

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 18-0060  
Hearing Date 2/14/2018  
Tax Year 2018

APN: 160-791-03  
Owner of Record: SOUTHTOWNE CROSSING LLC  
Property Address: 155 DAMONTE RANCH PKWY  
Property Type: MEGA WAREHOUSE DISCOUNT STORE 100%  
Gross Building Area: 205,285  
Year Built: 2001  
Parcel Size: 19.70 Acre  
Description / Location: The subject consists of a Walmart Supercenter located north of Damonte Ranch Parkway between South Virginia Street and Interstate 580 in South Reno.

2016/17 Taxable Value:	Land:	\$6,866,448
	Improvements:	\$10,346,552
	Total:	<u>\$17,213,000</u>
	Taxable Value / SF	\$83.85
Sales Comparison Approach:	Indicated Value	\$25,300,000
	Indicated Value / SF	\$123
Income Approach:	Indicated Value	\$25,900,000
	Indicated Value / SF	\$126
Current Obsolescence And/Or Building Adjustment:		\$0



Conclusions: The subject is a fully functioning building serving its highest and best use as designed by the owner. No under-utilization, functional obsolescence, or deferred maintenance was observed at the property. The sales comparison approach is reconciled to \$25,300,000 or \$123/SF and the income approach yields a value of \$25,900,000 or \$126/SF. Both approaches to value support the current taxable value, which does not exceed full cash value.

RECOMMENDATION: Uphold X Reduce

**ASSESSOR'S EXHIBIT I**  
**20 PAGES**

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>	<b>HEARING:</b>	<b>18-0060</b>
<b>LAND:</b>	\$6,866,448	\$2,403,257	<b>\$/SF GBA</b>	<b>DATE:</b>	<b>2/14/2018</b>
<b>IMPROVEMENTS:</b>	\$10,346,552	\$3,621,293	\$83.85	<b>TIME:</b>	
<b>TOTAL:</b>	\$17,213,000	\$6,024,550		<b>TAX YEAR:</b>	<b>2018/2019</b>

OWNER: SOUTHTOWNE CROSSING LLC

**TAXABLE**  
**\$/SF Land**  
\$8.00

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER	NOI OAR
1	160-791-03	155 DAMONTE RANCH PKWY MEGA WAREHOUSE DISCOUNT STORE	100%	205,285 205,285	Masonry Concrete Block	C25	205,285	2001 20'	858,306 24% MUSV				

IMPROVED SALES													
IS-1	039-750-13	5150 MAE ANNE AVE Kohls	100% Discount Store	94,213	Concrete Block	2.0	94,213	1990 24	395,742 23% AC	\$9,350,000 9/12/2017	\$99.24	NA NA NNN	\$636,250 6.80%
IS-2	039-750-03,09,11	5110 MAE ANNE AVE Ridgeview Plaza	60% Box Str. 40% Line	173,877	Masonry	2.0	173,877	1989 23	736,224 24% AC	\$33,000,000 1/14/2016	\$189.79	NA NA NA	\$2,258,144 6.84%
IS-3	025-021-19,21	5017 S MCCARRAN BLVD Smithridge Plaza	56% Box Str. 44% Line	137,691	Wood STL Frame	2.0	137,691	1983 16	556,262 25% MUCC	\$22,300,000 8/31/2015	\$161.96	NA NA NA	\$1,393,750 6.25%

LAND SALES													
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Tax/Unit	Zoning	Comments				
LS-1	163-061-06	537 SOUTH MEADOWS PKWY	08/30/16	\$5,921,345	9.245	\$14.53	NA	PUD	SVL verified arms length sale. Property was not on the market, however the owner was accepting offers and decided to sell to the buying party since they had a fair market offer. The new buyers purchased the land to construct a Sprout's Farmers Market and retail center.				
L2-2	040-900-06	KIETZKE LANE	10/26/15	\$8,023,752	12.28	\$15.00	NA	PUD	Parcels were valued as agriculture at time of sale. The buyer is Rancharrah who plans to develop the property with retail land use as part of the larger Rancharrah development. No special conditions to the sale.				
LS-3	040-143-17,18	KIETZKE LANE	10/14/15	\$5,567,110	11.36	\$11.25	NA	PUD	Parcels were valued as agriculture at time of sale. The buyer is Rancharrah who plans to develop the property with retail land use as part of the larger Rancharrah development. No special conditions to the sale.				
LS-4	015-220-08,09, 10,12,25,46,49,5 0,53,55,56,58,01 5-261-16-17	E PLUMB LANE	09/22/16	\$26,347,183	45.60	\$13.26	NA	MUSV/CC	No SVL. Costar indicates SP = \$26,923,683, minus \$576,500 for add'l H2O rights = \$26,347,183 cash equiv. Terms were 63% down, and a mortgage for the remaining 37%. Numerous media sources indicate buyer would not disclose SP however, the RGJ did quote buyer as stating that the asking price was \$30M+ and the DEC also confirms the above SP. Various sources have quoted the owner as stating the future use of the property will be ~1,200 residential units, 100K Sq. Ft. of retail and 70-80K Sq. Ft. of office, all to be initiated in 2017.				

**COMMENTS:**  
SEE ATTACHED COMMENTS SECTION

## COMMENTS:

Improved Sales:

**IS-1:** Kohl's has nine years remaining on a 20-year lease. They have six 5-year options, with rent escalations every five years. This was part of a 1031 tax deferred exchange. Market financing on this transaction.

**IS-2:** Center Co-Anchored with Safeway and Kohl's. Other box retail tenants include Ross Dress For Less, and PetSmart. Center was 98.5% occupied at time of sale. No deferred maintenance reported.

**IS-3:** Box stores in center include: Steinmart, Big Lots, and Trader Joes. Occupancy was 82% at time of sale. Reported as arms-length transaction with buyer liking the upside potential for increasing rents. Buyer anticipated upgrades to facades, columns, mechanical systems, asphalt, and striping.

The comparable sale prices range from \$99.25/SF to \$189.79/SF. Although IS-2 and IS-3 are neighborhood shopping centers, over 50% of the GBA is occupied with box retail. Due to the existence of pad and inline spaces, IS-1 and IS-2 are considered high indicators of value. Most weight is given to IS-1, which is a single tenant, NNN property that was purchased by a regional investor. However, the subject's multi-use characteristics (i.e. grocery, pharmacy, garden & home center, vision center, hair salon, nail salon, juice shop, tire/lube center and Burger King) are superior. Additionally, there is a 3 island, 12 pump gas station adjacent to South Virginia Street. As a result, IS-1 is considered a low indicator of value. Based on the comparable sales, a market value of \$123/SF is supported.

