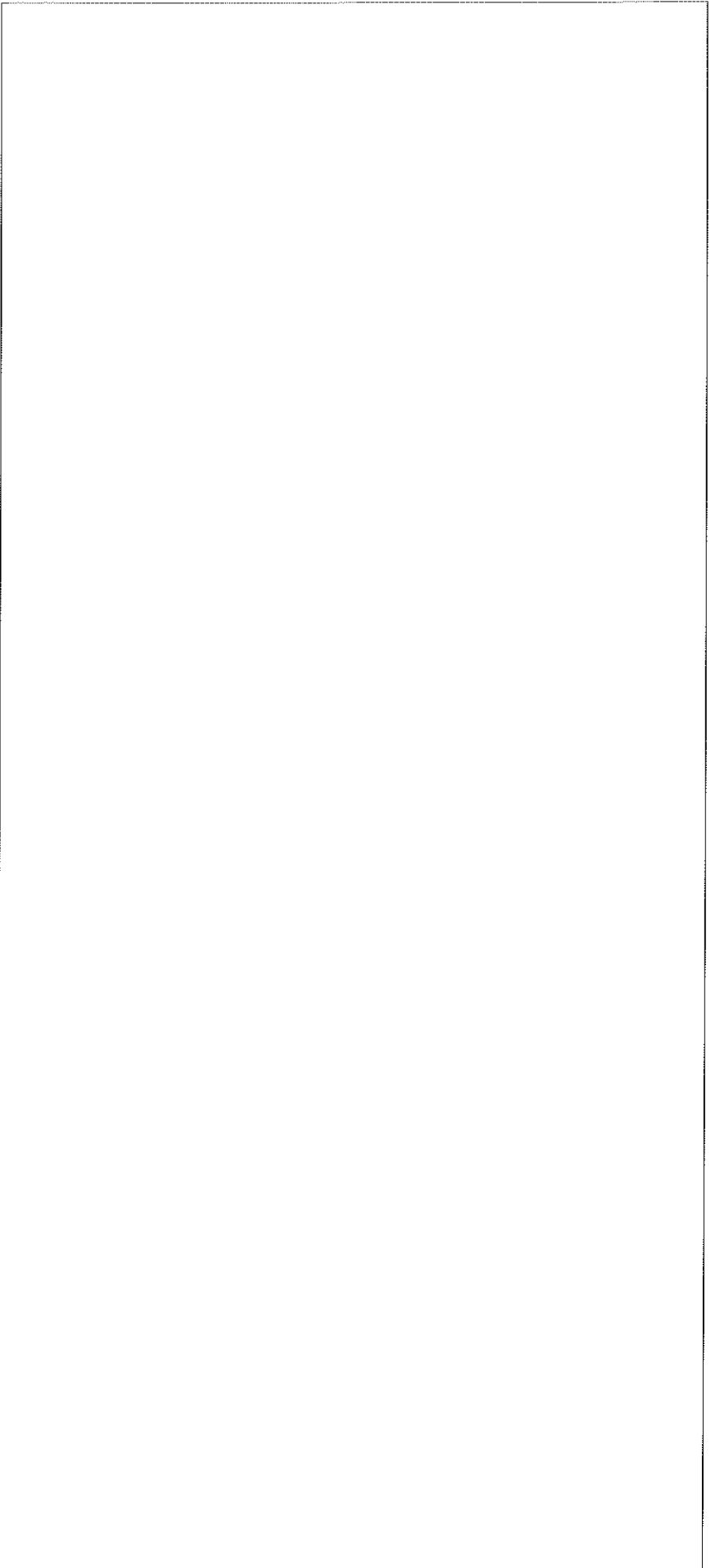
Parcel Id : 340-07-00027-116-011

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116011 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD

Parcel Id: 340-07-00027-116-011

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Inc | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|------|
| Total Gross Building Area | |
| Replace, Cost New Less Depr | |
| Percent Complete | 100 |
| Number of Identical Units | |
| Economic Condition Factor | |
| Final Building Value | |
| NBHD Fact | |
| Value per SF | 0.00 |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

| |
|---------------------------|
| Total Gross Rent Area |
| Total Gross Building Area |

Misc & Gross Bulding Values

| | |
|------------------|---------------------|
| Misc Building No | Misc Adjusted Value |
| Gross Building: | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 DELTA RD

Map ID: 340-07-00027-116-012

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|--|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 321-100 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Land Information | | | | |
|--------------------|------|------|----------------------|----------------|
| Type | Rate | Size | Influence Factors | Value |
| 1-Primary Site | SF | 2.8 | 7,980 6-Restrictions | 16,760 |
| Total Acres: .1832 | | | | Legal Acres: 0 |

| Assessment Information | | | | | |
|------------------------|--|--------|--------|--------|--|
| Assessed | Appraised | Cost | Income | Market | |
| Land | 5,870 | 16,760 | 0 | 0 | |
| Building | 280 | 800 | 0 | 0 | |
| Total | 6,150 | 17,560 | 0 | 0 | |
| Value Flag | 1-COST APPROACH | | | | |
| Manual Override Reason | Base Date of Value Effective Date of Value | | | | |

| Entrance Information | | | |
|----------------------|-----|-------------------|---------|
| Date | ID | Entry Code | Source |
| 04/26/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

| Permit Information | | | |
|--------------------|--------|---------------|------|
| Date Issued | Number | Price Purpose | Note |
| | | | |

| Sales/Ownership History | | |
|-------------------------|------------|-------------------|
| Transfer Date | Price Type | Validity |
| 06/02/15 | 3,720,000 | 2-Land & Building |
| 01/30/07 | | |
| 01/30/07 | 2,368,000 | |
| 07/30/04 | | |

| Deed Reference | | |
|----------------|-----------|--|
| Deed Reference | Deed Type | Grantor |
| | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

Property Factors
Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

Legal Description
Parcel TieBack: 3400700027116014
Range - Township - Section: - - -
Legal Descriptions:
SOUTHERN HILLS 1
15016
Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 DELTA RD

Parcel Id: 340-07-00027-116-012

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 211-Apartments - G: |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|----------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phys Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
| | | | | | |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | CI1-Asph Pave | 1970 | | | 1,500 | C | 1 | F | F | | 800 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 DELTA RD

