

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # **18-0059**
Hearing Date **2/14/2018**
Tax Year **2018**

APN: 086-380-32

Owner of Record: WAL-MART REAL ESTATE BUS TRUST

Property Address: 250 VISTA KNOLL PKWY

Property Type: DISCOUNT STORE 100%

Gross Building Area: 160,891

Year Built: 2011

Parcel Size: 16.91 Acre

Description / Location: The subject consists of a Walmart Discount Store located on the northeast corner of the Sky Vista Parkway and Vista Knoll Parkway intersection in the North Valleys Submarket.

2016/17 Taxable Value:

Land:	\$5,891,056
Improvements:	\$11,759,179
Total:	<u>\$17,650,235</u>
Taxable Value / SF	\$109.70

Sales Comparison Approach:

Indicated Value	\$20,900,000
Indicated Value / SF	\$130

Income Approach:

Indicated Value	\$21,200,000
Indicated Value / SF	\$132

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 \$20,900,000 or \$130/SF and the income approach yields a value of \$21,200,000 or \$132/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
19 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	TAXABLE VALUE	ASSESSED VALUE	TAXABLE
LAND:	\$5,891,056	\$2,061,870	\$/SF GBA
IMPROVEMENTS:	\$11,759,179	\$4,115,713	\$109.70
TOTAL:	\$17,650,235	\$6,177,582	

HEARING:	18-0059
DATE:	2/14/2018
TIME:	
TAX YEAR:	2018/2019

OWNER: WAL-MART REAL ESTATE BUS TRUST

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	086-380-32	250 VISTA KNOLL PKWY DISCOUNT STORE	100%	160,891 160,891	Masonry Concrete Block	C20	160,891	2011 20	736,382 22% AC				

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	015-220-08,09,10,12,25,46,49,50,53,55,56,58,015-261-16-17	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, beauty salon, and Subway) are superior. As a result, IS-1 is considered a low indicator of value. Based on the comparable sales, a market value of \$130/SF is supported.

Land Sales:

The subject parcel is located on northeast corner of Sky Vista Parkway and Vista Knoll Parkway in the North Valleys Submarket. This Wal-Mart is the most recently built store in the Reno/Sparks market, and it enjoys additional architectural features that improve exterior appearance. The North Valleys is a large residential market that contains such neighborhoods as Panther Valley, Raleigh Heights, Horizon Hills, Golden Valley, Stead, Lemmon Valley, and Cold Springs. This area is experiencing significant growth with several apartment and residential subdivisions being constructed. U.S. Highway 395 serves as the main transportation route from Reno/Sparks to the North Valleys. The subject enjoys good visibility from U.S. Highway 395 and is less than a mile away from the Lemmon Valley On/Off ramp. 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. It should be noted that the subject was purchased as finished site for \$6,468,660 or ~\$8.78/SF in October of 2009.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$5,891,056	\$2,061,870
IMPROVEMENTS:	\$11,759,179	\$4,115,713
TOTAL:	\$17,650,235	\$6,177,582

TAXABLE	HEARING: 18-0059
\$/SF GBA	DATE: 02/14/18
\$109.70	TIME:
	TAX YEAR: 2018/19

APN: 086-380-32

OWNER: WAL-MART REAL ESTATE BUS TRUST

TAXABLE
\$/SF Land
\$8.00

Income Approach

Potential Gross Income	160,891 sq ft. @	\$0.75 /mo =	\$120,668	
	sq ft. @	/mo =	\$0	
	sq ft. @	/mo =	\$0	
			\$120,668	
	x 12 months =		12	
				\$1,448,019
- Vacancy & Collection loss		0%	\$0	
= Effective Gross Income				\$1,448,019
- Operating Expenses		5%	\$72,400.95	
=Net Operating Income				\$1,375,618
Divided by Overall Capitalization Rate		6.50%		
				\$21,163,355
				Rounded
				\$132 /sf GBA

Subject Income Information: The subject is an owner occupied Wal-Mart Supercenter located in the North Valleys Submarket. The petitioner did not provide any data regarding store performance or gross sales.

Potential Gross Income: A survey of Box Store rents in Washoe County was conducted to estimate the PGI for the subject property(See Attached). The rents seen in the survey range from \$0.63/SF to \$1.17/SF on a triple net basis. The median and average rent of the comparables is \$0.75/SF and \$0.79/SF with grocery store use being at the high end of the range and department store use at the low end of the range. The subject's construction provides for multiple uses that include: grocery store; pharmacy; garden & home center; eye glass store; beauty salon; tire/lube shop, and a Subway. While the subject use would warrant a rent at the top end of the range, a downward adjustment for size is necessary. Based on the subject's multi-use construction, age, size, and location, a market rent of \$0.75/SF is supported.

Effective Gross Income: Although most Wal-Mart stores are owner occupied, triple net lease structures are standard when Wal-Mart is the tenant. For high performing, well located stores, a lease term of at least 10 years with multiple options is common. Wal-Mart is a well-capitalized, credit tenant and would be considered a low risk to default on leasing terms. As a result, a vacancy/credit loss deduction is not necessary.

Net Operating Income: The owner of a building leased by Wal-Mart would have minimal expenses. A 5% deduction for operation expenses is made to account for miscellaneous expenses incurred by the owner.

Capitalization Rate Analysis: Box retail and shopping center capitalization rates for Washoe County are provided in the Retail Capitalization Chart (See Attached). Capitalization rates for retail property sales range from 6.25% to 6.84% with a median of 6.69% and average of 6.62%. Similar to the subject, the Kohl's store is a single-tenant building. It is leased on a triple net basis with minimal owner expenses. However, the subject's multi-use construction is superior to the comp's department store use. It is anticipated that rent at the subject would higher than the Kohl's, and the credit risk associated with Wal-Mart would also be lower. Although not used in the Sales Comparison analysis, further evidence of cap rates for big box sales with credit tenants is also provided on the chart. The sales consist of two Home Depot sales in Las Vegas that traded at 6.00% and 6.04% cap rates. Based on the market data, a cap rate of 6.5% for the subject property is supported.

Indicated Value Income Approach: The value indicated by the income approach is \$21,163,355 or \$132/SF.