Land Sales:

The subject parcel is located north of Damonte Ranch Parkway between South Virginia Street and Interstate 580. This Wal-Mart serves a large residential area that includes Pleasant Valley, Mount Rose Highway/Geiger Grade neighborhoods, Arrowcreek, South Meadows, and Double Diamond. The Damonte Ranch/South Virginia intersection is one of the main commercial nodes in South Reno with many pad and inline retail businesses. A Kohl's department store is located across Damonte Ranch Parkway from the subject. This area is experiencing significant growth with several apartment and residential subdivisions being constructed. The subject enjoys excellent visibility from South Virginia Street and Interstate 580 and is less than a quarter of a mile from the Damonte On/Off ramp with I-580. Overall, this is considered a prime retail location. The comparable land sales share many of the subject's locational characteristics and retail/commercial land use. Their sale prices range from \$11.25/SF to \$15.00/SF. The subject's taxable land value of \$8.00/SF is supported by the comparable land sales.



Situs & Keyline Description:  
 155 DAMONTE RANCH PKWY RENO  
 PM 3708  
 LT 1

Owner & Mailing Address:  
 SOUTHTOWNE CROSSING LLC  
 PO BOX 8050  
 BENTONVILLE, AR 72712

# WASHOE COUNTY APPRAISAL RECORD 2018

APN: 160-791-03

Card 1 of 3  
 Bld. 1-1



SOUTHTOWNE CROSSING

Tax District: 1000

printed: 02/06/2018

ACTIVE

3985.17

ECFQ - Commercial

VALUATION HISTORY							PARCEL VALUE SUMMARY				Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost		PROD				
2018 NR	6,866,448	0	10,346,552	0	17,213,000	6,024,550	Building Value	8,550,033						
2017 SBE	6,866,448	0	7,503,502	0	14,369,950	5,029,483	Extra Feature Value	1,796,519						
2016 FV	6,866,448	0	10,676,127	0	17,542,575	6,139,901	Land Value	6,866,448						
2015 FV	6,866,448	0	10,666,654	0	17,533,102	6,136,586	Taxable Value	17,213,000						
2014 FV	6,866,448	0	10,590,119	0	17,456,567	6,109,798	Exemption	0						
2013 FV	6,866,448	0	10,911,835	0	17,778,283	6,222,399	FLAGS							
2012 FV	6,866,448	0	11,065,914	0	17,932,362	6,276,327	Type	Value						
2011 FV	6,866,448	0	11,528,478	0	18,394,926	6,438,224	Cap Code	NFM						
2010 FV	7,209,800	0	11,405,080	0	18,614,880	6,515,208	Eligible for Form?	NO						
2009 FV	7,295,635	0	11,511,209	0	18,806,844	6,582,395	Low Cap Percentage	0						
2008 FV	8,583,100	0	11,680,873	0	20,263,973	7,092,390	Parcel Map	3708						
2007 FV	7,724,800	0	11,088,097	0	18,812,897	6,584,514								

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj					
Occupancy	600	Miscellaneous			CNM	CNPM - CANOPY METAL		4,160	243,360		Sub Area-RCN	243,360			
Story/Frame	0	NONE									% Incomplete	0			
Quality	40	Good									% Depreciation	25.50			
Year Built	2001	2001	%Comp	100							\$ Dep & Inc	62,057			
BUILDING CHARACTERISTICS											Obso/Other Adj.	0			
Category	Code	Type	%								Sub Area DRC	181,303			
											Additive DRC	1,796,519			
											Total DRC	1,977,822			
											Override				
											Cost Code	89502			
											PROPERTY CHARACTERISTICS				
											Water	Municipal			
											Sewer	Municipal			
											Street	Paved			
											BUILDING NOTES				
											Gross Living/Building Area 0				
											Perimeter 0				

#	Bld	Date	User ID	Activity Notes
1	0-0	01/17/2018	lzimmer	UPDATE APPRAISER & SENIOR APPR ON APPEAL

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
1	CNM	CANOPY METAL	30	1-1	0	0	1170	43.65	2001		100	51,072	74.5	38,049		
2	CRBC	CONCRETE CURB 6", NO GUTTER	30	1-1	0	0	9200	12.98	2001		100	119,416	74.5	88,965		
3	DKLV	DOCK LEVELER	30	1-1	0	0	7	7,691.00	2001		100	53,837	74.5	40,109		
4	FNI1	WROUGHT IRON FENCE-LOW	30	1-1	0	0	2420	7.67	2001		100	18,561	74.5	13,828		
5	FWAS	FLATWORK ASPHALT	30	1-1	0	0	424000	1.84	2001		100	778,125	74.5	579,703		5,000 SF BELONGS TO GAS STATION
6	FWCO	FLATWORK CONCRETE	30	1-1	0	0	33000	4.19	2001		100	138,287	74.5	103,023		4,000 SF BELONGS TO GAS STATION
7	PKLT	PARKING LOT LIGHTING	30	1-1	0	0	424000	0.63	2001		100	267,120	74.5	199,004		
8	TKR2	TRUCK RAMPS CONCRETE	30	1-1	0	0	4500	63.45	2001		100	285,525	74.5	212,716		
9	TKW4	TRUCK WELL CONCRETE WITH RETAINING WALL	30	1-1	0	0	4320	18.22	2001		100	78,710	74.5	58,639		
10	WLCB	WALL CONCRETE BLOCK	30	1-1	0	0	3500	14.97	2001		100	52,395	74.5	39,034		
11	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	20	1,562.00	2001		100	31,240	74.5	23,274		
12	CNM	CANOPY METAL	30	1-1	0	0	4000	43.65	2002		100	174,606	76.0	132,700		
13	DSP7	ELECTRONIC 1 HOSE 3 PRODUCT	30	1-1	0	0	4	9,963.84	2002		100	39,855	76.0	30,290		BELONGS TO GAS STATION
14	DSP8	ELECTRONIC 2 HOSE 4 PRODUCT	30	1-1	0	0	2	13,418.87	2002		100	26,838	76.0	20,397		BELONGS TO GAS STATION
15	DSPA	PURCHASE ACCEPTOR	30	1-1	0	0	12	3,812.41	2002		100	45,749	76.0	34,769		BELONGS TO GAS STATION
16	DSPD	DBL-SIDED (TWO)	30	1-1	0	0	6	5,537.25	2002		100	33,224	76.0	25,250		BELONGS TO GAS STATION
17	DSPT	TICKET PRINTER	30	1-1	0	0	12	693.36	2002		100	8,320	76.0	6,323		BELONGS TO GAS STATION
18	MN	MANUAL COST	30	1-1	0	0	208	105.36	2002		100	21,915	76.0	16,655		KIOSK BELONGS TO GAS STATION

LAND VALUE	DOR Code	400	Neighborhood	3985.17	ECFQ - Commercial	Land Size	19.7040	Unit Type	AC
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#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	400	General Commercial: retail,	MUSV	858,306.00	SF	1	8.00					6,866,448	



