202201-3
File No. 1222060801

First American Staff Appraisals

Comprehensive Valuation Solutions that Set Industry Standards for Quality, Efficiency, and Service



Client: United Wholesale Mortgage
585 South Boulevard E
Pontiac, MI 48341

Borrower: ZHANG, ZISHUAI

Address: 5925 Arbor Downs Ave
Las Vegas, NV 89139

Value: $ 498,000

Date: 02/01/2022

Appraiser: Brandon Belk
(866) 956-4245
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License: A.0207795-CR

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First American Staff Appraisals

Uniform Residential Appraisal Report (Hybrid)

202201-3

File # 1222060801

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 5925 Arbor Downs Ave | City Las Vegas | State NV | Zip Code 89139

Borrower ZHANG, ZISHUAI | Owner of Public Record Tan Hariyanto and Susan Wong | County Clark

Legal Description JOSH AKA AMERICAN WEST NAPA- UNIT 1 PLAT BOOK 125 PAGE 98 LOT 95

Assessor's Parcel # 176-13-111-095 | Tax Year 2022 | R.E. Taxes $ 2,863

Neighborhood Name Josh Aka American West Napa | Map Reference 29820 | Census Tract 0029.01

Occupant ☐ Owner ☐ Tenant ☒ Vacant | Special Assessments $ 0 | ☒ PUD | HOA $ 35 ☐ per year ☒ per month

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Assignment Type ☒ Purchase Transaction ☐ Refinance Transaction ☐ Other (describe)

Lender/Client United Wholesale Mortgage | Address 585 South Boulevard E, Pontiac, MI 48341

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☒ Yes ☐ No

Report data source(s) used, offering price(s), and date(s). DOM 7;The subject was offered for sale on 01/12/2022 for $528,000, per GLVAR #2360558. The most recent list price is $528,000 and the subject is now under contract with a contract date of 01/19/2022.

CONTRACT

I ☒ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;Purchase contract reviewed pages 1-12. Buyer signed on 01/19/2022. Seller signed on 01/19/2022. Terms appear consistent with that of other arms length purchase contracts. No value was given to non-realty items.

Contract Price $ 535,000 | Date of Contract 01/19/2022 | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) Clark County Record

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No

If Yes, report the total dollar amount and describe the items to be paid. $0;;No financial assistance provided.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☒ Increasing	☐ Stable	☐ Declining	PRICE	AGE		One-Unit	75 %
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☒ Shortage	☐ In Balance	☐ Over Supply	$ (000)	(yrs)		2-4 Unit	5 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	275	Low	1	Multi-Family	5 %
Neighborhood Boundaries	The subject is bound to the North by Robindale Rd, to the East by Decatur							757	High	32	Commercial	5 %
Blvd, to the South by Blue Diamond Rd, and to the West by Rainbow Blvd.								405	Pred.	16	Other	10 %

Neighborhood Description The subject is located in an established subdivision known as Josh Aka American West Napa. The subject community is located in South Las Vegas approximately 15 miles from downtown Las Vegas. Highway I-15 is located within 3 miles and provides access to shopping, entertainment, employment, schools, airport, other freeways, and other civic amenities.

Market Conditions (including support for the above conclusions) See 1004MC

SITE

Dimensions unknown | Area 3920 sf | Shape Rectangular | View N;Res;

Specific Zoning Classification R-2 | Zoning Description Medium Density Residential

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe The current use and the highest and best use reflected in this report is single family residential.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street Asphalt	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley None	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X500 | FEMA Map # 32003C2561F | FEMA Map Date 11/16/2011

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

See Attached Addendum

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	☒ One ☐ One with Accessory Unit	☒ Concrete Slab	☐ Crawl Space	Foundation Walls	Concrete/Good	Floors	Carpet/Tile/Gd
# of Stories	2	☐ Full Basement	☐ Partial Basement	Exterior Walls	Stucco/Good	Walls	Drywall/Gd
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	ConcTile/Good	Trim/Finish	PaintedWood/Gd
☒ Existing	☐ Proposed ☐ Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Good	Bath Floor	Tile/Gd
Design (Style)	Southwest	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	Slide/Good	Bath Wainscot	CulMrble/Gd
Year Built	2017	Evidence of ☐ Infestation		Storm Sash/Insulated	None	Car Storage	☐ None
Effective Age (Yrs)	2	☐ Dampness	☐ Settlement	Screens	None	☒ Driveway	# of Cars 2
Attic	☐ None	Heating ☒ FWA	☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) # 0	Driveway Surface	Pavers
☐ Drop Stair	☐ Stairs	☐ Other	Fuel Gas	☐ Fireplace(s) # 0	☒ Fence MsnCnc	☒ Garage	# of Cars 2
☐ Floor	☒ Scuttle	Cooling ☒ Central Air Conditioning		☒ Patio/Deck Con	☒ Porch Cov	☐ Carport	# of Cars 0
☐ Finished	☐ Heated	☐ Individual	☐ Other	☐ Pool None	☐ Other None	☐ Att.	☐ Det. ☒ Built-in

Appliances ☐ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☐ Washer/Dryer ☐ Other (describe)

Finished area **above** grade contains: 6 Rooms | 4 Bedrooms | 2.1 Bath(s) | 2,277 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Raised panel cabinets, two tone paint, cultured marble vanities, recessed lighting, ceiling fans, tile backsplash, granite countertops, stainless steel appliances.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject is in good condition overall with all utilities on and mechanical systems functioning in good working order. No deferred maintenance observed. Installed retractable backyard awning with LED lights and wind sensor.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

There were no readily observable items that were considered to be a physical deficiency.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Homes in the subject's neighborhood have received average maintenance. The subject is similar to properties in it's immediate neighborhood in style, age, condition, and quality; the subject blends well. The subject property has no observable functional obsolescence.

Uniform Residential Appraisal Report (Hybrid)

202201-3

File # 1222060801

There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 399,999 to $ 739,000 .