Comments: As of the lien date, 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 leased fee interest at market rates is equivalent to the fee simple value.

Situs & Keyline Description:
250 VISTA KNOLL PKWY RENO
DTM 4950 PAR 1-A

Owner & Mailing Address:
WAL-MART REAL ESTATE BUS TRUST
PO BOX 8050
BENTONVILLE, AR 72716

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 086-380-32

Card 1 of 2
Bld. 1-1



Tax District: 1000

printed: 02/06/2018

ACTIVE

5011.17

GEDQ - Stead Commercial Area

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									
2018 NR	5,891,056	0	11,759,179	0	17,650,235	6,177,582	Building Value	9,832,826		PROD							
2017 SBE	5,891,056	0	6,980,224	0	12,871,280	4,504,948	Extra Feature Value	1,926,353									
2016 FV	5,891,056	0	12,077,437	0	17,968,493	6,288,973	Land Value	5,891,056									
2015 FV	5,891,056	0	12,048,839	0	17,939,895	6,278,963	Taxable Value	17,650,235			Reopen	Code:					
2014 FV	5,891,056	0	11,915,891	0	17,806,947	6,232,431	Exemption	0			Reappraisal						
2013 FV	5,891,056	0	11,787,647	0	17,678,703	6,187,546	FLAGS										
2012 FV	5,891,056	5,891,056	11,902,349	11,902,349	17,793,405	6,227,692	Type	Value									
							Eligible for Form?	NO			NC / C	New Land	New Sketch				
							Low Cap Percentage	0									
							Sub Plat Map	4950									
							Cap Code	NFM			By:		Date:				
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	319	Discount Store	Units	1	GBA	GBA - GROSS BUILDING AREA		160,891		Sub Area-RCN		10,746,637					
Story/Frame	C	MSNRY BRNG ~	No of Stories	1		Base Cost		160,891	6,421,160	% Incomplete		0					
Quality	0	Commercial	Quality Class	2		Exterior Walls		160,891	2,747,616	% Depreciation		10.50					
Year Built	2011	%Comp	Avg Wall Height/Floor	20		Heating & Cooling		160,891	1,201,376	\$ Dep & Inc		1,128,397					
WAY	2011	100	Alternate Shape Code	2		Sprinklers		160,891	376,485	Obso/Other Adj.		0					
BUILDING CHARACTERISTICS				Sprinkler System Generic - 160891													
Category	Code	Type	%														
Ext. Wall	815	CONC BLK TEX	75														
Ext. Wall	812	CONCRETE BLK	25														
Heating Type	611	PACKAGE UNIT	94														
Heating Type	606	SPACE HEATER	6														
Base Rate Adjustment				Adj.													
Construction Modifiers				Adj.													
Gross Living/Building Area							160,891										
Perimeter							2,014										
#	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	CRBG	CONCRETE CURB 6", 1' GUTTER	30	1-1	0	0	12000	17.36	2011		100	208,320	89.5	186,446			
2	DKLV	DOCK LEVELER	30	1-1	0	0	4	7,691.00	2011		100	30,764	89.5	27,534			
3	FLG3	FLAGPOLE 30'	30	1-1	0	0	1	2,568.00	2011		100	2,568	89.5	2,298			
4	FNC9	CHAIN LINK FENCE 10'	30	1-1	0	0	45	29.21	2011		100	1,314	89.5	1,176			
5	FNI1	WROUGHT IRON FENCE-LOW	30	1-1	0	0	5000	7.67	2011		100	38,350	89.5	34,323			
6	FNI1	WROUGHT IRON FENCE-LOW	30	1-1	0	0	3400	7.67	2011		100	26,078	89.5	23,340			
7	FNPS	FENCE PRIVACY SLATS	30	1-1	0	0	45	10.92	2011		100	491	89.5	440			
8	FWAS	FLATWORK ASPHALT	30	1-1	0	0	415000	1.84	2011		100	761,608	89.5	681,639			
9	FWCO	FLATWORK CONCRETE	30	1-1	0	0	40000	4.19	2011		100	167,620	89.5	150,020			
10	GIN3	GREASE INTERCEPTOR-CONCRETE 1500 GALLON	30	1-1	0	0	1	4,313.00	2011		100	4,313	89.5	3,860			
11	PKLT	PARKING LOT LIGHTING	30	1-1	0	0	415000	0.63	2011		100	261,450	89.5	233,998			
12	PNU2	PNEUMATIC SYSTEM BASIC	30	1-1	0	0	1	20,966.00	2011		100	20,966	89.5	18,765			
13	SG2S	SIGNS - ILLUMINATED PLASTIC - TWO SIDES	30	1-1	0	0	280	188.15	2011		100	52,682	89.5	47,150			
14	SG5S	SIGNS - REAL PROPERTY CONCRETE BLOCK	30	1-1	0	0	220	17.96	2011		100	3,951	89.5	3,536			
15	TKW4	TRUCK WELL CONCRETE WITH RETAINING WALL	30	1-1	0	0	9000	18.22	2011		100	163,980	89.5	146,762			
16	TRS2	TRASH ENCLOSURE CONCRETE BLOCK WALL	30	1-1	0	0	5760	24.94	2011		100	143,654	89.5	128,571			
17	WLCB	WALL CONCRETE BLOCK	30	1-1	0	0	2000	14.97	2011		100	29,940	89.5	26,796			
18	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	150	1,562.00	2011		100	234,300	89.5	209,699			
LAND VALUE		DOR Code	400	Neighborhood		5011.17 GEDQ - Stead Commercial Area		Land Size		16.9050		Unit Type		AC			
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	%	Influence 2 Code	%	Taxable Value				Land Notes	
1	400	General Commercial: retail,	AC	736,382.00	SF		8.00					5,891,056					