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/27/2017	BLD17-07902	REMODEL;	15,000	Compl	100	11/14/17 KJ Compl	
09/07/2017	BLD18-01169	REMODEL;	50,000	Compl	100	11/15/17 KJ Compl	
08/29/2017	SGN18-01236	SIGN;	5,000	Assgn	0	09/06/17 TAO Assgn	Assigned To PP
06/12/2017	BLD17-08428	WATER	7,500	Compl	100	11/15/17 KJ Compl	
06/01/2017	BLD17-08324	STRUCTURE	3800	Compl	100	11/15/17 KJ Compl	
08/19/2016	BLD17-01225	STRUCTURE	2000	Compl	0	06/07/17 TLB Assgn	Reassigned Due To
08/16/2016	BLD17-01103	STRUCTURE	1000	Compl	0	06/07/17 TLB Assgn	Reassigned Due To

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
SOUTHTOWNE CROSSING	2491981	10/18/2000	140	3NTT			INC LETTER PER ERNIE/BOE

#	Bld	Date	User ID	Activity Notes
2	1-1	07/31/2017	srsco	LAND OK
3	0-0	02/28/2017	srsco	CBOE BOARD YEAR 2017, PROTEST YEAR 2017/18 - UPHELD
4	0-0	02/23/2017	lzimm	UPDATE CBE DECISION
5	0-0	02/07/2017	lzimm	rescheduled CBE hearing
6	0-0	01/31/2017	mjach	CBE HEARING NOTICE
7	0-0	01/25/2017	sjack	Entering Date Scheduled
8	0-0	10/18/2016	rlope	REXT BY MJC - 10/12/2016
9	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
10	0-0	01/01/2015	mchur	AERL - PICTOMETRY REVIEW





**BUILDING PERMITS**

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09/27/2017	BLD17-07902	REMODEL;	15,000	Compl	100	11/14/17 KJ Compl	
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10	0-0	01/01/2015	mchur	AERL - PICTOMETRY REVIEW

Situs & Keyline Description:  
 155 DAMONTE RANCH PKWY RENO  
 PM 3708  
 LT 1

Owner & Mailing Address:  
 SOUTHTOWNE CROSSING LLC  
 PO BOX 8050  
 BENTONVILLE, AR 72712

**WASHOE COUNTY APPRAISAL RECORD**  
**2018**

APN: 160-791-03

Card 3 of 3  
 Bld. 1-2



SOUTHTOWNE CROSSING

Tax District: 1000

printed: 02/06/2018

ACTIVE

3985.17

ECFQ - Commercial

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2010 FV	7,209,800	0	11,405,080	0	18,614,880	6,515,208	Eligible for Form?	NO		NC / C	New Land	New Sketch
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2008 FV	8,583,100	0	11,680,873	0	20,263,973	7,092,390	Parcel Map	3708		By:		Date:
2007 FV	7,724,800	0	11,088,097	0	18,812,897	6,584,514						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj			
COMM	720	Commercial/Industr	Units	1	GBA	GBA - GROSS BUILDING AREA		205,285			0		
Occupancy	C	Mega Warehouse	No of Stories	1		Base Cost		205,285	6,189,343		11,233,195		
Story/Frame	0	MSNRY BRNG ~	Quality Class	2.5		Exterior Walls		205,285	3,459,052		0		
Quality	0	Commercial	Avg Wall Height/Floor	20		Heating & Cooling		205,285	1,584,800		25.50		
Year Built	WAY	%Comp	Year of Addn/Remodel								\$ Dep & Inc		
2001	2001	100									2,864,465		
BUILDING CHARACTERISTICS											Obso/Other Adj.		
Category	Code	Type	%								0		
Ext. Wall	812	CONCRETE BLK	100								Sub Area DRC		
Heating Type	611	PACKAGE UNIT	100								8,368,730		
Base Rate Adjustment				Adj.							Additive DRC		
Construction Modifiers				Adj.							0		
Gross Living/Building Area							205,285						
Perimeter							2,296						
#	Bld	Date	User ID	Activity Notes									

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE	DOR Code	400	Neighborhood	3985.17	ECFQ - Commercial	Land Size	19.7040	Unit Type	AC
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#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes



**BUILDING PERMITS**

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/27/2017	BLD17-07902	REMODEL;	15,000	Compl	100	11/14/17 KJ Compl	
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#	Bld	Date	User ID	Activity Notes

## Box Store Rent Survey

#	Location APN	Description	Sq Feet/ Year Built	Lease Date/ Term	Base Rent/SF	NNN / CAM Fee	Comments
	125-165 Disc Drive, Ste. DM-1 510-083-09	Sprouts	30,000 2006	9/2016 5 Year	\$1.17	NNN \$0.24	Landlord responsible for Tis; 2% escalations
	125-165 Disc Drive, Ste. DM-2 510-083-09	Marshall's	40,149 2006	9/2016 5 Year	\$0.63	NNN \$0.24	Landlord responsible for Tis; 2% escalations
	2863 Northtowne Lane 026-182-38	Former Wal-Mart Teleperformance tenant (Call Center)	42,780 1994	11/2015 6 Year	\$0.79	NNN None	Tenant paid for TIs; rent escalations exist; options exist to extend lease agreement to 12 years; tenant responsible for parking lot maintenance
	2863 Northtowne Lane, Unit C 026-182-38	Former Wal-Mart Planet Fitness tenant	18,526 1994	11/2015 NA	\$0.75	NNN NA	Tenant paid for TIs; Improvements will include gym and spa
	4819 Kietzke Lane 024-055-33	Natural Grocers	31,850 1996	2/2014 10 Year	\$0.67	NNN NA	Landlord contributed ~\$17/SF in Tis; 2% rent escalations