There are 249 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 275,000 to $ 757,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	5925 Arbor Downs Ave Las Vegas, NV 89139	5904 Atlantis Dream Ave Las Vegas, NV 89139		5961 Crown Palms Ave Las Vegas, NV 89139		6042 Crown Palms Ave Las Vegas, NV 89139	
Proximity to Subject		0.16 miles N		0.05 miles NW		0.12 miles NW	
Sale Price	$ 535,000		$ 477,500		$ 465,000		$ 570,000
Sale Price/Gross Liv. Area	$ 234.96 sq.ft.	$ 209.71 sq.ft.		$ 204.22 sq.ft.		$ 189.68 sq.ft.	
Data Source(s)		GLVAR #2355506;DOM 13		GLVAR #2348540;DOM 34		GLVAR #2350751;DOM 15	
Verification Source(s)		Doc #20		Doc #20		Doc #20220113002563/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;500	0	ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s01/22;c12/21	+8,595	s01/22;c12/21	+8,370	s01/22;c12/21	+10,260
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3920 sf	3920 sf		3920 sf		3485 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Southwest	DT2;Southwest		DT2;Southwest		DT3;Southwest	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	5	6	0	6	0	7	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 4 / 2.1	7 / 4 / 2.1	0	7 / 4 / 2.1	0	9 / 4 / 2.1	0
Gross Living Area	2,277 sq.ft.	2,277 sq.ft.		2,277 sq.ft.		3,005 sq.ft.	-80,080
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	LowE/Insulation	LowE/Insulation		LowE/Insulation		LowE/Insulation	
Garage/Carport	2gbi2dw	2gbi2dw		2gbi2dw		2gbi2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Prch/Pat/Blcny	0
Fireplaces	None	None		None		None	
Pool Features	None/None	None/None		None/None		None/None	
Net Adjustment (Total)		☒ + ☐ -	$ 8,595	☒ + ☐ -	$ 8,370	☐ + ☒ -	$ -69,820
Adjusted Sale Price of Comparables		Net Adj. 1.8 % Gross Adj. 1.8 %	$ 486,095	Net Adj. 1.8 % Gross Adj. 1.8 %	$ 473,370	Net Adj. 12.2 % Gross Adj. 15.8 %	$ 500,180

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Realist

My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Realist

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer		09/29/2021		09/29/2021
Price of Prior Sale/Transfer		$465,000		$523,300
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	01/28/2022	01/28/2022	01/28/2022	01/28/2022

Analysis of prior sale or transfer history of the subject property and comparable sales Per public records, the Subject has no known 36-month prior transfer history. 5904 Atlantis Dream Ave transferred on 09/29/2021 for $465,000 (Bargain & Sale Deed - Doc #210929002565). 5961 Crown Palms Ave has no known 12-month prior transfer history. 6042 Crown Palms Ave transferred on 09/29/2021 for $523,300 (Bargain & Sale Deed - Doc #210929001788).

Summary of Sales Comparison Approach See Attached Addendum

Indicated Value by Sales Comparison Approach $ 498,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 498,000 **Cost Approach (if developed) $** 500,138 **Income Approach (if developed) $**

See Attached Addendum

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This appraisal is being made "as is". No liability is assumed for the structural or mechanical elements of the property.

Based on the defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 498,000 **, as of** 02/01/2022 **the effective date of this appraisal.**

Uniform Residential Appraisal Report (Hybrid)

202201-3
File # 1222060801

Appraisal Assignment Type: Hybrid	Subject Property Data Collection Date: 2022-01-20
Subject Property Data Collection Method: Physical	Subject Property Data Collection Workforce: RealEstateAgent

ADDITIONAL COMMENTS

Certification of Geographic Competency: The undersigned appraiser certified to Geographic Competency of the completion of this report, not limited to neighborhood boundaries. As required for compliance with USPAP, I have the experience, knowledge and expertise to appropriately complete this assignment. I appraise in this market area on a regular basis (approximately 6+ within the prior 12 months) and would estimate the distance from my base of operation to be within 15 miles. GLVAR MLS and Clark County Assessor records were used in this assignment.

Nevada Fee Disclosure:
Vendor Fee $480
No AMC Fee noted

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The site extraction method (with cost data from DwellingCost) was utilized in arriving at the opinion of site value. Based on extraction, the opinion of site value is $51,500.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data DwellingCost

Quality rating from cost service 4.5 Effective date of cost data 1/31/2022

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Cost data was modified using a multiplier based on the zip code 89139. The quality rating of 4.5 describes a property that is custom or tract built using materials that meet the uniform building code, but may be finished with above average materials. A dwelling that was originally built using average quality material and practices, and later remodeled and/or updated with good quality materials, may fall into this category.

OPINION OF SITE VALUE				=$ 51,000
DWELLING	2,277 Sq.Ft. @ $	189.80		=$ 432,175
	0 Sq.Ft. @ $			=$
Porch/Patio/Lndcping				=$ 5,500
Garage/Carport	367 Sq.Ft. @ $	53.24		=$ 19,539
Total Estimate of Cost-New				=$ 457,214
Less Depreciation	Physical 13,076	Functional	External	=$(13,076)
Depreciated Cost of Improvements				=$ 444,138
"As-is" Value of Site Improvements				=$ 5,000
INDICATED VALUE BY COST APPROACH				**=$** 500,138

Estimated Remaining Economic Life (HUD and VA only) 68 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The income approach is not needed to develop a credible opinion of market value.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☒ No Unit type(s) ☒ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Form 1004HYBRID - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property including, but not limited to, property data based on interior and exterior property data collection, public and/or private data records, and information as described by the appraiser in the appraisal report (2) research, verify, and analyze adequate and reliable data from public and/or private sources for the subject market area including data for each comparable property reported and (3) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has included a floor plan in this appraisal report, which was completed as part of the property data report that shows the approximate dimensions of the improvements. The floor plan is included only to assist the reader in visualizing the property and understanding the appraiser’s determination of its size.

3. The appraiser has relied on data provided by third-parties in this appraisal report. Such data may include, but is not limited to, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser makes no guarantees, express or implied, regarding the accuracy of this data

4. Unless noted otherwise, the appraiser has relied on interior and exterior subject property data obtained through a property data report. Such data includes, but is not limited to, a floor plan, photographs, and property characteristics. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions and makes no guarantees, express or implied, regarding the accuracy of this data. The appraiser assumes that the property characteristics have not changed since the date of the property data report.

5. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

6. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I did not perform a personal visual inspection of the subject property as part of this appraisal assignment. I reported the condition of the improvements in factual, specific terms, relying on subject property information from the property data report. I reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature
Name Brandon Belk
Company Name First American Staff Appraisals, LLC
Company Address 4795 Regent Blvd.
Irving, TX 75063
Telephone Number (866) 956-4245
Email Address ordlas@firstam.com
Date of Signature and Report 02/01/2022
Effective Date of Appraisal 02/01/2022
State Certification # A.0207795-CR
or State License #
or Other (describe) State #
State NV
Expiration Date of Certification or License 11/30/2022

ADDRESS OF PROPERTY APPRAISED
5925 Arbor Downs Ave
Las Vegas, NV 89139
APPRAISED VALUE OF SUBJECT PROPERTY $ 498,000

LENDER/CLIENT
Name No AMC
Company Name United Wholesale Mortgage
Company Address 585 South Boulevard E, Pontiac, MI 48341
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

Uniform Residential Appraisal Report (Hybrid)