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 086-380-32



Tax District: 1000

printed: 02/06/2018

ACTIVE

5011.17

GEDQ - Stead Commercial Area

BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
07/19/2016	BLD17-00402	ELEC	1,202	Compl	0	02/09/17 TAO Compl	NVC
02/20/2015	BLD15-03028	REMODEL	30,000	Compl	100	05/19/15 CSS Compl	
09/16/2014	SGN15-01415	SIGN	15,000	Compl	100	06/10/15 TAO Compl	NVC
08/14/2012	BLD13-00409	REMODEL	32,000	Compl	0	04/19/13 CSS Compl	NVC
02/10/2012	BLD12-02442	TENANT	9000	Compl	0	03/16/12 CSS Compl	NVC
09/23/2011	BLD11-02594	FIRE	350000	Compl	0	03/23/12 CSS Compl	100% COMPLETE 2012
05/17/2011	BLD11-00466	COMM	12130602	Compl	0	03/16/12 CSS Compl	100% COMPLETE 2012
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
WAL-MART REAL ESTATE	3927554	09/29/2010	140	3NTT			
#	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	10/17/2016	sjack	REXT BY PAO - 10/13/2016			
9	0-0	11/04/2015	idiez	TAG FROM 1040 TO 1000 LEMMONVALLEYUWB NOW SPECIAL ASSESSMENT			
10	1-1	09/26/2014	PRCL	2011 REM REMOVED DUE TO NEW CONSTRUCTION.			

This information is for use by the Washoe County Assessor for assessment purposes only.

Owner & Mailing Address:
WAL-MART REAL ESTATE BUS TRUST
PO BOX 8050
BENTONVILLE, AR 72716

WASHOE COUNTY APPRAISAL RECORD

2018

APN: 086-380-32

Card 2 of 2
Bld. 1 - 2



Tax District: 1000

printed: 02/06/2018

ACTIVE

5011.17

GEDQ - Stead Commercial Area

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			
							Building Value		9,832,826					
2018 NR	5,891,056		11,759,179		17,650,235	6,177,582	Extra Feature Value		1,926,353					
2017 SBE	5,891,056		6,980,224		12,871,280	4,504,948	Land Value		5,891,056					
2016 FV	5,891,056		12,077,437		17,968,493	6,288,973	Taxable Value		17,650,235					
2015 FV	5,891,056		12,048,839		17,939,895	6,278,963	Exemption		0					
2014 FV	5,891,056		11,915,891		17,806,947	6,232,431	FLAGS							
2013 FV	5,891,056		11,787,647		17,678,703	6,187,546	Type	Value						
2012 FV	5,891,056	5,891,056	11,902,349	11,902,349	17,793,405	6,227,692	Eligible for Form?	NO						
							Low Cap Percentage	0				NC / C	New Land	New Sketch
							Sub Plat Map	4950				By:	Date:	
							Cap Code	NFM						
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				
Type	MISC	Miscellaneous			CNM	CNPM - CANOPY METAL		2,175	94,939	Sub Area-RCN	239,761			
Occupancy	600	Miscellaneous			PCS	POR1 - PORCH CONCRETE SLAB		21,745	144,822	% Incomplete	0			
Story/Frame	0	NONE						% Depreciation	10.50					
Quality	30	Average						\$ Dep & Inc	25,175					
Year Built	WAY	%Comp			Year of Addn/Remodel			Obso/Other Adj.	0					
2011	2011	100			Sub Area DRC	214,586								
BUILDING CHARACTERISTICS										Additive DRC	0			
Category	Code	Type	%							Total DRC	214,586			
										Override				
										Cost Code	89502			
										PROPERTY CHARACTERISTICS				
										Water Sewer Street	None Municipal Paved			
										BUILDING NOTES				
									</					