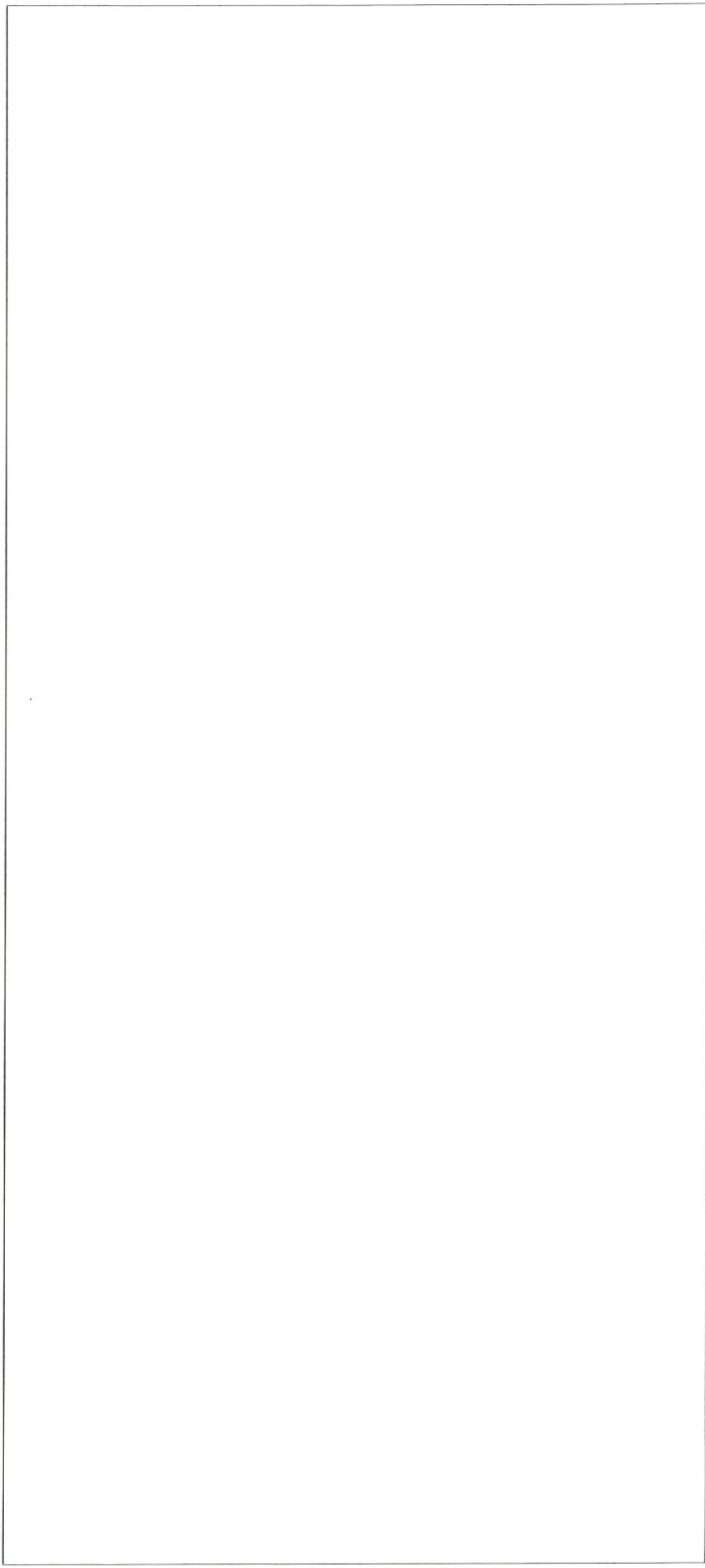
Parcel Id: 340-07-00027-116-012

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116012 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 DELTA RD

Parcel Id: 340-07-00027-116-012

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp | Inc Type | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|----------|------|-------|-------|-------|------|--------|
|------|----------|----------|------|-------|-------|-------|------|--------|

Building Cost Detail - Building 1 of 1

Total Gross Building Area
 Replace, Cost New Less Depr
 Percent Complete
 Number of Identical Units
 Economic Condition Factor
 Final Building Value
 NBHD Fact
 Value per SF

100
 0.00

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
 Total Gross Building Area

Misc & Gross Building Values

Misc Building No
 Gross Building:
 Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : 1434 DELTA RD

Map ID: 340-07-00027-116-013

LUC: 456-PARKING GARAGE STRUCTURE

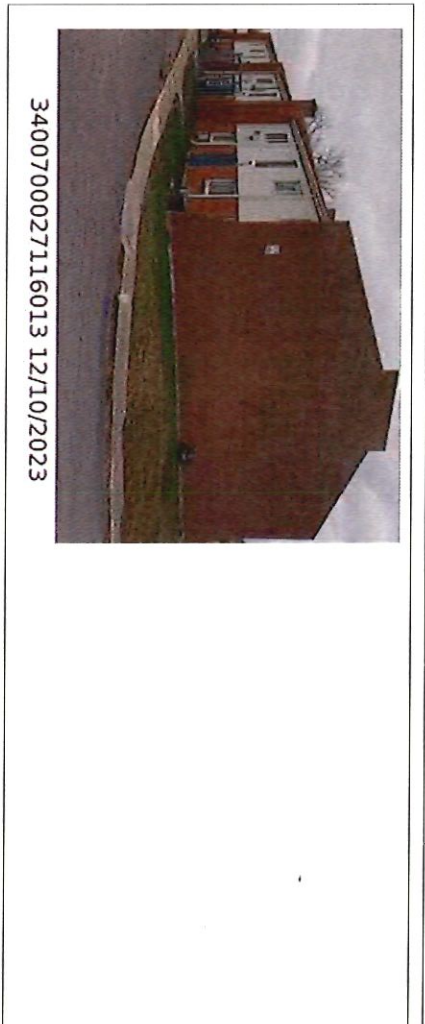
Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 322-00 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Land Information | | | | |
|--------------------|------|------|----------------------|----------------|
| Type | Rate | Size | Influence Factors | Value |
| 1-Primary Site | SF | 2.8 | 7,991 6-Restrictions | 16,780 |
| Total Acres: .1834 | | | | Legal Acres: 0 |

| Assessment Information | | | | | |
|------------------------|--------------|---------------|---------------|----------|----------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 5,870 | 16,780 | 16,780 | 0 | 0 |
| Building | 310 | 890 | 890 | 0 | 0 |
| Total | 6,180 | 17,670 | 17,670 | 0 | 0 |