202201-3
File # 1222060801

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	5925 Arbor Downs Ave Las Vegas, NV 89139	6021 Arbor Downs Ave Las Vegas, NV 89139		5752 Rolling Dale Ave Las Vegas, NV 89139		6386 Sharp Rock Ct Las Vegas, NV 89139	
Proximity to Subject		0.09 miles W		0.17 miles NE		0.53 miles W	
Sale Price	$ 535,000		$ 477,000		$ 475,000		$ 550,000
Sale Price/Gross Liv. Area	$ 234.96 sq.ft.	$ 209.49 sq.ft.		$ 236.32 sq.ft.		$ 189.66 sq.ft.	
Data Source(s)		GLVAR #2322843;DOM 6		GLVAR #2364506;DOM 3		GLVAR #2365352;DOM 3	
Verification Source(s)		Doc #20211021002679/Realist		Realist		Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		Listing		Listing	
Date of Sale/Time		s10/21;c09/21	+21,465	c01/22		c01/22	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3920 sf	3485 sf	0	3485 sf	0	4356 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Southwest	DT2;Southwest		DT2;Southwest		DT2;Southwest	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	5	7	0	5		8	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 4 / 2.1	7 / 5 / 2.1	0	7 / 3 / 2.0	+3,000	8 / 4 / 3.1	-6,000
Gross Living Area	2,277 sq.ft.	2,277 sq.ft.		2,010 sq.ft.	+29,370	2,900 sq.ft.	-68,530
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	LowE/Insulation	LowE/Insulation		LowE/Insulation		LowE/Insulation	
Garage/Carport	2gbi2dw	2gbi2dw		2gbi2dw		2gbi2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		CvPrch/CvPat	0	Porch/Patio	
Fireplaces	None	None		None		None	
Pool Features	None/None	None/None		None/None		None/None	
Net Adjustment (Total)		☒ + ☐ -	$ 21,465	☒ + ☐ -	$ 32,370	☐ + ☒ -	$ -74,530
Adjusted Sale Price of Comparables		Net Adj. 4.5 % Gross Adj. 4.5 %	$ 498,465	Net Adj. 6.8 % Gross Adj. 6.8 %	$ 507,370	Net Adj. 13.6 % Gross Adj. 13.6 %	$ 475,470

SALE HISTORY

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realist	Realist	Realist	Realist
Effective Date of Data Source(s)	01/28/2022	01/28/2022	01/28/2022	01/28/2022

Analysis of prior sale or transfer history of the subject property and comparable sales 6021 Arbor Downs Ave has no known 12-month prior transfer history. 5752 Rolling Dale Ave has no known 12-month prior transfer history. 6386 Sharp Rock Ct has no known 12-month prior transfer history.

ANALYSIS / COMMENTS

Analysis/Comments

Market Conditions Addendum to the Appraisal Report

202201-3
File No. 1222060801

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 5925 Arbor Downs Ave City Las Vegas State NV ZIP Code 89139

Borrower ZHANG, ZISHUAI

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	121	71	57	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	20.17	23.67	19.00	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	25	15	14	☒ Declining	☐ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.2	0.6	0.7	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	$385,000	$410,000	$431,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	8	8	14	☐ Declining	☐ Stable	☒ Increasing
Median Comparable List Price	$415,000	$469,900	$482,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	11	7	5	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	100%	101%	100%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). A quarterly analysis was performed on 249 competing sales over the past 12 months. For those sales, a total of 19.3% were reported to have seller concessions.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
A quarterly analysis was performed on 249 competing sales over the past 12 months. For those sales, a total of 0.4% were reported to be distressed.

Cite data sources for above information. Information reported in the LVR system (using an effective date of 02/01/2022) was utilized to arrive at the results noted on this addendum. Any percent change results noted in these comments are based on simple regression.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
An analysis was performed on 249 competing sales over the past 12 months. The sales within this group had a median sale price per sqft of $194.43 with a low of $144.09 and a high of $341.69. The average sale price per sqft was $195.45. The median sales price was $405,000 with a low of $275,000 and a high of $757,000. From the same data, an analysis was also performed on the quantity of sales. This analysis shows a change of -0.1% per month. An analysis regarding quantity was also performed on all competing actives (listings that were considered to be active on at least one day in the past 12 months). There are currently 14 active listings as of the effective date of this appraisal. This analysis shows a change of -1.4% per month. A quarterly analysis was also performed on 250 sales from the broader defined neighborhood over the past 36 months. The sales within this group had an average sale price of $416,830.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name Brandon Belk	Supervisory Appraiser Name
Company Name First American Staff Appraisals, LLC	Company Name
Company Address 4795 Regent Blvd., Irving, TX 75063	Company Address
State License/Certification # A.0207795-CR State NV	State License/Certification # State
Email Address ordlas@firstam.com	Email Address

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

USPAP ADDENDUM

202201-3
File No. 1222060801

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender	United Wholesale Mortgage						

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: _____

Estimated to be the same as the median comparable sales days on market (prior 90 days) on the 100MC.

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:

Signature: _____
Name: Brandon Belk
Date Signed: 02/01/2022
State Certification #: A.0207795-CR
or State License #: _____
State: NV
Expiration Date of Certification or License: 11/30/2022
Effective Date of Appraisal: 02/01/2022

SUPERVISORY APPRAISER: (only if required)

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Supplemental Addendum

File No. 1222060801

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						

REPORT TYPE

This real property appraisal report has been prepared under the Uniform Standards of Appraisal Practice option entitled "Appraisal Report".

SCOPE OF WORK

Subject Property Identification:
The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

Sources of Information:
The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third-party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

INTENDED USERS and INTENDED USE

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

SUBJECT SECTION

Legal Description
-The legal description as shown on pg. 1 of the report is the complete description as found in Clark County Records.

Occupancy/Utilities
-At the time of inspection the subject property was not occupied and all utilities were on and functioning.

Subject Address
-Please note that the subject address utilized in this report (as seen on P1), may differ from that provided on the client's engagement letter (please see engagement letter). Both addresses are acceptable per the USPS; however, public records were used when reporting the address for the subject property as this address best reflects the physical location of the subject. The formatting of the subject address complies with UAD specifications.

PUD HOA/Pending litigation
-I am not aware of any pending litigation involving the Subject property's HOA.

Predominant Price
-The subject's estimated market value is noted to vary by a difference of 15% or more from that of the neighborhood predominant price. The subject is not felt to be an over improvement for the market and is just a newer actual age property then the median actual age property in the market.

EXPOSURE TIME
- A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report.

HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

SITE COMMENTS

Site / Accessibility
-The Subject property is accessible year round in all types of weather conditions.

Site Dimensions
-The subject's actual dimensions are not available in the normal course of business. A plat map has been included as a supplement in this report.

Other Land Use
-The Other Land Use on page 1 is Parks. This does not have a negative impact on the subject's marketability and value.

Supplemental Addendum

File No. 1222060801

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						

ADDITIONAL FEATURES/IMPROVEMENTS

Gross Living Area (GLA)
-The subject's Living Area/Square Footage per local county Assessor is 2,277 square feet. The GLA reported herein was obtained from on-site measurements.

SUMMARY OF SALES COMPARISON APPROACH

Comparable Search Parameters
-In my research for comparables, I used the following parameters: two and three story properties between 1,500 sq/ft and 3,100 sq/ft within the neighborhood boundaries.

Industry Guidelines
-FNMA suggests comparables be within six months and one mile, but NO longer need to have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines were met.