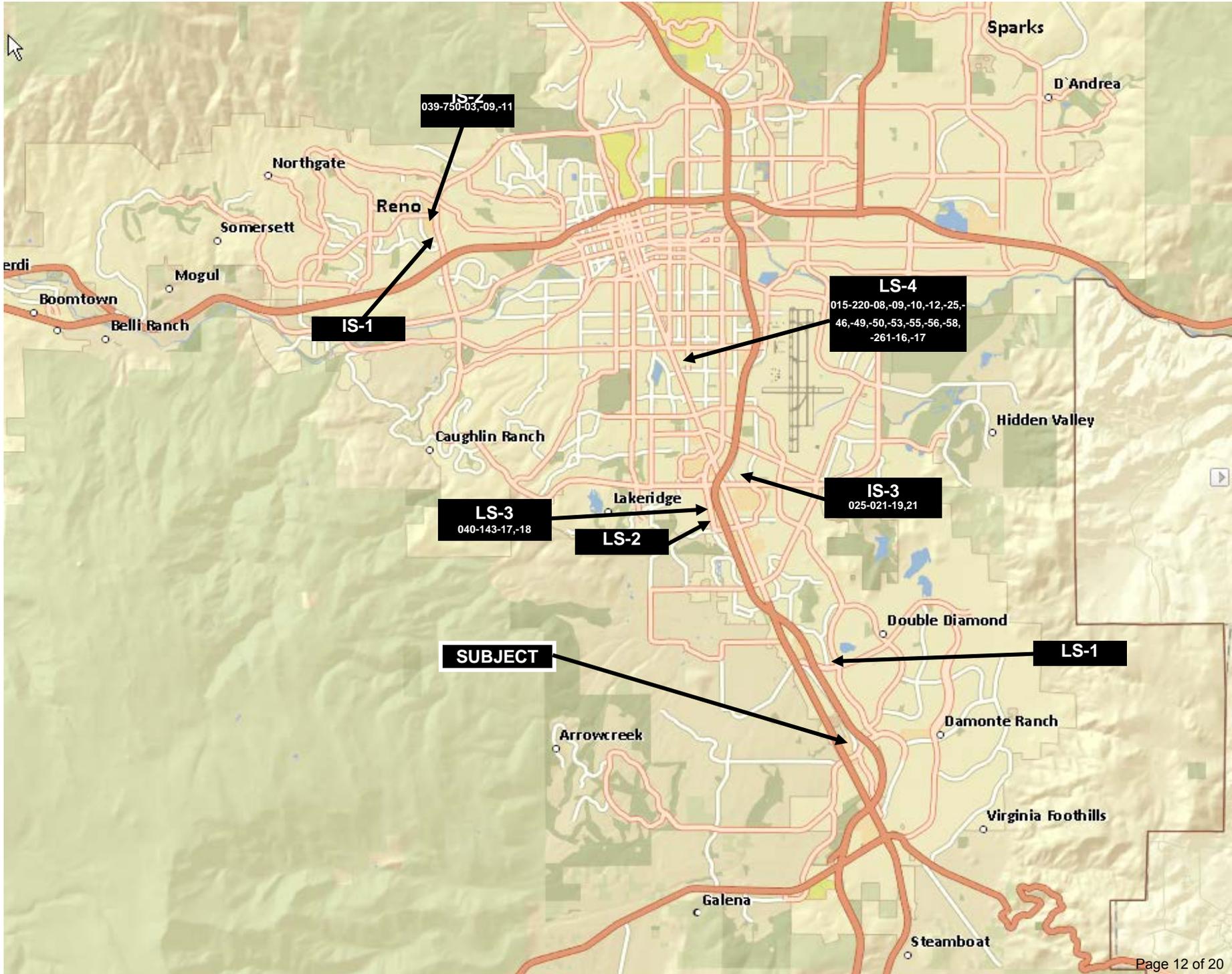
**Median: \$0.75**  
**Average: \$0.80**

### RETAIL CAPITALIZATION RATE CHART

APN NBC	Location	Use %	Total Finish Area	Year Built	Land (SF) %Coverage Zoning	Sale Price Sale Date	NOI OAR	Notes
039-750-13 BCAQ	5150 Mae Anne Ave. Kohl's	100% Discount Store	94,213	1990	395,742 23% AC	\$9,350,000 9/12/2017	\$636,250 6.80%	Kohl's has nine years remaining on a 20-year lease. They have six 5-year options, with rent escalations every five years. This was part of a 1031 tax deferred exchange. Market financing on this transaction.
039-750-03, 09, 11 BCAQ	5110 Mae Anne Ave. Ridgeview Plaza	60% Box 40% Line	173,877	1989	736,224 24% AC	\$33,000,000 1/14/2016	\$2,258,144 6.84%	Center Co-Anchored with Safeway and Kohl's. Other box retail tenants include Ross Dress For Less, and PetSmart. Center was 98.5% occupied at time of sale. No deferred maintenance reported.
025-021-19, 21 ADAQ	5017 S. McCarran Blvd. Smithridge Plaza	56% Box 44% Line	137,691	1983	556,262 25% MUCC	\$22,300,000 8/31/2015	\$1,393,750 6.25%	Box stores in center include: Steinmart, Big Lots, and Trader Joes. Occupancy was 82% at time of sale. Reported as arms-length transaction with buyer liking the upside potential for increasing rents. Buyer anticipated upgrades to facades, columns, mechanical systems, asphalt, and striping.
025-012- 21,22 NAAQ	4000 Kietzke Lane Crossroads Center	100% Neigh Shp. Center	57,355	1976	216,760 26% MUCC	\$8,500,000 8/18/2015	\$558,450 6.57%	Non-Anchored neighborhood shopping center that was 93.3% occupied at time of sale. Transaction was part of 1031 exchange for buyer.
<b>Big Box Sales with Credit Tenants in Las Vegas</b>								
138-34-717- 015	861 S. Rainbow Blvd. Home Depot	100% Discount Store	105,275	1993	436,907 24% C-1	\$23,100,000 01/05/17	\$1,386,000 6.00%	Located just north of the West Charleston Blvd. and South Rainbow Blvd. intersection in West Las Vegas. Long term, net leased property to credit tenant.
178-03-610- 011	1030 W. Sunset Rd. Home Depot	100% Discount Store	102,370	1992	383,763 27% CC	\$23,162,717 06/10/16	\$1,400,000 6.04% (pro forma)	Located just west of U.S Highway 95 in Henderson. Tenant signed 10 year extension prior to sale which resulted in pro forma cap rate of 6.04%