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 086-380-32



Tax District: 1000

printed: 02/06/2018

ACTIVE

5011.17

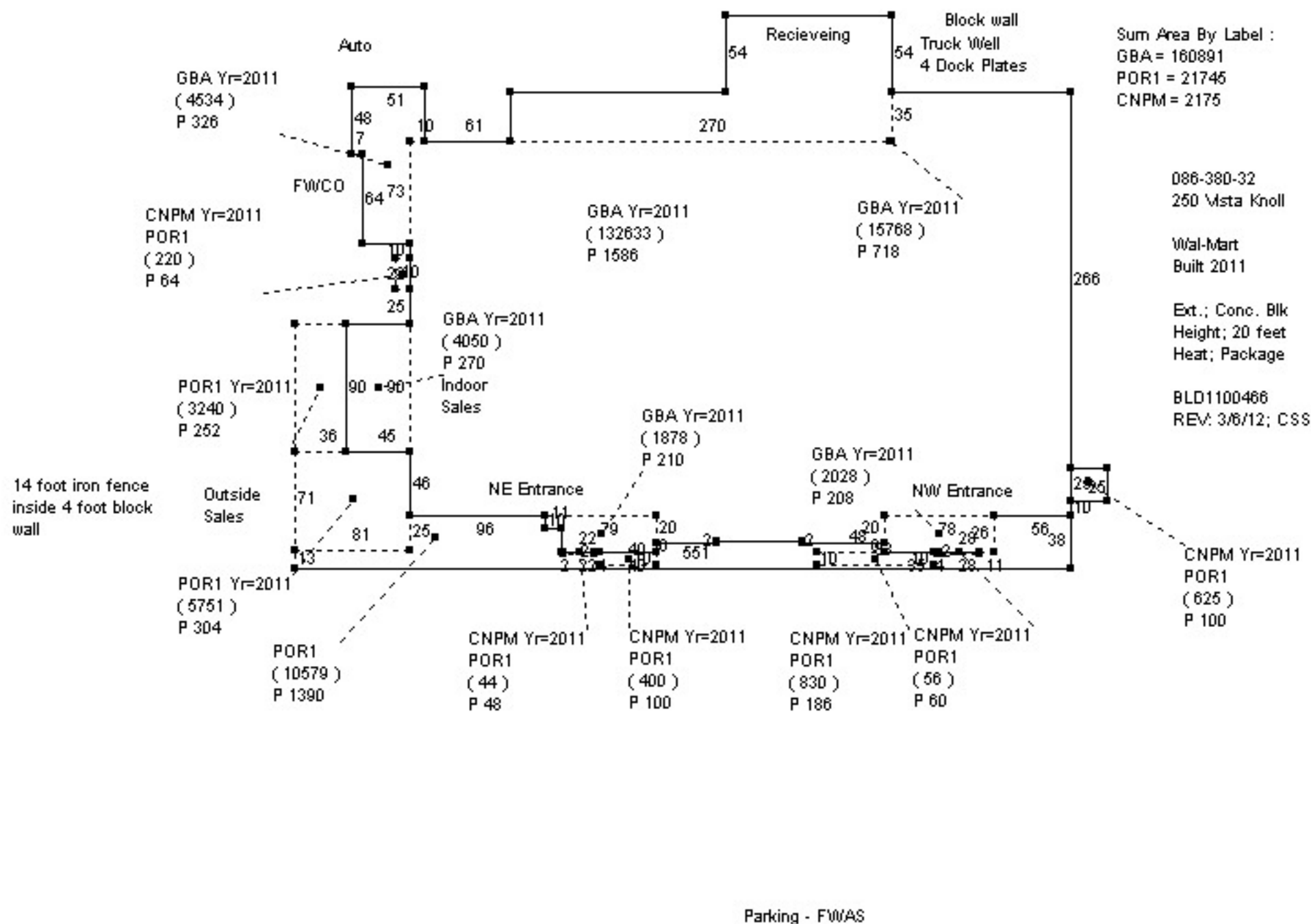
GEDQ - Stead Commercial Area

BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
07/19/2016	BLD17-00402	ELEC	1,202	Compl	0	02/09/17 TAO Compl	NVC
02/20/2015	BLD15-03028	REMODEL	30,000	Compl	100	05/19/15 CSS Compl	
09/16/2014	SGN15-01415	SIGN	15,000	Compl	100	06/10/15 TAO Compl	NVC
08/14/2012	BLD13-00409	REMODEL	32,000	Compl	0	04/19/13 CSS Compl	NVC
02/10/2012	BLD12-02442	TENANT	9000	Compl	0	03/16/12 CSS Compl	NVC
09/23/2011	BLD11-02594	FIRE	350000	Compl	0	03/23/12 CSS Compl	100% COMPLETE 2012
05/17/2011	BLD11-00466	COMM	12130602	Compl	0	03/16/12 CSS Compl	100% COMPLETE 2012
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
WAL-MART REAL ESTATE	3927554	09/29/2010	140	3NTT			
#	Bld	Date	User ID	Activity Notes			

5' iron fence along southern boundary

Trash Enclosure

Concrete



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 Grocerers	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