Bedroom Adjustments
-It is noted that Comparable(s) 4 and 5 differ from the subject property in bedroom count. If no bedroom adjustment is made, market impact is captured within the GLA adjustment and/or the market does not support adjustments based on bedroom.

Adjustments
-Bathroom adjustments are made at $3,000 per half bathroom difference.

-Adjustments for GLA were made at $110 per sq/ft and were rounded to the nearest $100. Adjustments were not made for differences of less than 50 sq/ft.

-No concession adjustments were made based on a lack of market reaction to the concession. Concession adjustments reflect the difference between what the comparables actually sold for with the sales concessions and what they would have sold for without the concessions, so that the dollar amount of the adjustments (if any) approximates the reaction of the market to the concessions.

-The adjustments utilized are reasonable and within an acceptable market range based on market analysis. Based on MLS data there is an acceptable range variance for properties differing in a variety of attributes. Adjustments are extracted from and are supported by the actions of the market. Positive and negative adjustments were applied to comparables in areas of dissimilarity to produce an indicated value of the subject property based on paired sales analysis. All adjustments are rounded to the nearest $100.

-No adjustments are warranted for actual age, site differences less then 500 sqft, design, covered patio, or balcony differences due to neighborhood market analysis. Not all dissimilarities achieve price differentials in the market, therefore not all dissimilarities require an adjustment.

Time Adjustments
A .9% per month (based on contract date) time adjustment was made towards comparable sales based on a combination of 1004MC data and paired sales analysis between recent sales and listings in the market area.

Sales Price to list Price Adjustments / Actives & Pendings
-Active/Pending Listings 5 and 6 have NOT been adjusted as market research indicates that sellers are receiving 100% of list price.

Comparable Selection/PUD
-The subject property is located within a PUD. Comparable(s) _____ (IS/ARE) located within the same PUD as the subject. Comparable(s) _____ (IS/ARE) located in a competing development which (DOES/DOES NOT) share similar amenities. There (ARE/ARE NO) measurable market differences between the subject's PUD and those developments of the comparables utilized in this report.

Comparable Selection / Design (Style)
-It was necessary to utilize comparable 3, which differ in design from the subject due to being a three story design. Adjustments were not made for design based on paired sales analysis.

FINAL RECONCILIATION

While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparable(s) 1-4 were given the most weight in the value conclusion due to being the most recent and similar sales within the market area. Heavy reliance is given to comparable 4 as it is a model match sale that backs to the same street as the subject and has similar overall (not exact) upgrades/finishes. The opinion of value is weighted towards the upper end of the adjusted values range due to increasing market values as well as current inventory on the market. No reliance is given to comparables 5 and 6 as they are not yet closed sales. The opinion of market value is bracketed by the actual sales prices and adjusted sales prices of the comparables.

Value above/below Sales Price.
The estimated value in this appraisal report is below/above the reported present purchase price of the subject property. The value estimate is supported by the market information and the comparable sales found for this appraisal. Regarding the reported price, the complete motivations of the buyer and seller are not known, and what transpired in negotiations is also unknown. The comparable sales (and listings) found for this assignment do not support the purchase price as being the most probable price, or the market value for the subject property.

Analysis of the sales contract does not indicate a particular variable that would explain why the market participants arrived at a sales price higher than the appraised value.

-Comparables 1, 2, and 4 are all model match sales in the subject's subdivision.

Supplemental Addendum

File No. 1222060801

Borrower	ZHANG, ZISHUAI						
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-Attached is a farm list of all sales within the search parameters in the subject's market area that have sold at or above $500,000. They all have either larger GLAs, have pools, or have much larger site sizes.

APPROACH(ES) TO VALUE

Cost Approach Completed Per Client Request / Income Approach Not Completed
The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone, however, per client request, the cost approach has been developed. Because there is limited market evidence to support the total depreciation due to the subject's age, the cost approach, while developed, WAS NOT weighted by the appraiser when determining the final estimate of value. Development of the income approach was not part of the scope of work for this assignment, nor was it necessary to develop a credible opinion of value.

SUPPORT FOR THE OPINION OF SITE VALUE
The appraiser's opinion of the subject site value has been developed through the extraction method. Supporting data is retained in the appraiser's workfile.

COST APPROACH COMMENTS
While completion of the cost approach was deemed not necessary for credible assignment results, the cost approach was attempted as a requirement of the client. Because there is insufficient evidence to credibly support the site value/derivation of total depreciation, the cost approach is not given any consideration in the final analysis. The scope and type of information analyzed in this approach may not be appropriate for other purposes. Use of this data in part or in whole for other purposes is not intended by the appraiser.

Effective Age
The Subject's Effective Age exceeds 20% of the Actual Age; This can be attributed primarily to the subject's overall condition. The subject property has been maintained which has an impact on the effective age. The subject's market climate region and economic life has been considered

EXTRA COMMENTS

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Subject Aerial Photo
An aerial photo of the subject has been provided in this report.

There is non-residential land use near the subject property. This includes proximity to freeways, commercial property, rail road tracks, and airports. This does not impact the subject's marketability or value as demonstrated by comparable(s) 1-6, which have similar influences as the subject property.

AIR Compliance Statement
-No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner...

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to the client.

-Appraiser certifies that the appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq), and any implementing regulations.

-The subject and comparable 4 back to Shelbourne Ave and is across from property zoned for manufacturing.

Subject Photo Page

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



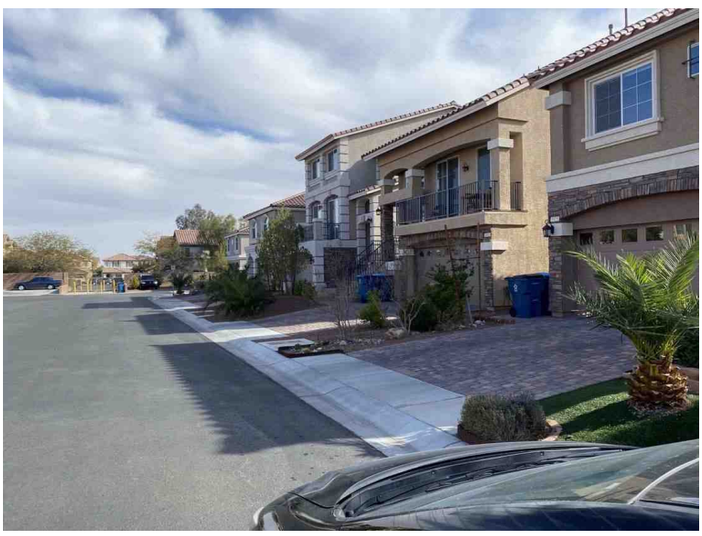
Subject Front

5925 Arbor Downs Ave

Sales Price	535,000
Gross Living Area	2,277
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	3920 sf
Quality	Q4
Age	5