Value Flag 1-COST APPROACH
Manual Override Reason
Base Date of Value
Effective Date of Value

| Entrance Information | | | |
|----------------------|-----|-------------------|---------|
| Date | ID | Entry Code | Source |
| 04/26/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Oby Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Oby Only | 3-Other |
| 09/19/06 | JL | | |

| Permit Information | | | |
|--------------------|--------|---------------|------|
| Date Issued | Number | Price Purpose | Note |
| | | | |

| Sales/Ownership History | | |
|-------------------------|------------|-------------------|
| Transfer Date | Price Type | Validity |
| 06/02/15 | 3,720,000 | 2-Land & Building |
| 01/30/07 | | |
| 01/30/07 | 2,368,000 | |
| 07/30/04 | | |

| Deed Reference | | Deed Type | Grantor |
|----------------|--|-----------|--|
| | | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

Property Factors
 Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

Legal Description
 Parcel TieBack: 3400700027116014
 Range - Township - Section: - - -
 Legal Descriptions:
 SOUTHERN HILLS 1
 15015
 Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 DELTA RD

Parcel Id: 340-07-00027-116-013

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 211-Apartments - G: |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
| | | | | | | | | | | | | | | | | |

| Interior/Exterior Valuation Detail | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
| | | | | | |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | C11-Asph Pave | 1970 | | | 1,700 | C | 1 | F | F | | 890 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 DELTA RD

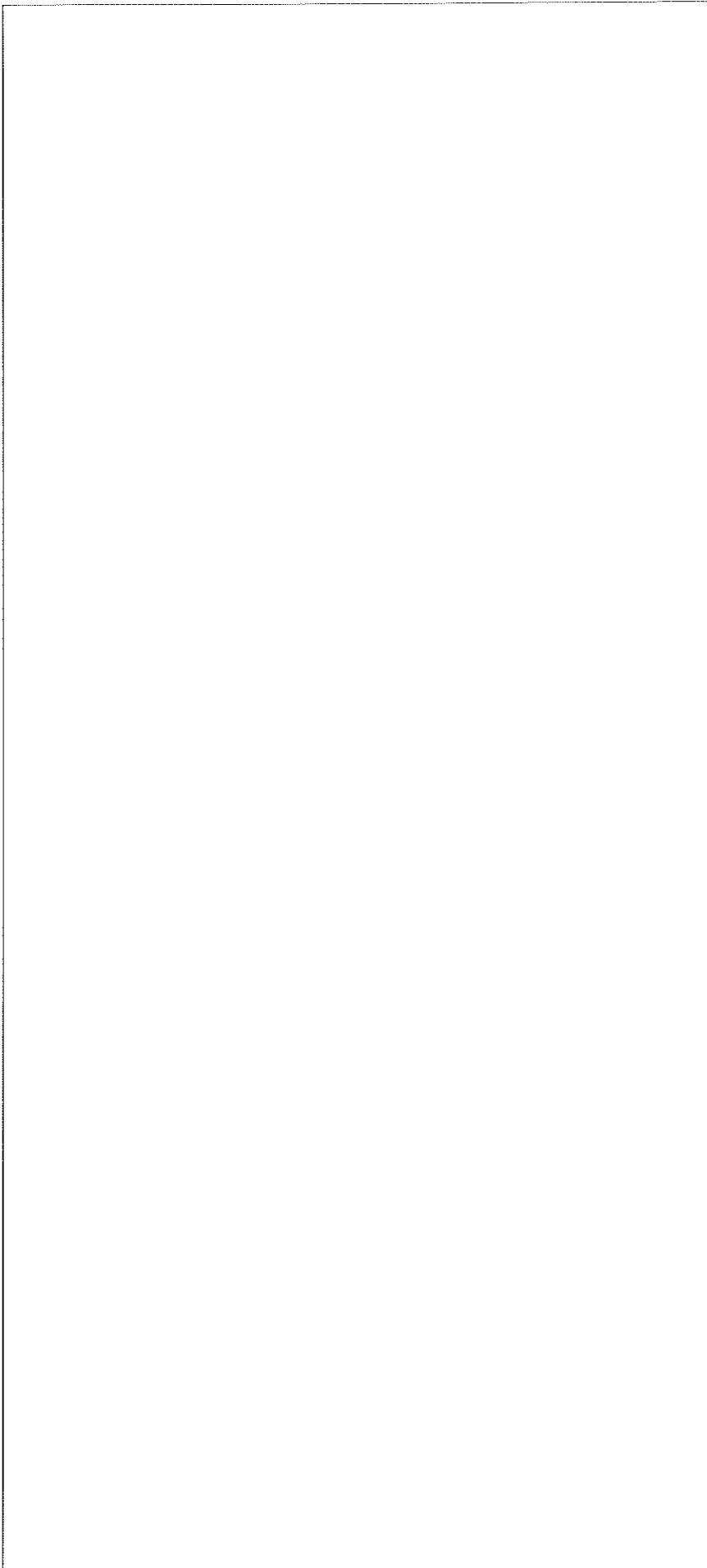
Parcel Id: 340-07-00027-116-013

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116013 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 DELTA RD Parcel Id: 340-07-00027-116-013 LUC: 456-PARKING GARAGE STRUCTURE Card: 1 of 1 Tax Year: 2025 Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
|---------------------|------------------------|-------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|

| Apartment Detail - Building 1 of 1 | | | | | | | | | | | | | | | | | | |
|--|----------|----------|------|-------|-------|-------|------|--------|--|--|--|--|--|--|--|--|--|--|
| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income | | | | | | | | | | |
| <p>Building Cost Detail - Building 1 of 1</p> <p>Total Gross Building Area</p> <p>Replace, Cost New Less Depr 100</p> <p>Percent Complete</p> <p>Number of Identical Units</p> <p>Economic Condition Factor</p> <p>Final Building Value</p> <p>NBHD Fact</p> <p>Value per SF 0.00</p> | | | | | | | | | | | | | | | | | | |