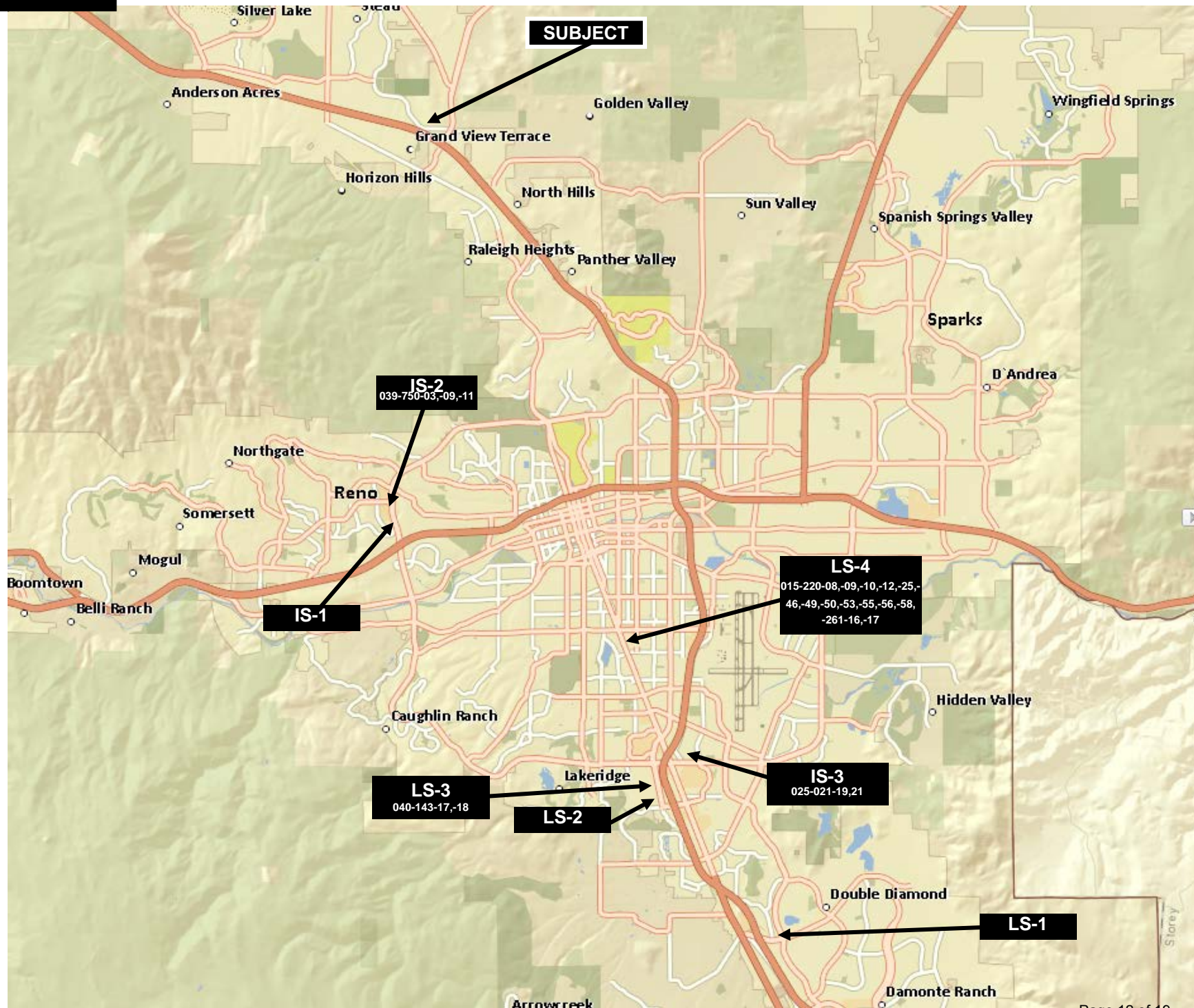
RETAIL CAPITALIZATION RATE CHART

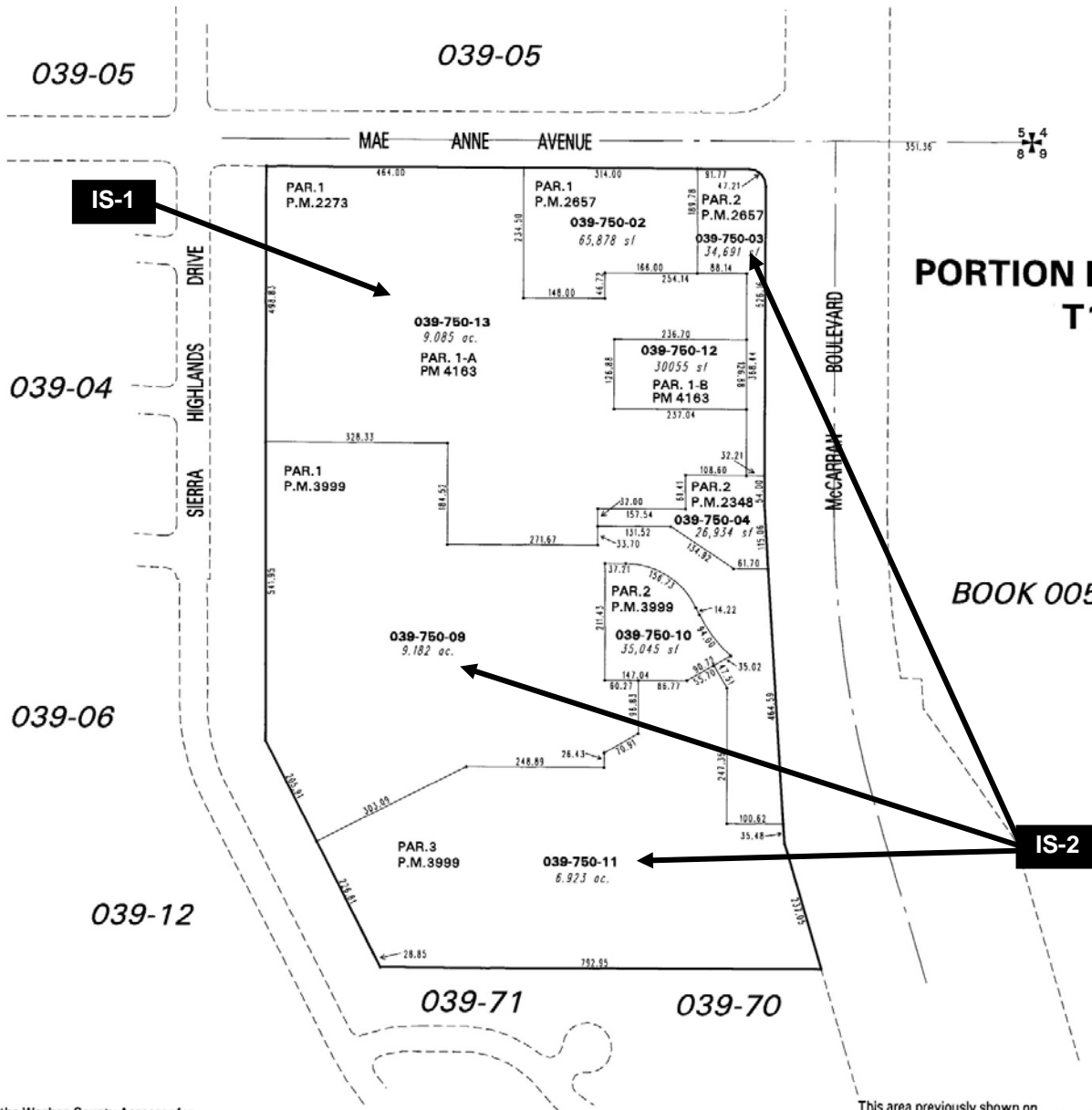
APN NBC	Location	Use %	Total Finish Area	Year Built	Land (SF) %Coverage Zoning	Sale Price Sale Date	NOI OAR	Notes
039-750-13 BCAQ	5150 Mae Anne Ave. Kohl's	100% Discount Store	94,213	1990	395,742 23% AC	\$9,350,000 9/12/2017	\$636,250 6.80%	Kohl's has nine years remaining on a 20-year lease. They have 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.
Big Box Sales with Credit Tenants in Las Vegas								
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





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.