Subject Rear



Subject Street

Interior Photos

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



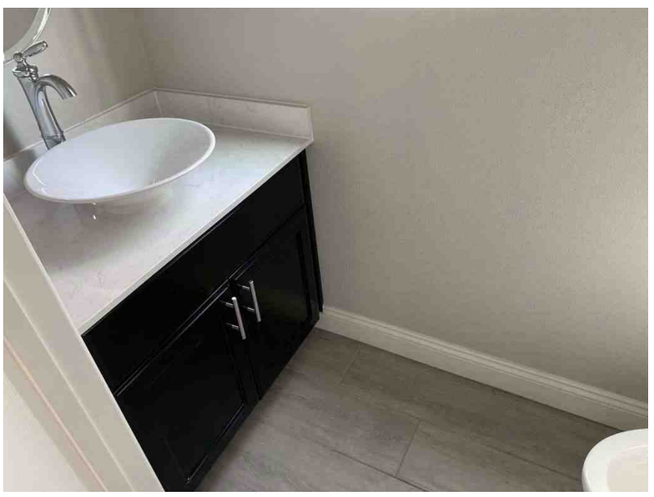
Opposite Street Scene



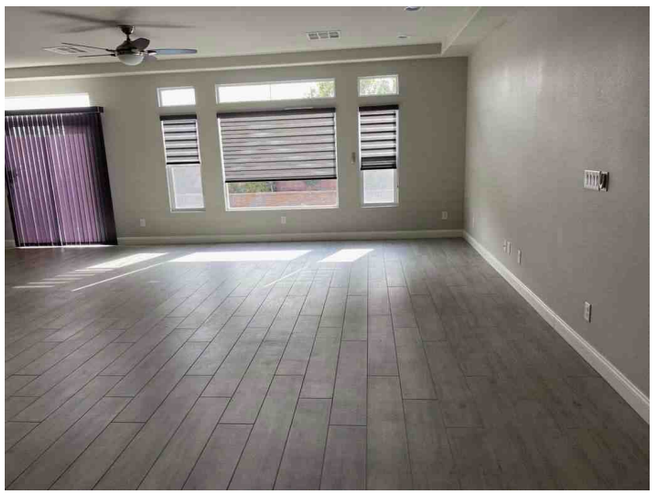
Front Side



Front Side



.5 Bath



Living



Kitchen

Interior Photos

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Nook



Backyard



Water Feature



Garage



Hot Water Heater



Smoke Detector

Interior Photos

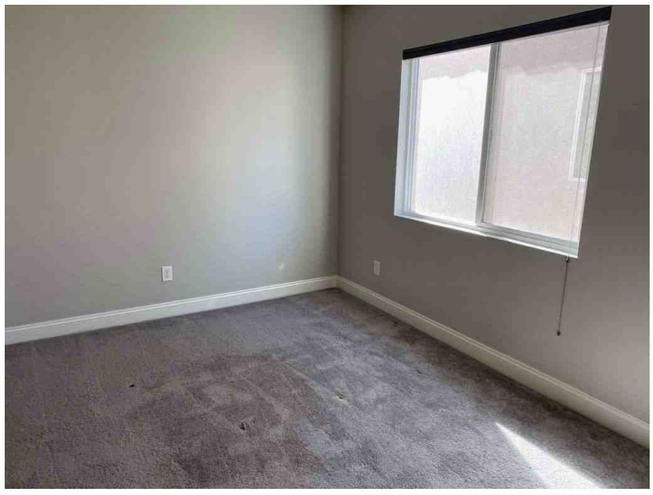
Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Bedroom



Bedroom



Bedroom



Laundry



Bath



Bedroom

Interior Photos

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Bath

Comparable Photo Page

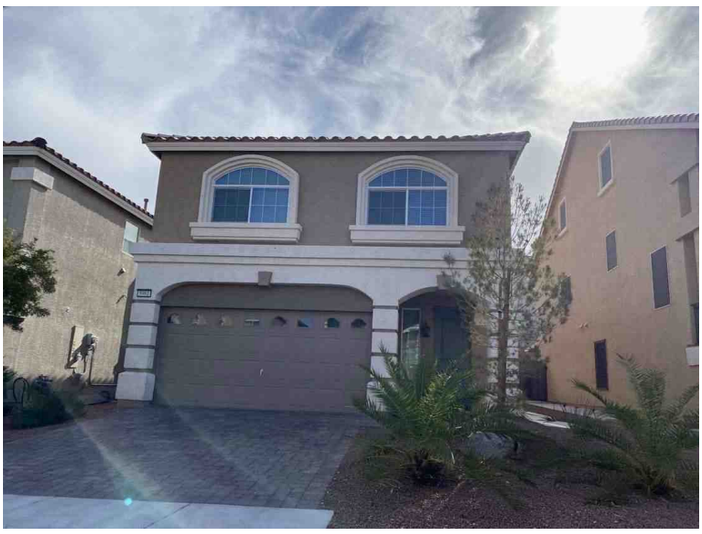
Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Comparable 1

5904 Atlantis Dream Ave

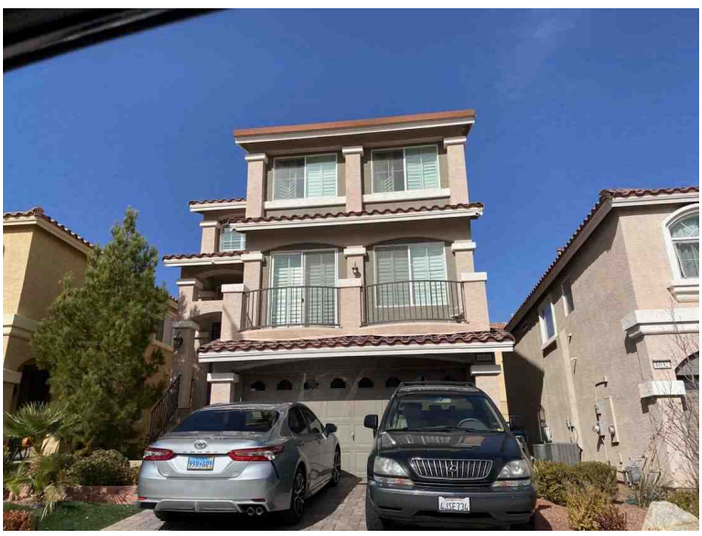
Prox. to Subject	0.16 miles N
Sale Price	477,500
Gross Living Area	2,277
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	3920 sf
Quality	Q4
Age	6



Comparable 2

5961 Crown Palms Ave

Prox. to Subject	0.05 miles NW
Sale Price	465,000
Gross Living Area	2,277
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	3920 sf
Quality	Q4
Age	6