Notes - Building 1 of 1

Misc & Gross Building Values

Misc Building No
Gross Building: Misc Adjusted Value

Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 -1444 DELTA RD

Map ID: 340-07-00027-116-014

LUC: 402-APARTMENTS 20-39 RENTAL UN

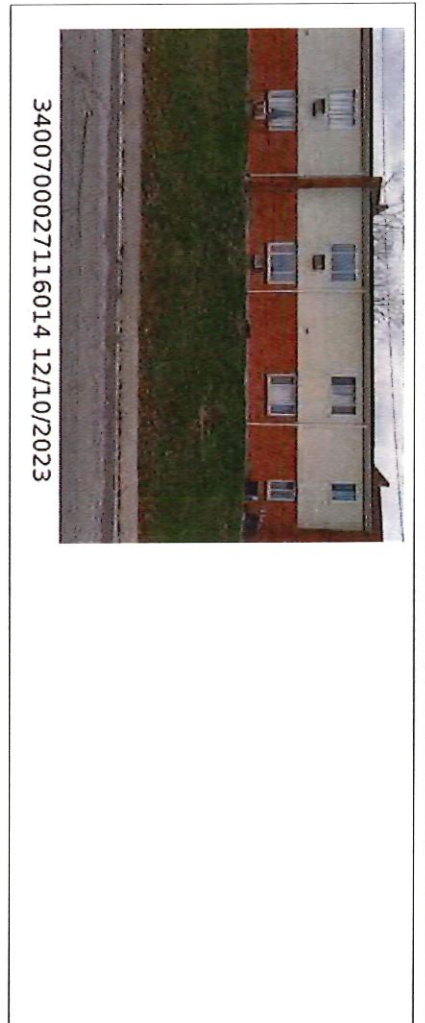
Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|--|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 323-00 Class C-Commercial Living Units 24 Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

| Property Notes |
|----------------|
| Note Codes: |



| Land Information | | | | | |
|--------------------|------|------|----------------------|--------|--------|
| Type | Rate | Size | Influence Factors | Infl % | Value |
| 1-Primary Site | SF | 2.8 | 7,860 6-Restrictions | -25 | 16,510 |
| Total Acres: .1804 | | | | | |
| Legal Acres: 0 | | | | | |

| Assessment Information | | | | | |
|----------------------------|----------------|----------------|----------------|----------------|----------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 5,780 | 16,510 | 16,510 | 16,510 | 0 |
| Building | 116,680 | 333,370 | 333,370 | 566,570 | 0 |
| Total | 122,460 | 349,880 | 349,880 | 583,080 | 0 |
| Value Flag 1-COST APPROACH | | | | | |
| Manual Override Reason | | | | | |
| Base Date of Value | | | | | |
| Effective Date of Value | | | | | |

| Entrance Information | | | |
|----------------------|-----|-----------------------|---------|
| Date | ID | Entry Code | Source |
| 04/26/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 5-Occupant Not Home | 3-Other |
| 05/16/12 | DWP | 2-Information At Door | 3-Other |
| 09/19/06 | JL | | |

| Permit Information | | | |
|--------------------|--------|---------------|------|
| Date Issued | Number | Price Purpose | Note |
| | | | |

| Sales/Ownership History | | | |
|-------------------------|------------|-------------------|------------------------------------|
| Transfer Date | Price Type | Validity | Grantor |
| 06/02/15 | 3,720,000 | 2-Land & Building | SUNSET HILLS INVESTORS LLC |
| 01/30/07 | | | MYRNACO MORTGAGE COMPANY |
| 01/30/07 | 2,368,000 | | SUNSET HILLS ASSOCIATES JOINT VENT |
| 07/30/04 | | | NEW PRINCE HALL AUTHORITY OF |

| Property Factors | |
|-------------------------|-----------|
| Topo: 1-Level | 4-Rolling |
| Utilities: 1-All Public | |
| Street/Road: 1-Paved | |
| Traffic: 1-Light | |
| Location: | |
| Spot Loc: | |

| Legal Description | |
|-----------------------------|----------------|
| Parcel TieBack: | Addl. TieBack: |
| Range - Township - Section: | |
| Legal Descriptions: | |
| SOUTHERN HILLS 1 | |
| 15014 | |

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 -1444 DELTA RD

Parcel Id: 340-07-00027-116-014

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Building Information

Year Built/ Eff Year 1970 /
 Building # 1
 Structure Type 211-Apartments - Gi
 Identical Units 1
 Total Units 24
 Grade C
 # Covered Parking
 # Uncovered Parking
 DBA SUNSET HILLS
 APTS

Building Other Features

| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|

Interior/Exterior Information

| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|------|-----|---------|-------|-------|---------------|-------------|-------------|--------------|---------|------------|----------|-----------|----------|---------|-------|-------|
| 1 | 01 | 01 | 6,149 | 372 | 011-Apartment | 9 | 01-Brick Ve | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 2 | 2 | |
| 2 | 02 | 02 | 6,149 | 372 | 011-Apartment | 9 | 02-Frame | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 2 | 2 | |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
|------|-------|---------------|--------|--------|-----------------|
| 1 | 6,149 | 011-Apartment | 30 | | 169,570 |
| 2 | 6,149 | 011-Apartment | 30 | | 163,000 |

Outbuilding Data

| Line | Type | Yr Bld | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | M/A | %Comp | Value |
|------|---------------|--------|-------|-------|---------|-----|-------|---------|-----|-------|-------|
| 1 | C11-Asph Pave | 1970 | | | 1,500 | C | 1 | F | F | | 800 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 -1444 DELTA RD

Parcel Id: 340-07-00027-116-014

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| ID Code | Description | Area |
|---------|----------------------------|-------|
| A 011 | APARTMENT | 6149 |
| B 011 | APARTMENT | 6149* |
| C C11 | ASPHALT OR BLACKTOP PAVING | 1500* |

| | |
|---|----------------------|
| <p>143</p> <p>43</p> <p>A</p> <p>43</p> | <p>143</p> <p>43</p> |
|---|----------------------|

Additional Property Photos



3400700027116014 05/26/2017



3400700027116014 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1434 -1444 DELTA RD

Parcel Id: 340-07-00027-116-014

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp | Inc Type | Mod Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|----------|-----------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| 01 | A | 133 01-Apartment Unit | 24 | 12,298 | | 104 | 121,810 | 5 | 30.3 | 0 | 119,370 | 35 | | 56,462 | 56,462 | 62,910 | |