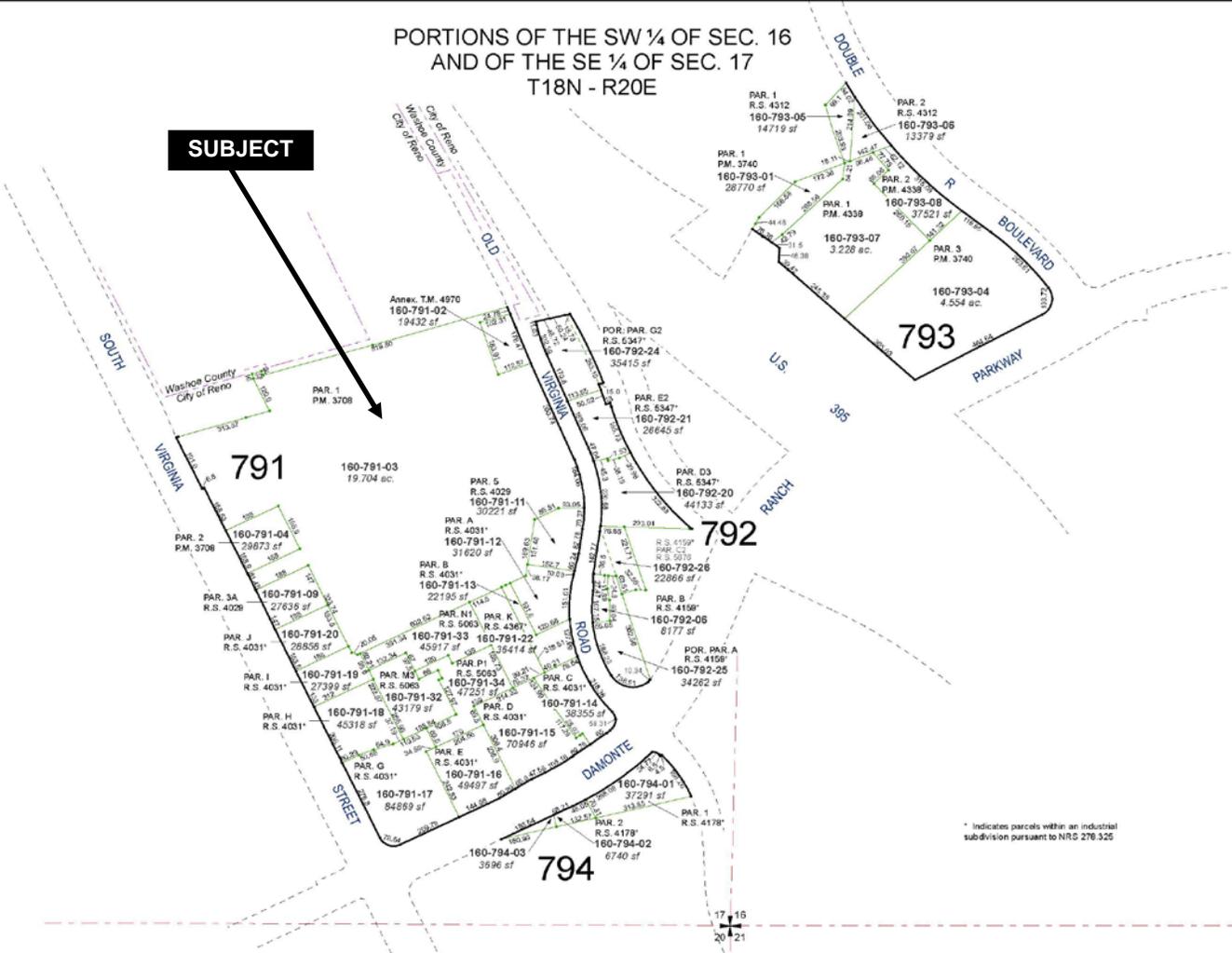
**Median (Washoe): 6.69%**  
**Average (Washoe): 6.62%**

**NEIGHBORHOOD MAP**



PORTIONS OF THE SW ¼ OF SEC. 16  
AND OF THE SE ¼ OF SEC. 17  
T18N - R20E

**SUBJECT**



Assessor's Map Number  
**160-79**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 326-2231



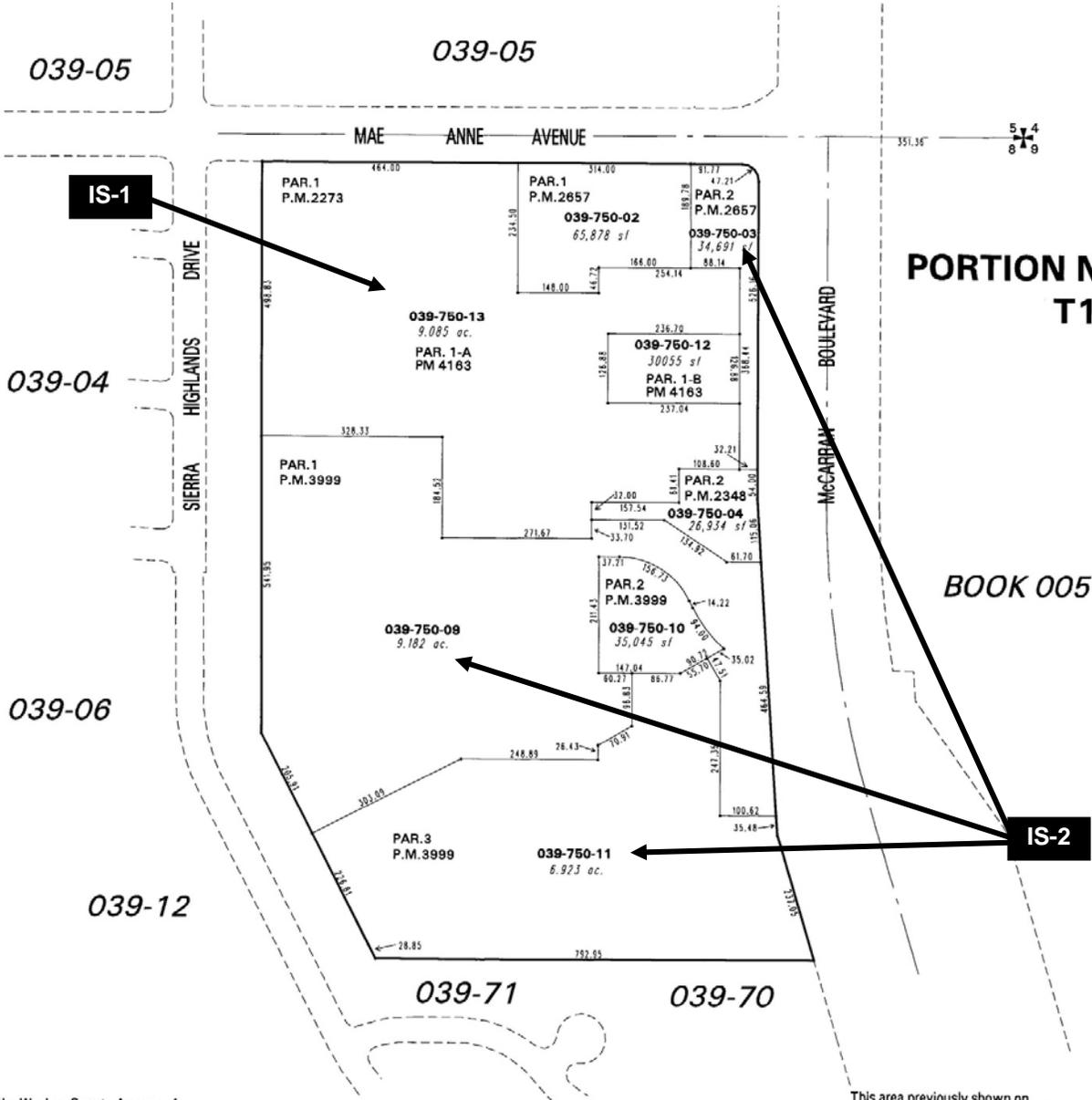
1 inch = 300 feet



created by: NLH 7/06/2011  
last updated: CFB 04/07/14, KSB 11/24/15  
area previously shown on maps(s):  
160-03

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and administrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