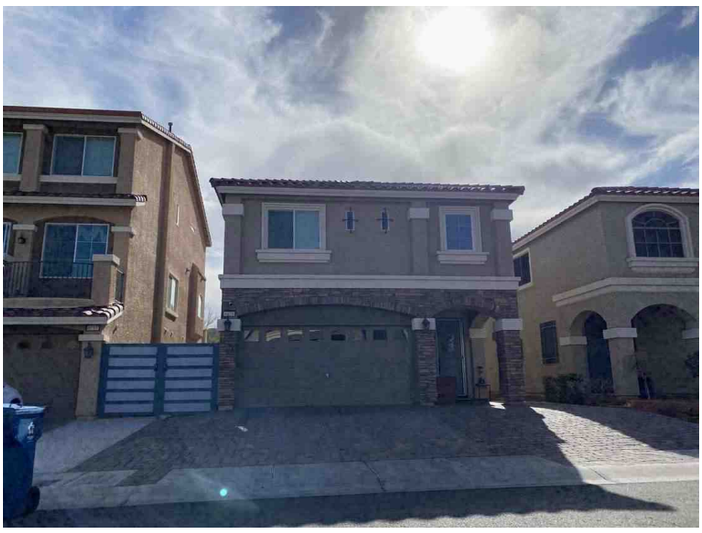
Comparable 3

6042 Crown Palms Ave

Prox. to Subject	0.12 miles NW
Sale Price	570,000
Gross Living Area	3,005
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	3485 sf
Quality	Q4
Age	7

Comparable Photo Page

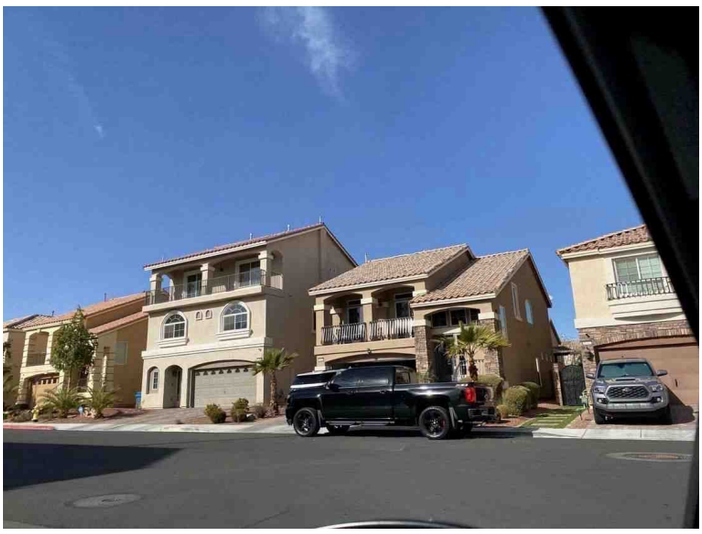
Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Comparable 4

6021 Arbor Downs Ave

Prox. to Subject	0.09 miles W
Sale Price	477,000
Gross Living Area	2,277
Total Rooms	7
Total Bedrooms	5
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	3485 sf
Quality	Q4
Age	7



Comparable 5

5752 Rolling Dale Ave

Prox. to Subject	0.17 miles NE
Sale Price	475,000
Gross Living Area	2,010
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	3485 sf
Quality	Q4
Age	5



Comparable 6

6386 Sharp Rock Ct

Prox. to Subject	0.53 miles W
Sale Price	550,000
Gross Living Area	2,900
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Res;
View	N;Res;
Site	4356 sf
Quality	Q4
Age	8

License

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : BRANDON BELK **Certificate Number:** A.0207795-CR

Is duly authorized to act as a CERTIFIED RESIDENTIAL APPRAISER **from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.**

Issue Date: October 20, 2020 **Expire Date:** November 30, 2022

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: FIRST AMERICAN STAFF APPRAISALS
400 S RAMPART BLVD #290
LAS VEGAS, NV 89145

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/27/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Marsh Risk & Insurance Services
17901 Von Karman Avenue, Suite 1100
(949) 399-5800; License #0437153
Irvine, CA 92614

CN106027701-STND-GAWUE-21- Gen

CONTACT NAME:
PHONE (A/C, No, Ext): **FAX (A/C, No):**
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : N/A	N/A
INSURER C : Trumbull Insurance Company	27120
INSURER D : Twin City Fire Insurance Company	29459
INSURER E : AIG Specialty Insurance Company	26883
INSURER F :	

INSURED
First American Financial Corporation
and its covered subsidiaries, including: First American Title Insurance Company
First American Title Company, LLC
First American Staff Appraisals, LLC
1 First American Way
Santa Ana, CA 92707

COVERAGES **CERTIFICATE NUMBER:** LOS-002431848-69 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [X] LOC [ ] OTHER:			72CSER32911	06/01/2021	06/01/2022	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ N/A $ 2,000,000 $ 4,000,000 $ 4,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			72CSER32909	06/01/2021	06/01/2022	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
	[ ] **UMBRELLA LIAB** [ ] OCCUR [ ] **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
C D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		72WNR32908 (AOS) 72WEKU6489 (WI)	06/01/2021 06/01/2021	06/01/2022 06/01/2022	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
E	Professional Liability/E&O Claims-made form			013088083 "SIR/Retro Dates various per policy"'	06/01/2021	06/01/2022	Limit (Each Claim) Aggregate	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
EVIDENCE OF FIRST AMERICAN'S INSURANCE - DOES NOT INCLUDE BORROWER

The referenced policies cover all First American locations.

CERTIFICATE HOLDER

First American Financial Corporation
First American Title Insurance Company
Attn: Kaelyn Reed
1 First American Way
Santa Ana, CA 92707

CANCELLATION

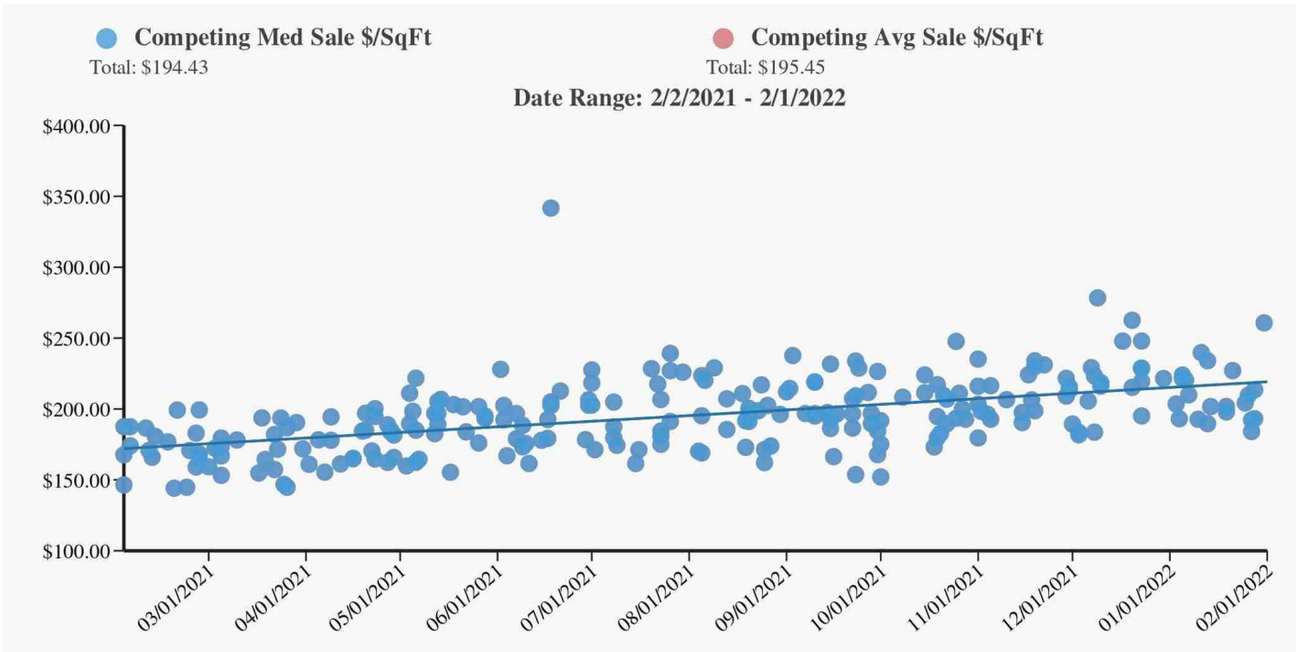
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