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|-------------------|----------|------|-------|-------|-------|-------|--------|
| 1 | 011 011-Apartment | 8 | 2 | 110 | | 8 | 6,000 | 48,000 |
| 2 | 011 011-Apartment | 16 | 0 | 110 | | 16 | 4,320 | 69,120 |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|---------|
| Total Gross Building Area | 12,298 |
| Replace, Cost New Less Depr | 332,570 |
| Percent Complete | 100 |
| Number of Identical Units | 1 |
| Economic Condition Factor | |
| Final Building Value | 332,570 |
| NBHD Fact | 1,0000 |
| Value per SF | 27.04 |

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|----------|
| Total Net Income | 62,910 |
| Capitalization Rate | 0.125900 |
| Sub total | 583,080 |
| Residual Land Value | |
| Final Income Value | 583,080 |
| Total Gross Rent Area | 12,298 |
| Total Gross Building Area | 12,298 |

Misc & Gross Building Values

Misc Building No
Gross Building:
Misc Adjusted Value

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTARD

Map ID: 340-07-00027-116-015

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

SUNSET HILLS HOLDINGS LLC

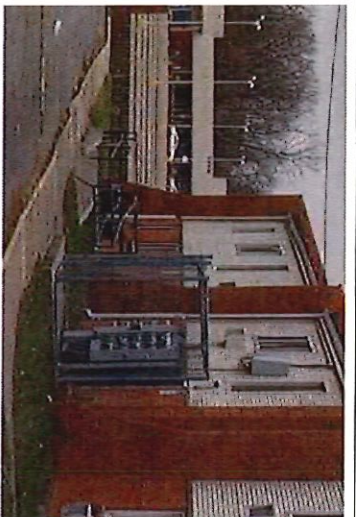
GENERAL INFORMATION

Routing No. 0027-01 324-00
 Class C-Commercial
 Living Units
 Neighborhood 340C1000
 Alternate Id
 District
 Zoning
 CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700027116015 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|----------------|------|------|----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 7,860 6-Restrictions | -25 | 16,510 |

Total Acres: .1804

Legal Acres: 0

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|--------------|---------------|---------------|----------|----------|
| Land | 5,780 | 16,510 | 16,510 | 0 | 0 |
| Building | 140 | 400 | 400 | 0 | 0 |
| Total | 5,920 | 16,910 | 16,910 | 0 | 0 |

Value Flag 1-COST APPROACH

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-------------------|---------|
| 04/26/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

Sales/Ownership History

| Transfer Date | Price | Type | Validity |
|---------------|-----------|-------------------|----------|
| 06/02/15 | 3,720,000 | 2-Land & Building | |
| 01/30/07 | | | |
| 01/30/07 | 2,368,000 | | |
| 07/30/04 | | | |

Deed Reference

Deed Type Deed Type Grantor
 SUNSET HILLS INVESTORS LLC
 MYRNACO MORTGAGE COMPANY
 SUNSET HILLS ASSOCIATES JOINT VENT
 NEW PRINCE HALL AUTHORITY OF

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 1-Light
 Location:
 Spot Loc:

4-Rolling

Legal Description

Parcel TieBack: 3400700027116014
 Range - Township - Section: - -
 Legal Descriptions:
 SOUTHERN HILLS 1
 15013

Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Status : DELTA RD

Parcel Id: 340-07-00027-116-015

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Building Information

Year Built/Eff Year /
 Building #
 Structure Type 211-Apartments - G:
 Identical Units
 Total Units
 Grade
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |
|-----------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| | | | | | | | | | |

Interior/Exterior Information

| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| | | | | | | | | | | | | | | | | |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
|------|------|----------|--------|--------|-----------------|
| | | | | | |

Outbuilding Data

| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
|------|--------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| 1 | C1-Asph Pave | 1970 | | | 650 | C | 1 | F | F | | 400 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