\* Indicates parcels within an industrial subdivision pursuant to NRS 276.325



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

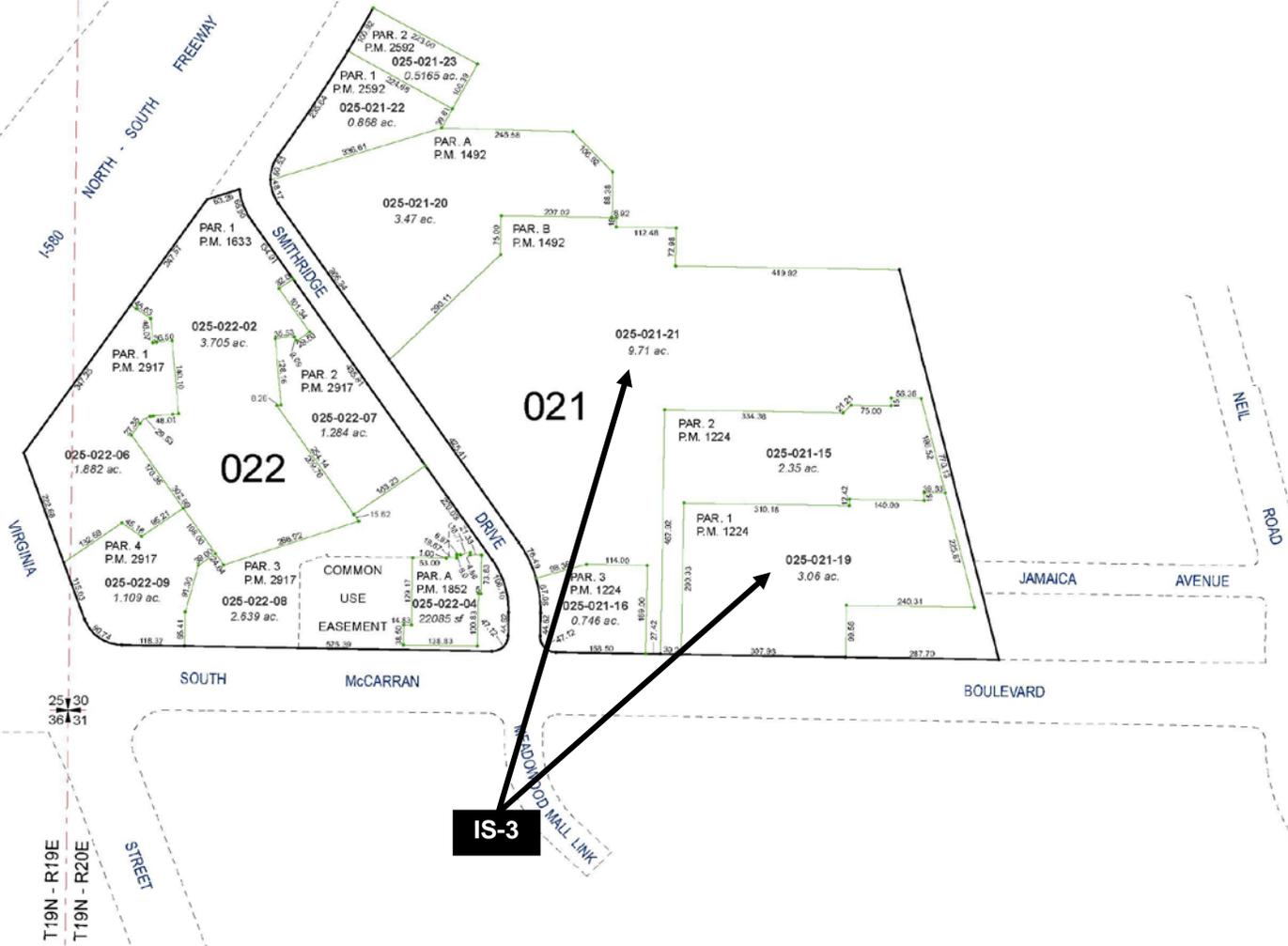
This area previously shown on \_\_\_\_\_

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by CFB 4/30/2003  
Revised PK 4/24/04

AIC:INFO 0.1.2 WINDOWS 3000 S.O

PORTIONS OF SE 1/4 OF SECTION 25, T19N - R19E  
& SW 1/4 OF SECTION 30, T19N - R20E



Assessor's Map Number

**025-02**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

1001 East North Street  
Building D  
Reno, Nevada 89512  
(775) 326-2231



1 inch = 200 feet



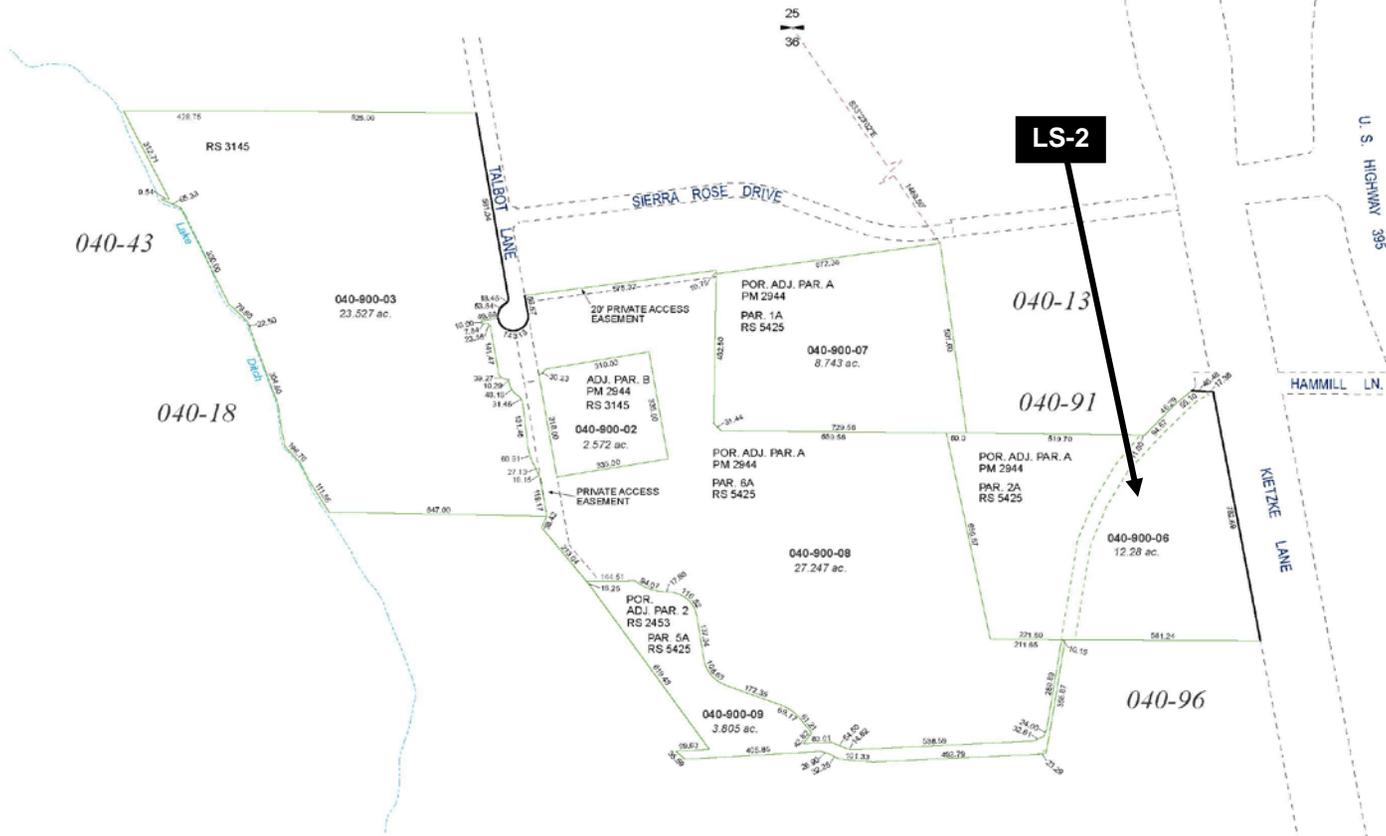
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last up-dated: \_\_\_\_\_

areas previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.