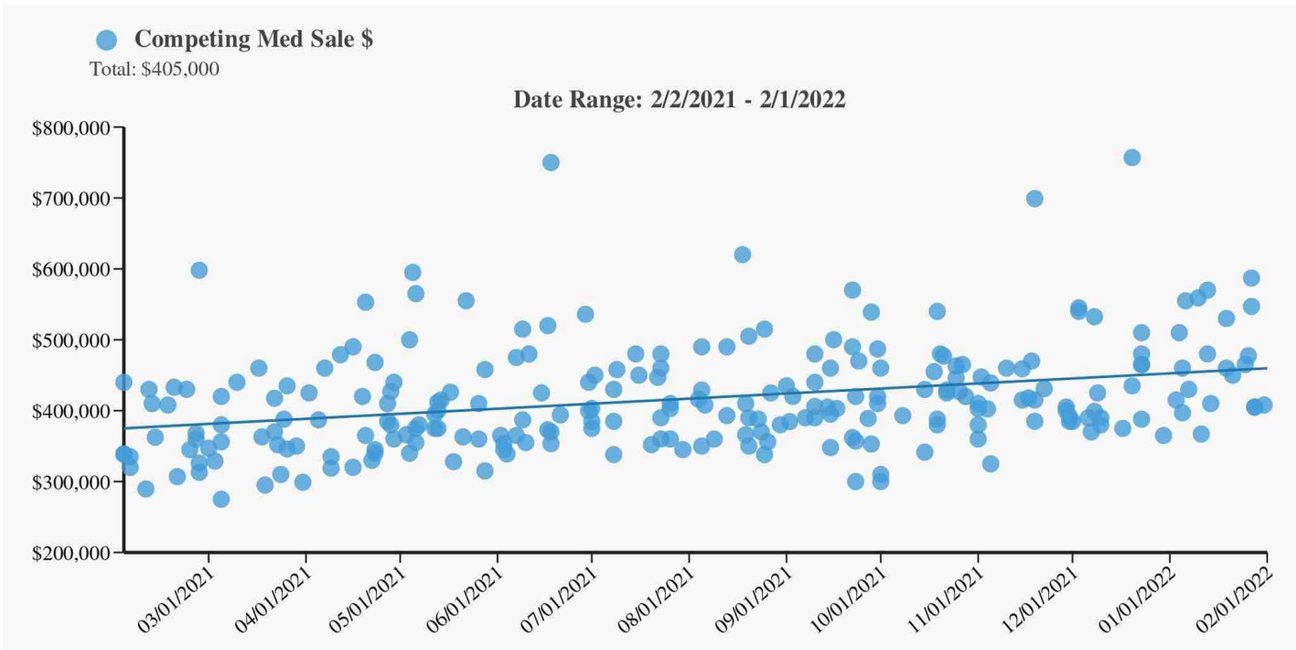
AUTHORIZED REPRESENTATIVE
of Marsh Risk & Insurance Services
Sally Collins

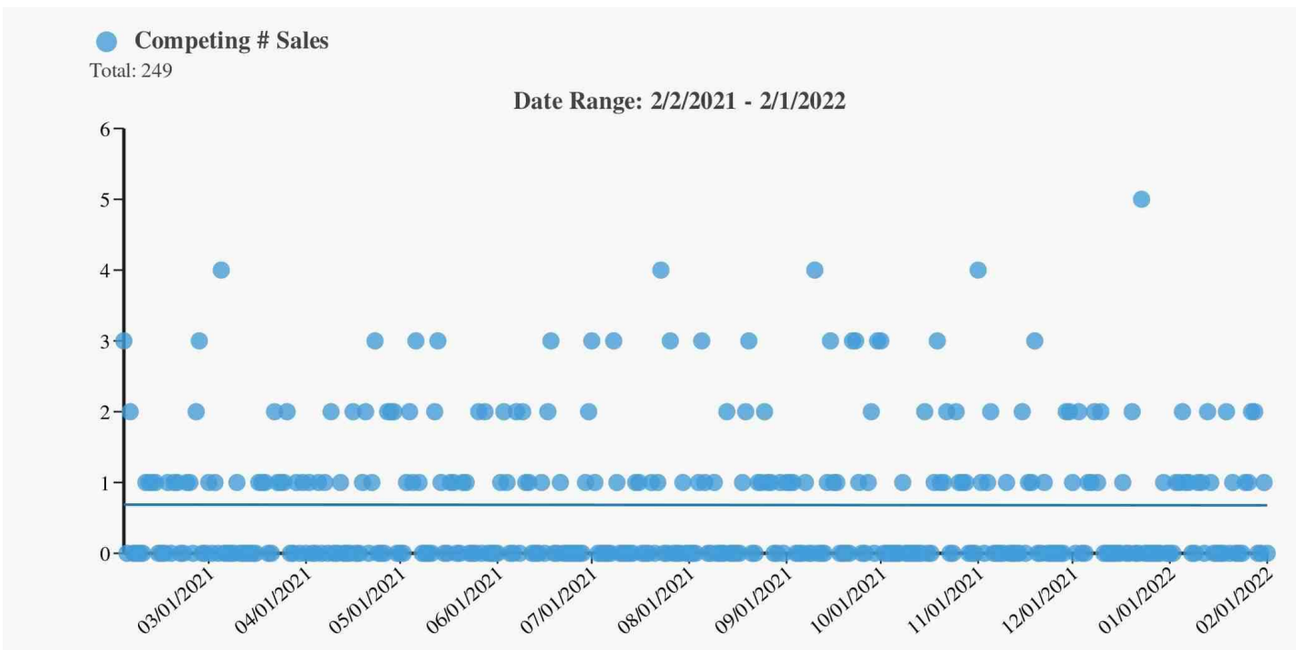
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Market Conditions Charts - Page 1