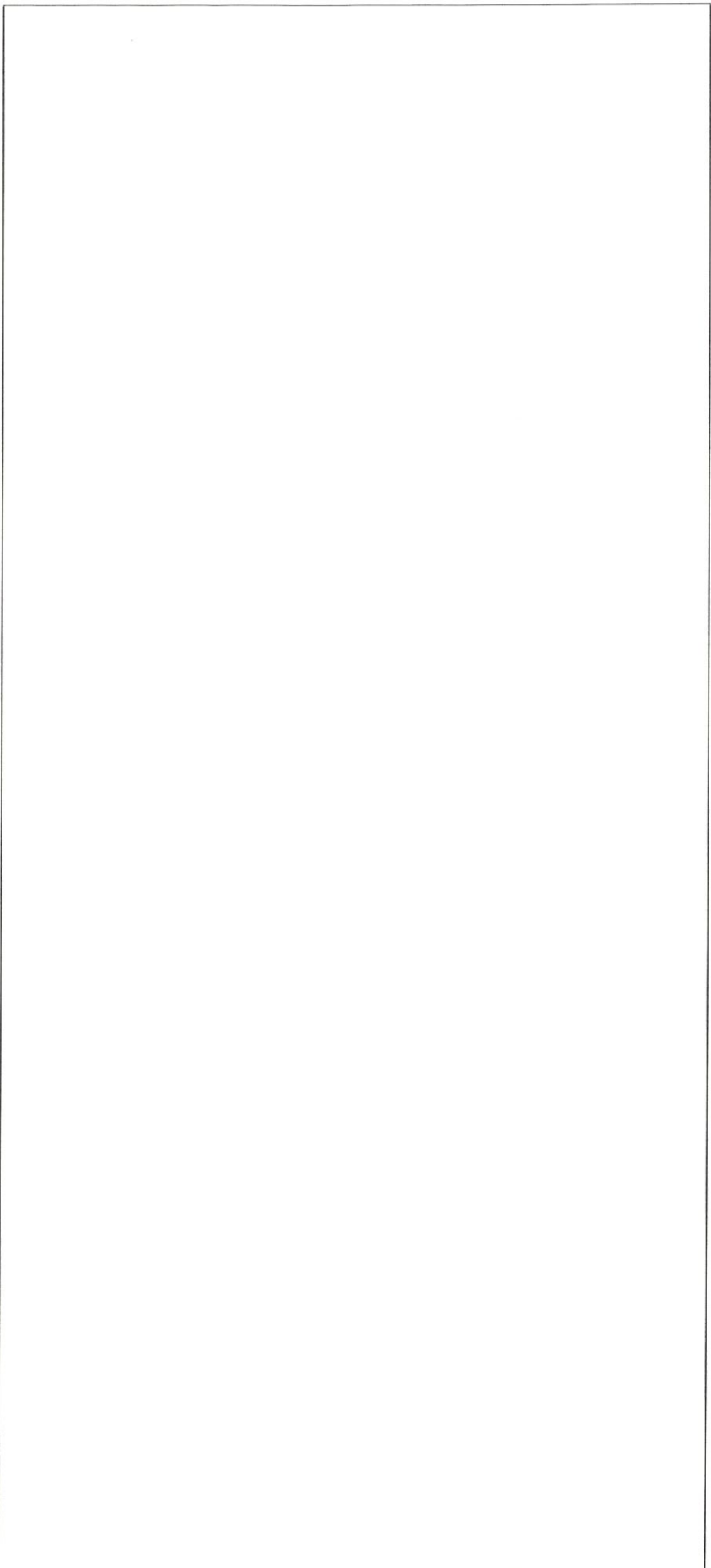
Parcel Id: 340-07-00027-116-015

LUC: 456-PARKING GARAGE STRUCTURE

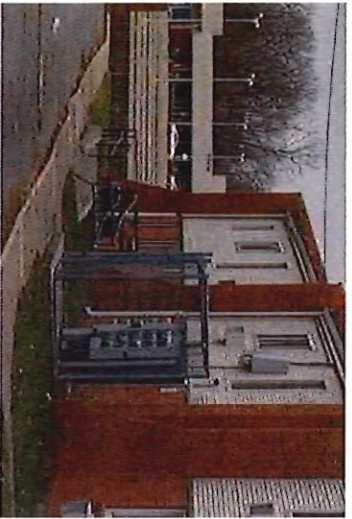
Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116015 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : DELTA RD

Parcel Id: 340-07-00027-116-015

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp | Inc Type | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|--|----------|----------|------|-------|-------|-------|------|--------|
| Apartment Detail - Building 1 of 1 | | | | | | | | |
| Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value NBHD Fact Value per SF | | | | | | | | |

Building Cost Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|---|----------|----------|------|-------|-------|-------|------|--------|
| Income Summary (Includes all Building on Parcel) | | | | | | | | |
| Total Gross Rent Area Total Gross Building Area | | | | | | | | |

Notes - Building 1 of 1

| | | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| Misc & Gross Building Values | | | | | | | | |
| Misc Building No Gross Building: Misc Adjusted Value | | | | | | | | |

Misc & Gross Building Values

| | | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| Misc Building No Gross Building: Misc Adjusted Value | | | | | | | | |
|--|--|--|--|--|--|--|--|--|

Income Summary (Includes all Building on Parcel)

| | | | | | | | | |
|--|--|--|--|--|--|--|--|--|
| Total Gross Rent Area Total Gross Building Area | | | | | | | | |
|--|--|--|--|--|--|--|--|--|

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1302 DELTA RD

Map ID: 340-07-00027-116-037

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| CURRENT OWNER | GENERAL INFORMATION |
|---------------------------|---|
| SUNSET HILLS HOLDINGS LLC | Routing No. 0027-01 310-00 Class C-Commercial Living Units Neighborhood 340C1000 Alternate Id District Zoning CAUV |
| Field Review Flag: | |

Property Notes
Note Codes:



| Land Information | | | | |
|--------------------|------|------|-----------------------|----------------|
| Type | Rate | Size | Influence Factors | Value |
| 1-Primary Site | SF | 2.8 | 14,630 6-Restrictions | 30,720 |
| Total Acres: .3359 | | | | Legal Acres: 0 |

| Assessment Information | | | | | |
|------------------------|---------------|---------------|---------------|----------|----------|
| | Assessed | Appraised | Cost | Income | Market |
| Land | 10,750 | 30,720 | 30,720 | 0 | 0 |
| Building | 410 | 1,160 | 1,160 | 0 | 0 |
| Total | 11,160 | 31,880 | 31,880 | 0 | 0 |

Value Flag 1-COST APPROACH
Manual Override Reason
Base Date of Value
Effective Date of Value

| Entrance Information | | | |
|----------------------|-----|-------------------|---------|
| Date | ID | Entry Code | Source |
| 04/26/24 | STP | 10-Adv | 3-Other |
| 01/05/18 | KAR | 0-Vac Or Obv Only | 3-Other |
| 05/16/12 | DWP | 0-Vac Or Obv Only | 3-Other |
| 09/19/06 | JL | | |

| Permit Information | | | |
|--------------------|--------|---------------|------|
| Date Issued | Number | Price Purpose | Note |
| | | | |

| Sales/Ownership History | | |
|-------------------------|------------|-------------------|
| Transfer Date | Price Type | Validity |
| 06/02/15 | 3,720,000 | 2-Land & Building |
| 01/30/07 | | |
| 01/30/07 | 2,368,000 | |
| 07/30/04 | | |

| Deed Reference | | Deed Type | Grantor |
|----------------|--|-----------|--|
| | | | SUNSET HILLS INVESTORS LLC MYRNACO MORTGAGE COMPANY SUNSET HILLS ASSOCIATES JOINT VENT NEW PRINCE HALL AUTHORITY OF |

Property Factors
Topo: 1-Level
Utilities: 1-All Public
Street/Road: 1-Paved
Traffic: 1-Light
Location:
Spot Loc:

Legal Description
Parcel TieBack: 3400700027116004
Range - Township - Section: - - -
Legal Descriptions:
SOUTHERN HILLS 1 PT VAC BEECH ST
15027
Addl. TieBack:

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Sttus : 1302 DELTA RD

Parcel Id: 340-07-00027-116-037

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| Building Information | |
|----------------------|---------------------|
| Year Built/Eff Year | / |
| Building # | |
| Structure Type | 211-Apartments - G: |
| Identical Units | |
| Total Units | |
| Grade | |
| # Covered Parking | |
| # Uncovered Parking | |
| DBA | |

| Building Other Features | | | | | | | | | |
|-------------------------|-----|-------|-------------|----|-----------|-----|-------|-------------|----|
| Line Type | +/- | Meas1 | Meas2 # Stp | IU | Line Type | +/- | Meas1 | Meas2 # Stp | IU |

| Interior/Exterior Information | | | | | | | | | | | | | | | | |
|-------------------------------|-----|---------|------|-------|----------|-------------|-----------|--------------|---------|------------|---------|---------|----------|---------|-------|-------|
| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |

| Interior/Exterior Valuation Detail | | | | | | | | | |
|------------------------------------|------|----------|--------|--------|-----------------|--|--|--|--|
| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD | | | | |

| Outbuilding Data | | | | | | | | | | | |
|------------------|---------------|--------|-------|-------|---------|-----|-------|---------|----|-------|-------|
| Line | Type | Yr Bit | Meas1 | Meas2 | Area Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
| 1 | CI1-Asph Pave | 1970 | | | 2.300 | C | 1 | F | F | | 1.160 |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1302 DELTA RD