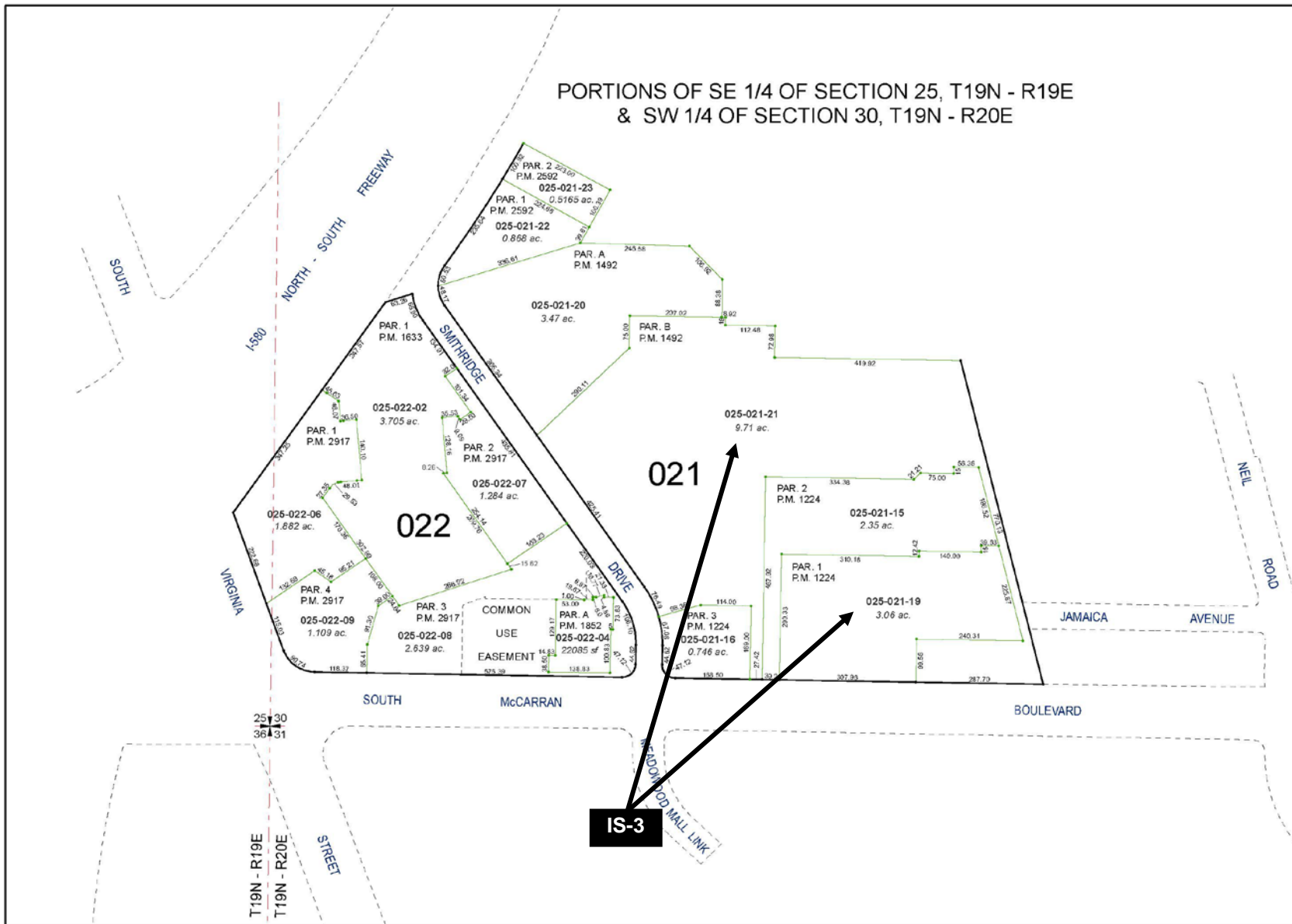
Office of Washoe County Assessor, Nevada - Robert W. McGowan

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

A/C INFO 0.1.2 WINDOWS 3000 5.0



Assessor's Map Number

025-02

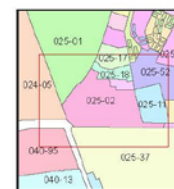
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

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



0 50 100 150 200
 Feet

1 inch = 200 feet



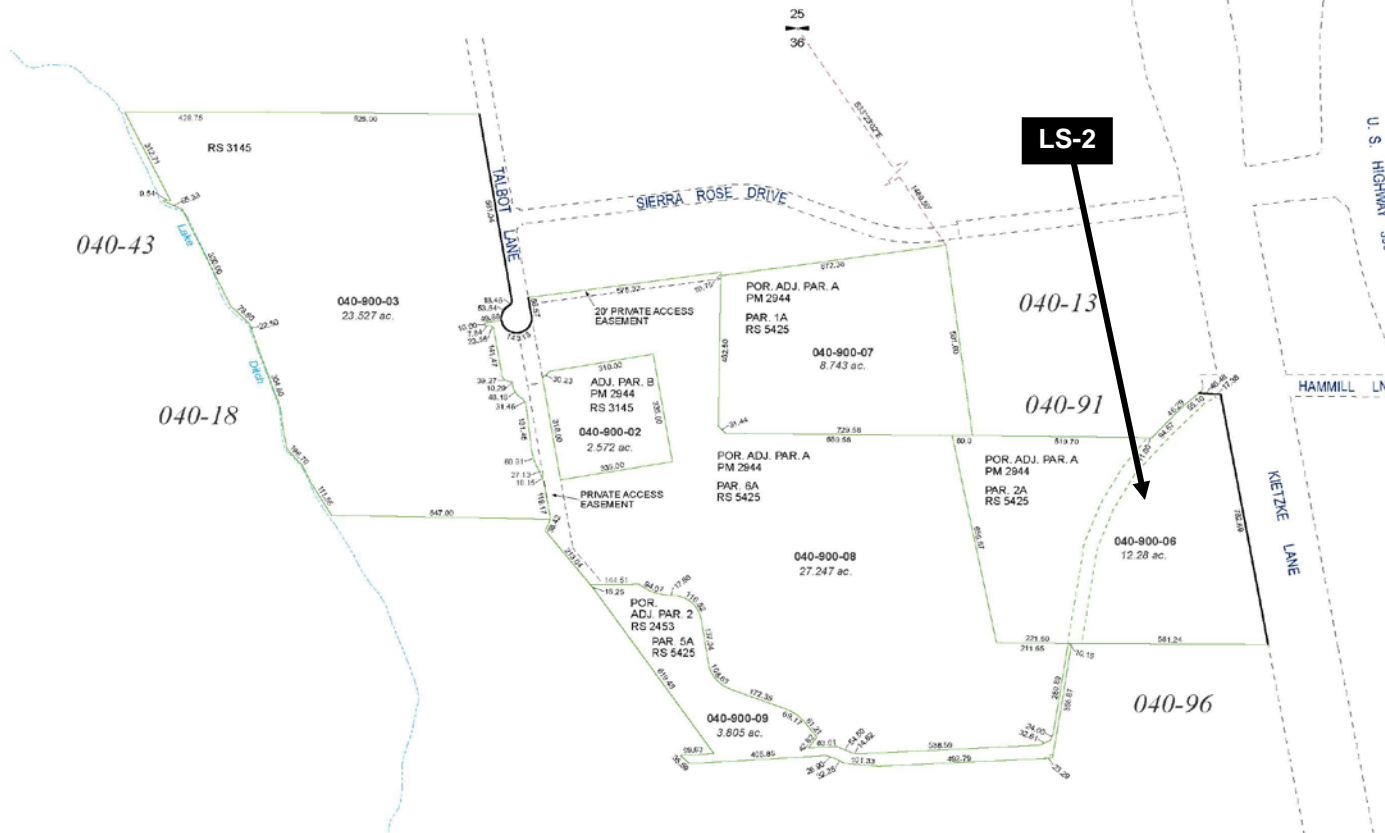
created by: **TWT 7/14/2015**

last up-dated: _____

are 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

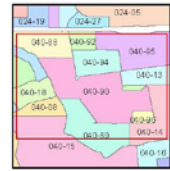


Assessor's Map Number
040-90

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East North Street
Building D
Reno, Nevada 89512
(775) 328-2251



0 75 150 225 300
1 inch = 300 feet



created by: **KSB 6/07/12**
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 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 disseminated herein.