POR. OF SECTION 36, T19N - R19E

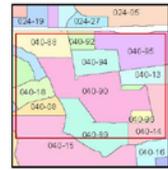


Assessor's Map Number  
**040-90**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor  
1001 East North Street  
Building D  
Reno, Nevada 89512  
(759) 328-2251



0 75 150 225 300  
1 inch = 300 feet



created by: **KSB 6/7/12**  
last updated:  
area previously shown on maps):  
**040-08**

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and locative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data disseminated herein.

PORTION OF SECTION 36  
T19N - R19E

PORTION OF W 1/2 SECTION 31  
T19N - R20E

Assessor's Map Number  
**040-14**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East North Street  
Building D  
Reno, Nevada 89512  
(775) 323-2231



Feet  
0 50 100 150 200  
1 inch = 200 feet



created by: CFB 02/16/2010  
last updated: KSB 8/07/12  
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

HAMMILL LANE

CRUMMER LANE

SOUTH

025-28

KIETZKE

VIRGINIA

STREET

LANE

T19N - R19E SECTION 36  
T19N - R20E SECTION 31

ROAD

NEIL

143

142

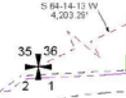
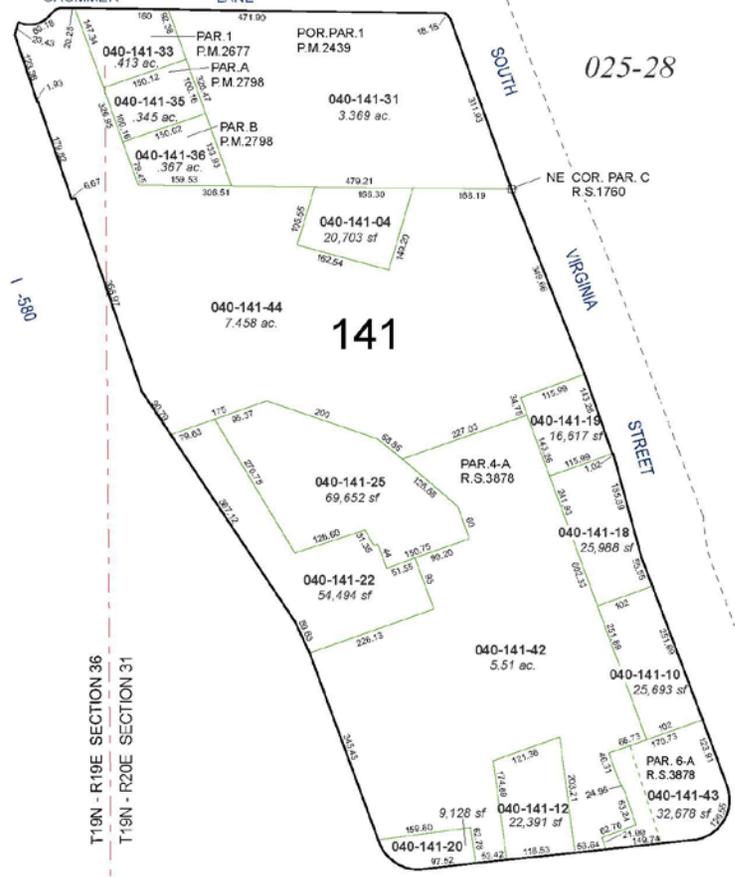
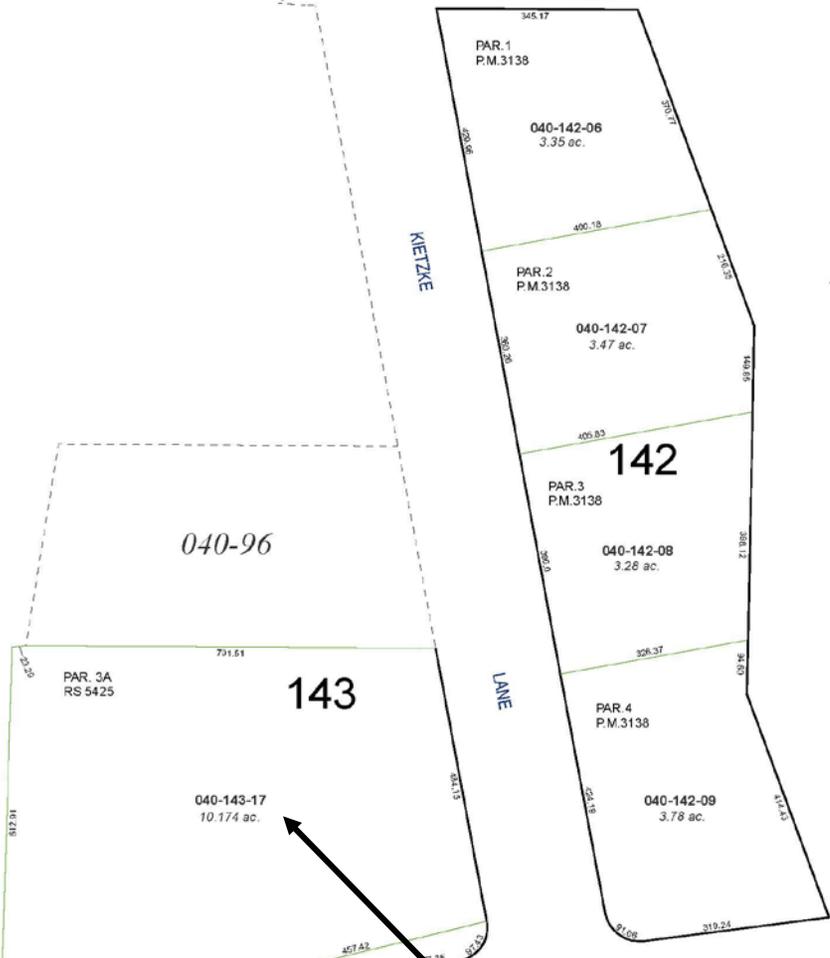
141