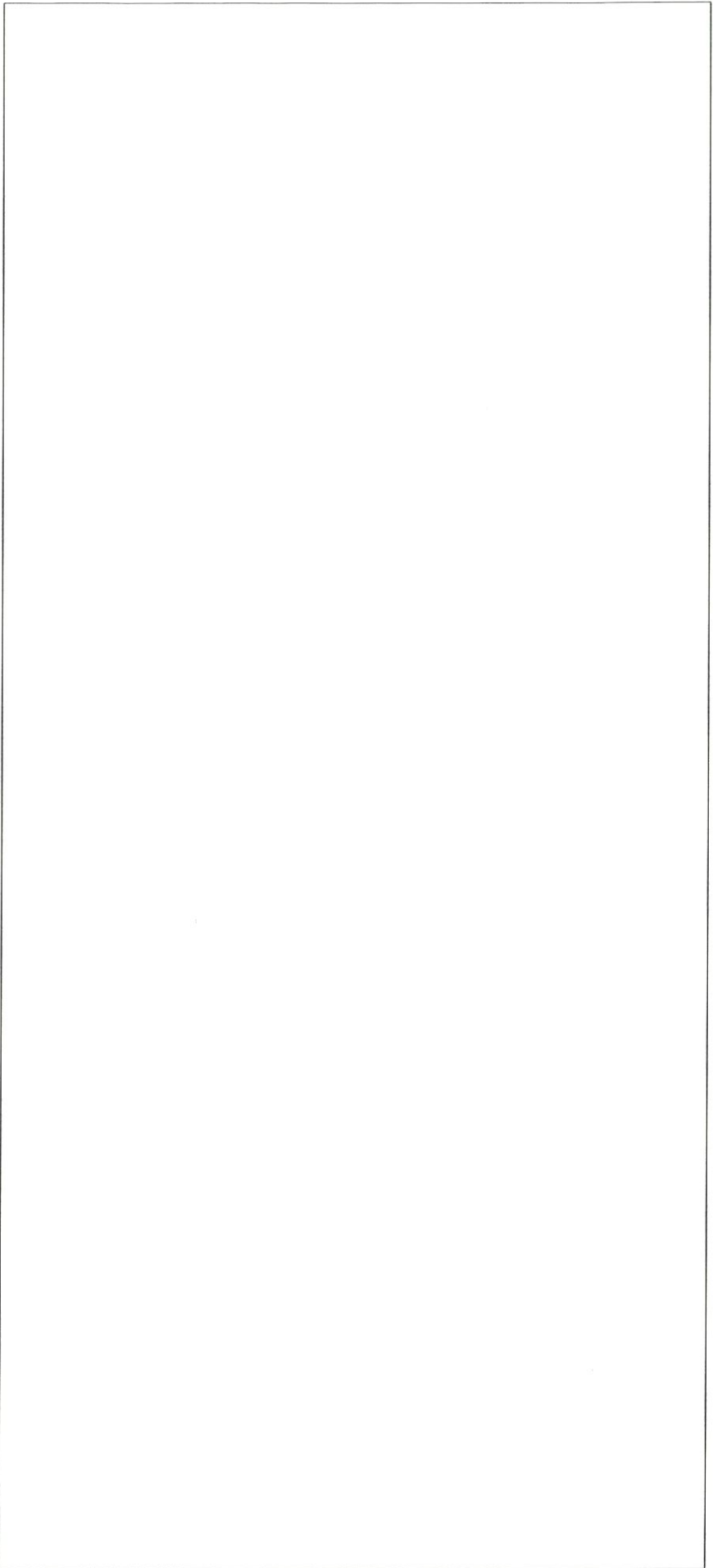
Parcel Id: 340-07-00027-116-037

LUC: 456-PARKING GARAGE STRUCTURE

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26



Additional Property Photos



3400700027116037 12/10/2023

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 1302 DELTA RD Parcel Id: 340-07-00027-116-037 LUC: 456-PARKING GARAGE STRUCTURE Card: 1 of 1 Tax Year: 2025 Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp | Inc Type | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
|-------------|----------|-------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|--|----------|----------|------|-------|-------|-------|------|--------|
| Apartment Detail - Building 1 of 1 | | | | | | | | |
| Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value NBHD Fact Value per SF | | | | | | | | |

Building Cost Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|---|----------|----------|------|-------|-------|-------|------|--------|
| Income Summary (Includes all Building on Parcel) | | | | | | | | |
| Total Gross Rent Area Total Gross Building Area | | | | | | | | |

Notes - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|--|----------|----------|------|-------|-------|-------|------|--------|
| Misc & Gross Building Values | | | | | | | | |
| Misc Building No Gross Building: Misc Adjusted Value | | | | | | | | |

Misc & Gross Building Values

| | |
|---------------------|--|
| Misc Building No | |
| Gross Building: | |
| Misc Adjusted Value | |

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 926 -948 SUNSET AVE

Map ID: 340-07-00027-119-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

CURRENT OWNER

SUNSET HILLS HOLDINGS LLC

GENERAL INFORMATION

Routing No. 0027-01 423-00
 Class C-Commercial
 Living Units 32
 Neighborhood 340C1000
 Alternate Id
 District
 Zoning
 CAUV

Field Review Flag:

Property Notes

Note Codes:



3400700027119010 12/10/2023

Land Information

| Type | Rate | Size | Influence Factors | Infl % | Value |
|----------------|------|------|-----------------------|--------|--------|
| 1-Primary Site | SF | 2.8 | 42,078 6-Restrictions | -25 | 88,360 |