PORTION OF SECTION 36
T19N - R19E

PORTION OF W ½ 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) 325-2231



Feet
0 50 100 150 200
1 inch = 200 feet

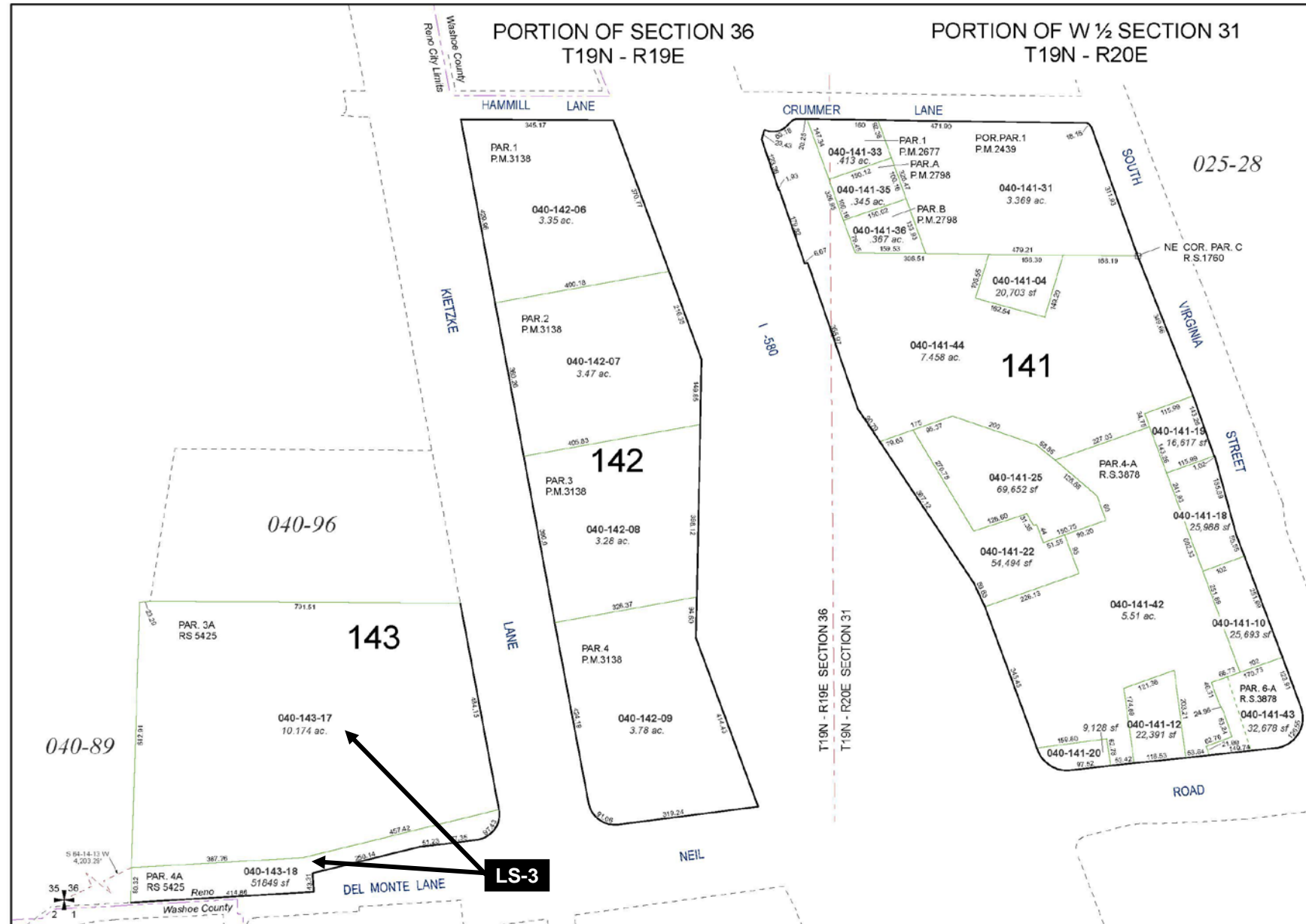


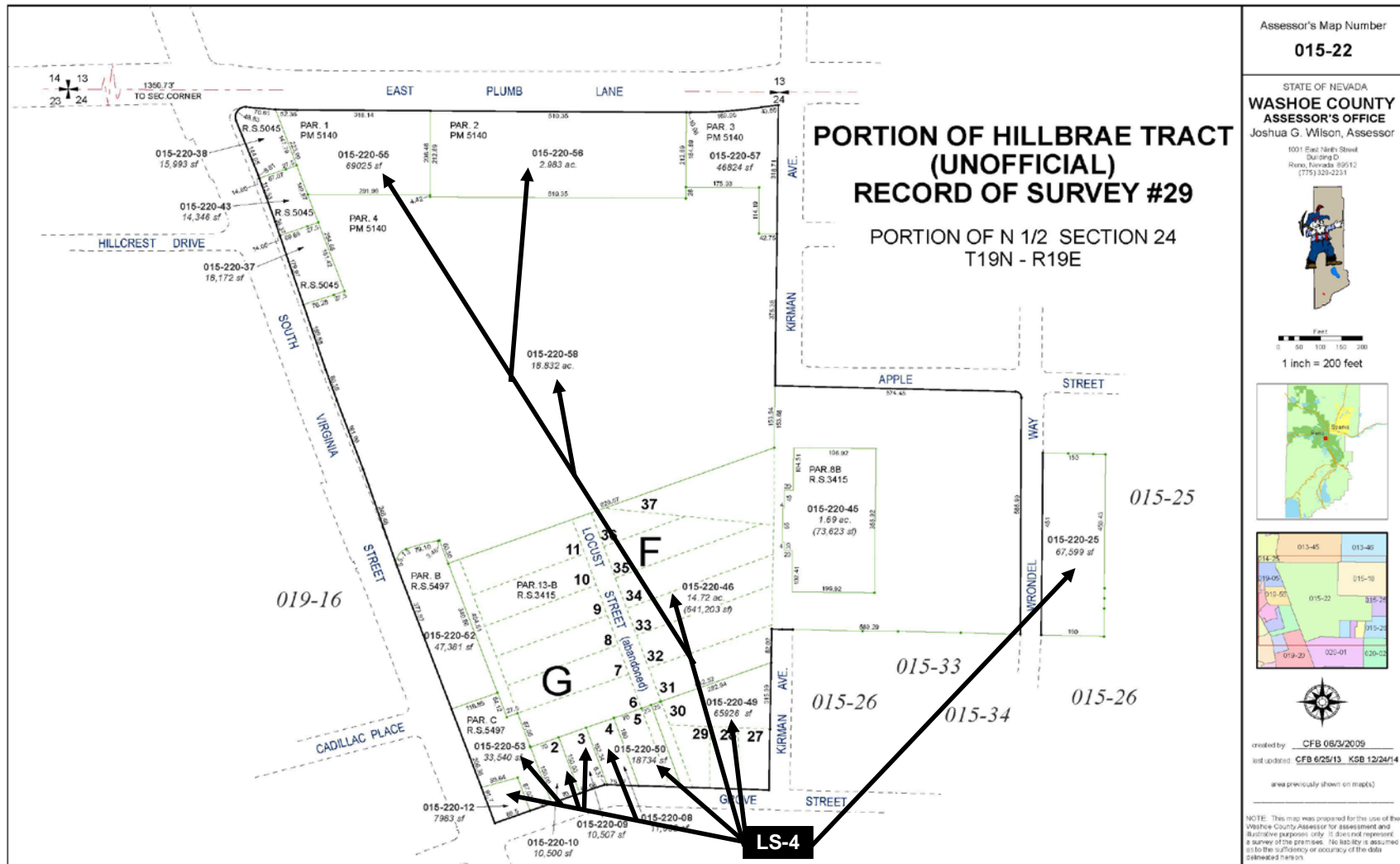
created by: CFB 02/16/2010

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.

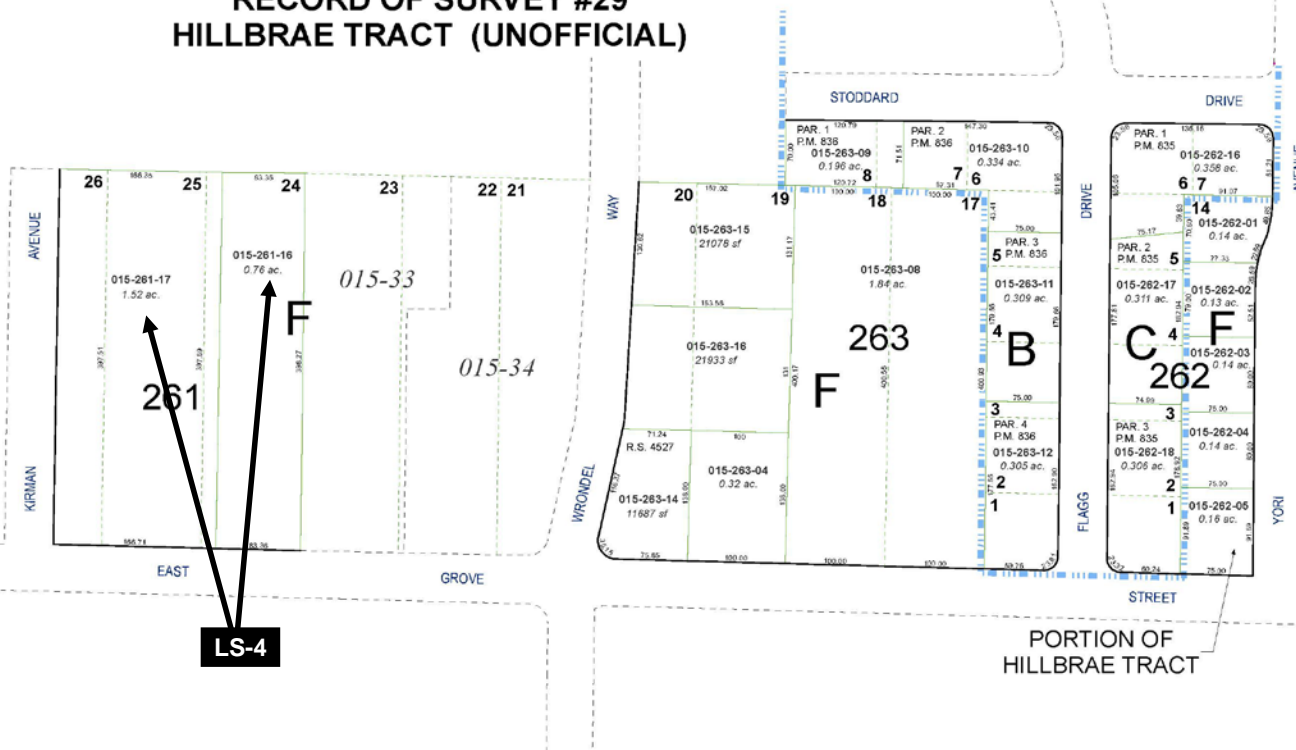




**RECORD OF SURVEY #29
HILLBRAE TRACT (UNOFFICIAL)**

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

**(#814)
GOLDEN TERRACE
SUBDIVISION**



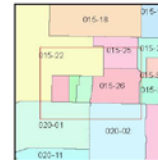
Assessor's Map Number
015-26

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

1001 East North Street
Building C
Reno, Nevada 89512
(775) 828-2231



1 inch = 100 feet



created by: TWY 3/5/2014

last updated:

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 herein.