040-89

040-96

LS-3

DEL MONTE LANE



Assessor's Map Number

**015-22**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building G  
Reno, Nevada 89512  
(775) 320-2231



1 inch = 200 feet

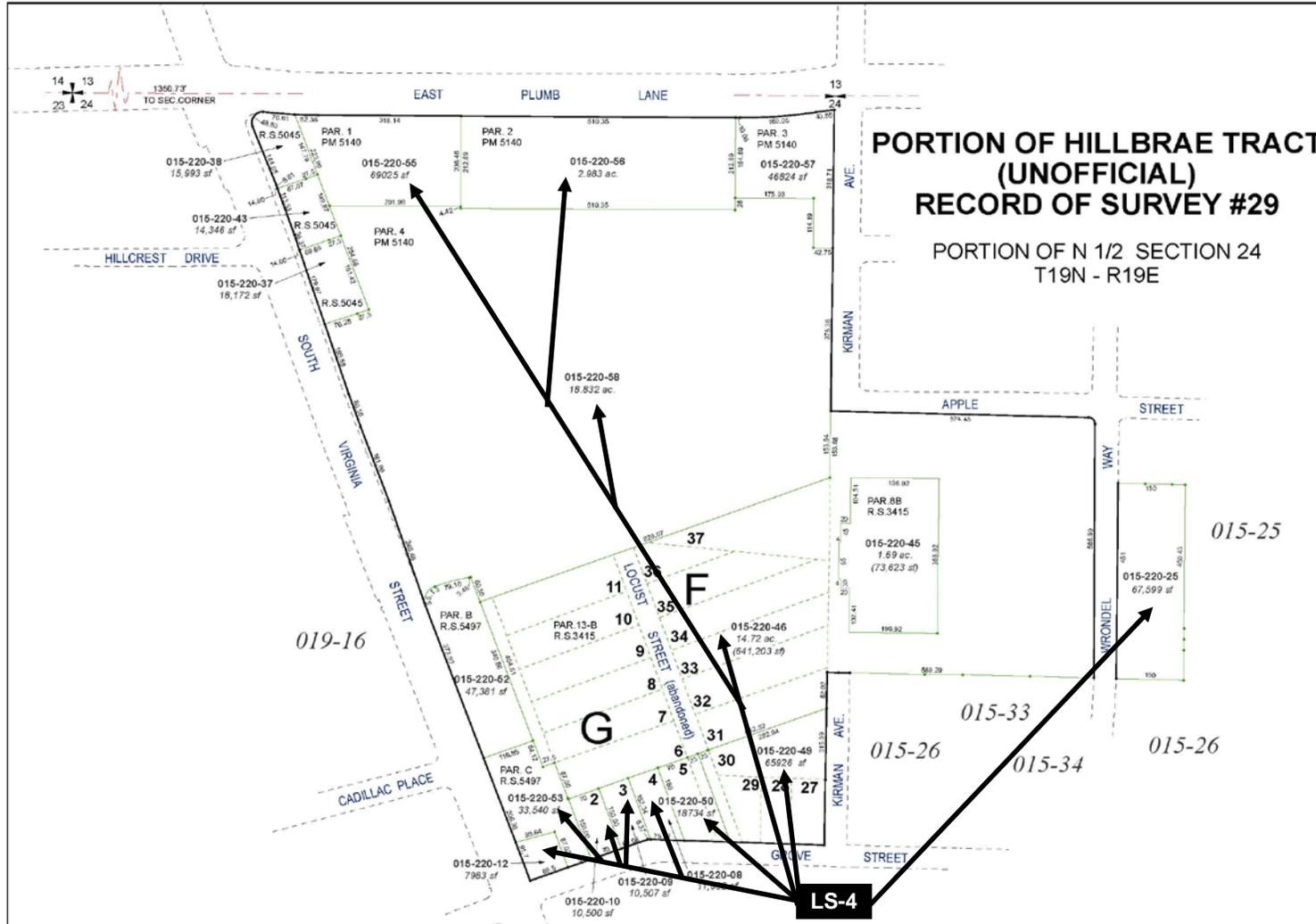


created by: CFB 06/3/2009

last updated: CFB 6/25/13 KSB 12/24/14

area previously shown on map(s)

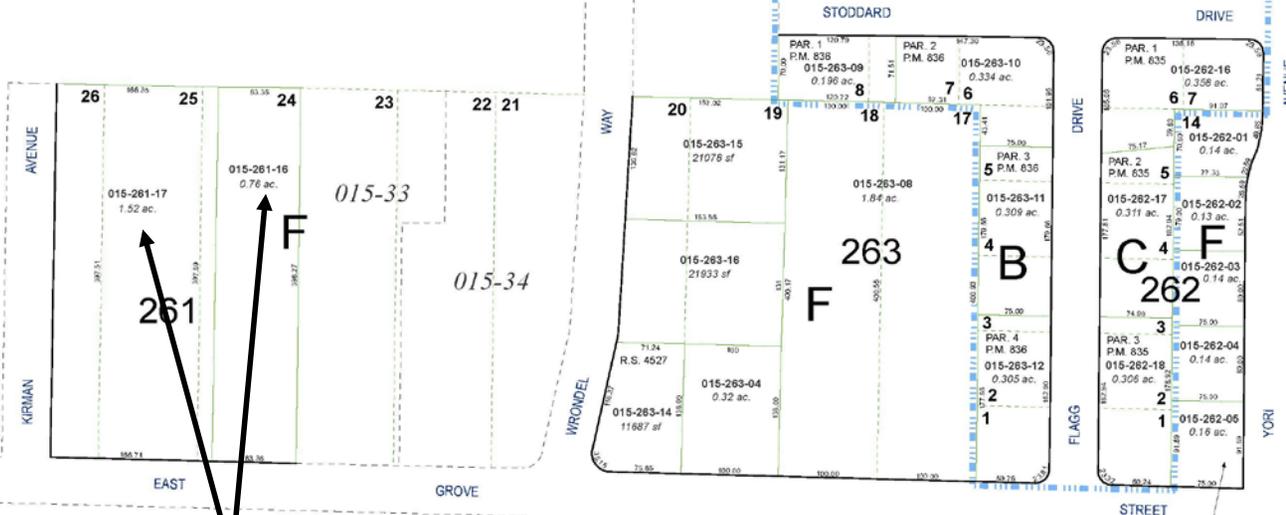
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



**RECORD OF SURVEY #29  
HILLBRAE TRACT (UNOFFICIAL)**

**(#814)  
GOLDEN TERRACE  
SUBDIVISION**

PORTION OF THE NE 1/4 OF SECTION 24  
T19N - R19E



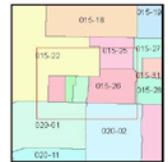
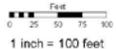
**LS-4**

PORTION OF  
HILLBRAE TRACT

Assessor's Map Number  
**015-26**

STATE OF NEVADA  
**WASHOE COUNTY  
ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building C  
Reno, Nevada 89512  
(775) 838-2231



Created by: **TW/T 3/5/2014**  
Last updated: \_\_\_\_\_  
Area previously shown on map(s): \_\_\_\_\_

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