Total Acres: .966

Legal Acres: 0

Assessment Information

| | Assessed | Appraised | Cost | Income | Market |
|--------------|----------------|----------------|----------------|----------------|----------|
| Land | 30,930 | 88,360 | 88,360 | 88,360 | 0 |
| Building | 315,310 | 900,880 | 900,880 | 694,090 | 0 |
| Total | 346,240 | 989,240 | 989,240 | 782,450 | 0 |

Value Flag 1-COST APPROACH
 Manual Override Reason
 Base Date of Value
 Effective Date of Value

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|-----------------------|---------|
| 04/30/24 | STP | 10-Adv | 3-Other |
| 01/09/18 | KAR | 5-Occupant Not Home | 3-Other |
| 05/16/12 | DWP | 2-Information At Door | 3-Other |
| 09/19/06 | JL | | |

Sales/Ownership History

Deed Reference Deed Type

Validity

Price Type

| Transfer Date | Price Type | Validity |
|---------------|-----------------------------|----------|
| 06/02/15 | 3,720,000 2-Land & Building | |
| 01/30/07 | | |
| 01/30/07 | 2,368,000 | |
| 07/30/04 | | |

Property Factors

Topo: 1-Level
 Utilities: 1-All Public
 Street/Road: 1-Paved
 Traffic: 2-Medium
 Location:
 Spot Loc:

Legal Description

Parcel TieBack: 3400700027113034
 Range - Township - Section: 09 - 05 - 27
 Legal Descriptions:
 N SI JOHN ST W OF SELMA RD

Addl TieBack:

SUNSET HILLS INVESTORS LLC
 MYRNACO MORTGAGE COMPANY
 SUNSET HILLS ASSOCIATES JOINT VENT
 NEW PRINCE HALL AUTHORITY

Inspection Witnessed By _____

COMMERCIAL PROPERTY RECORD CARD

CLARK COUNTY

Situs : 926 -948 SUNSET AVE

Parcel Id: 340-07-00027-119-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Building Information

Year Built/Est Year 1970 /
 Building # 1
 Structure Type 211-Apartments - G:
 Identical Units 2
 Total Units 16
 Grade C-
 # Covered Parking
 # Uncovered Parking
 DBA SUNSET HILL
 APTS

Building Other Features

| Line Type | +/- | Meas1 | Meas2 # | Stp | IU | Line Type | +/- | Meas1 | Meas2 # | Stp | IU |
|-----------|-----|-------|---------|-----|----|-----------|-----|-------|---------|-----|----|
| | | | | | | | | | | | |

Interior/Exterior Information

| Line | Lvl | Fr - To | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Int Fin | Partitions | Heating | Cooling | Plumbing | Phy Fun | %Comp | %Rent |
|------|-----|---------|-------|-------|---------------|-------------|-------------|--------------|---------|------------|----------|-----------|----------|---------|-------|-------|
| 1 | 01 | 01 | 6,579 | 392 | 011-Apartment | 9 | 01-Brick Ve | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 3 | 2 | |
| 2 | 02 | 02 | 6,579 | 392 | 011-Apartment | 9 | 02-Frame | 1-Wood Frame | 100 | 2-Normal | 2-Normal | 1-Central | 2-Normal | 3 | 2 | |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Comp | Use Value/RCNLD |
|------|-------|---------------|--------|--------|-----------------|
| 1 | 6,579 | 011-Apartment | 40 | | 229,480 |
| 2 | 6,579 | 011-Apartment | 40 | | 220,650 |

Outbuilding Data

| Line | Type | Yr Bld | Meas1 | Meas2 | Area | Gr | Qty | ModCd | Phy Fun | MA | %Comp | Value |
|------|---------------|--------|-------|-------|-------|----|-----|-------|---------|----|-------|-------|
| 1 | C11-Asph Pave | 1970 | | | 1,100 | C | 1 | | F | F | | 620 |

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Parcel Id: 340-07-00027-119-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

| ID | Code | Description | Area |
|-----|------|----------------------------|-------|
| 43 | | | 6579 |
| 153 | A | APARTMENT | 6579* |
| 153 | | APARTMENT | 6579* |
| 43 | | ASPHALT OR BLACKTOP PAVING | 1100* |

Additional Property Photos



3400700027119010 05/26/2017



3400700027119010 05/26/2017



3400700027119010 12/10/2023

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Parcel Id: 340-07-00027-119-010

LUC: 402-APARTMENTS 20-39 RENTAL UN

Card: 1 of 1

Tax Year: 2025

Printed: 04/07/26

Income Detail (Includes all Buildings on Parcel)

| Use Mod Grp Type | Inc Mod | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
|---------------------|------------|----------------------|-------------------|----------|----------------|----------------|------------------------------|--------------|------------|----------------------|------------------------------|--------------------|------------------|----------------|-------------------|-------------------|----------------------------|
| 01 | A | 133 | 01-Apartment Unit | 32 | 26,316 | 80 | 165,120 | 5 | 60 | 0 | 158,520 | 35 | | | 74,980 | 74,980 | 83,540 |

Apartment Detail - Building 1 of 1

| Line | Use Type | Per Bldg | Beds | Baths | Other | Units | Rent | Income |
|------|----------|---------------|------|-------|-------|-------|-------|---------|
| 1 | 011 | 011-Apartment | 8 | 2 | 1\0 | 16 | 6,000 | 96,000 |
| 2 | 011 | 011-Apartment | 8 | 3 | 1\0 | 16 | 6,900 | 110,400 |

Building Cost Detail - Building 1 of 1

| | |
|-----------------------------|---------|
| Total Gross Building Area | 26,316 |
| Replace, Cost New Less Depr | 450,130 |
| Percent Complete | 100 |
| Number of Identical Units | 2 |
| Economic Condition Factor | |
| Final Building Value | 900,260 |
| NBHD Fact | 1,0000 |
| Value per SF | 34.21 |

Notes - Building 1 of 1

Misc & Gross Building Values

| | |
|------------------|---------------------|
| Misc Building No | |
| Gross Building: | Misc Adjusted Value |

Income Summary (Includes all Building on Parcel)

| | |
|---------------------------|----------|
| Total Net Income | 83,540 |
| Capitalization Rate | 0.125900 |
| Sub total | 782,450 |
| Residual Land Value | |
| Final Income Value | 782,450 |
| Total Gross Rent Area | 26,316 |
| Total Gross Building Area | 26,316 |