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						

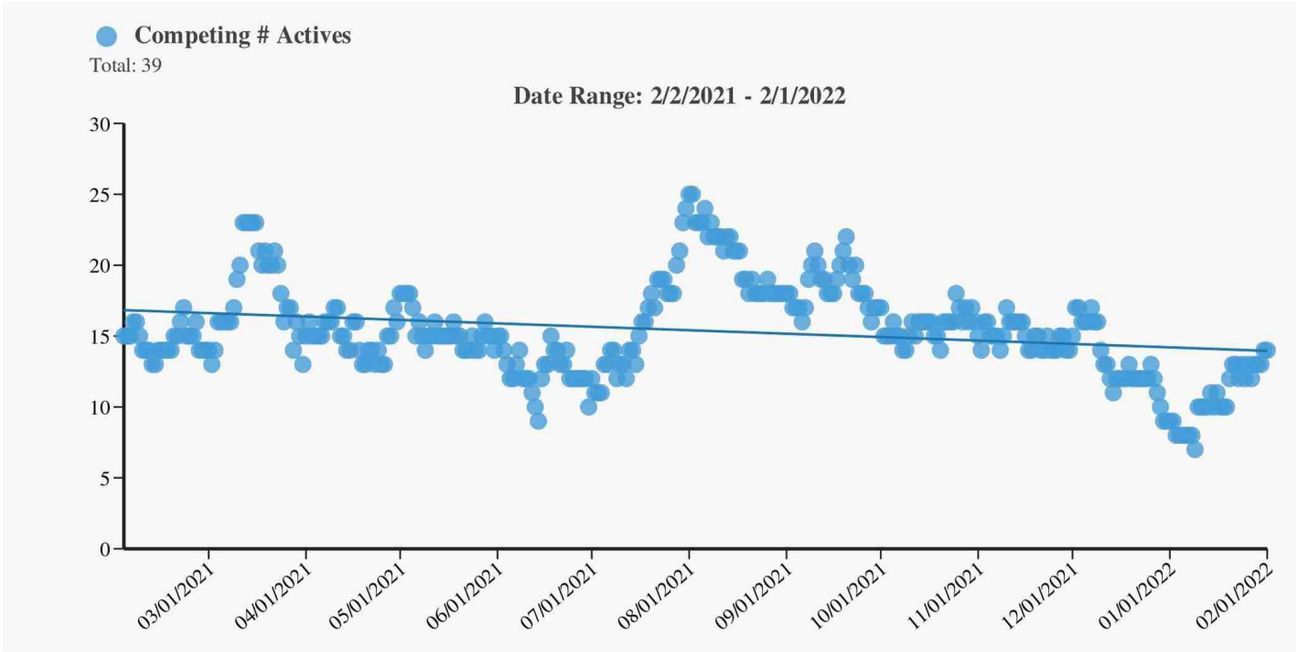






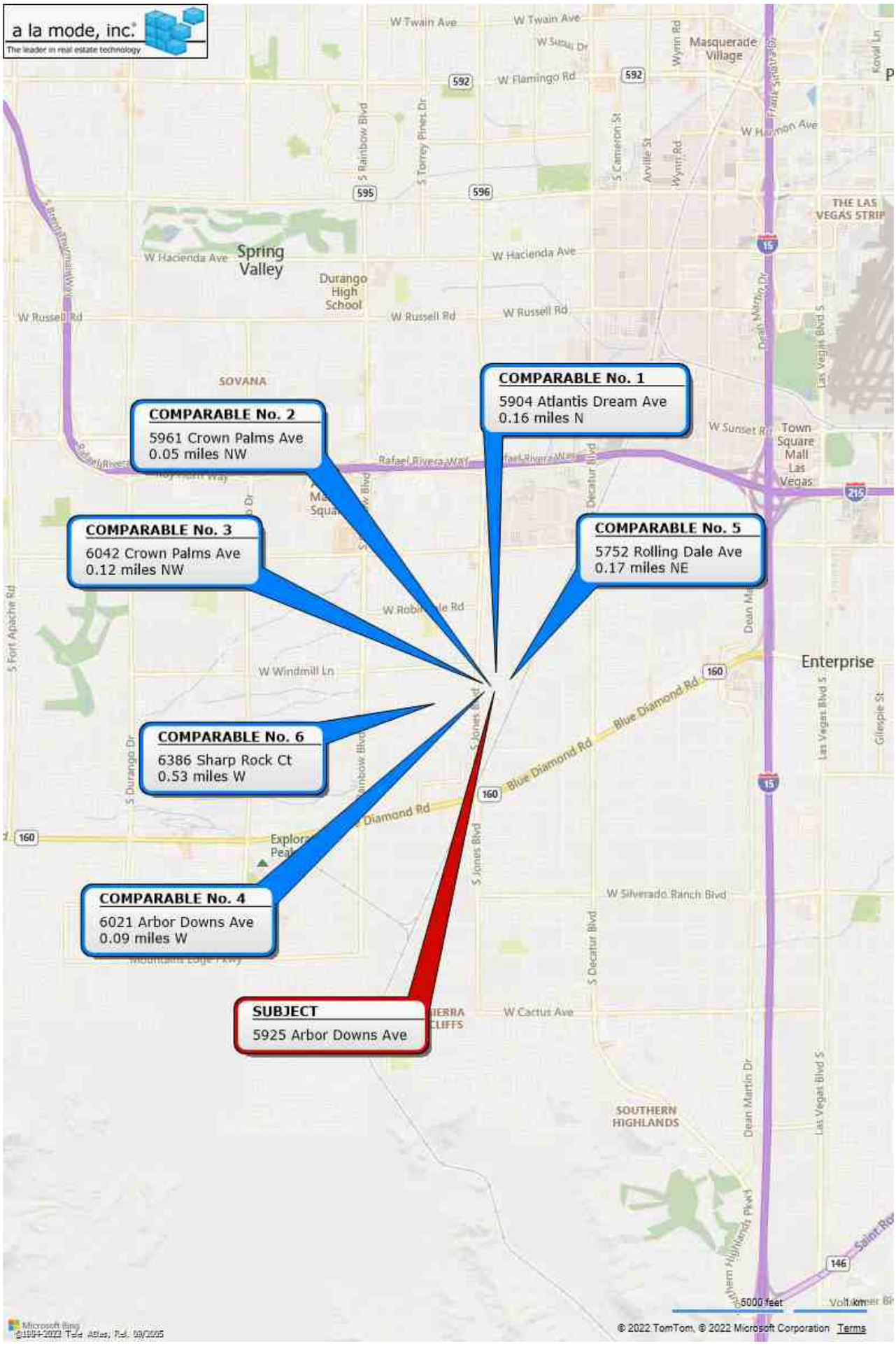
Market Conditions Charts - Page 2

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Location Map

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Aerial Map

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



Cross Property Tax Report (360)

Property

Parcel #:	**176-13-111-095**	Address:	**5925 Arbor Downs AVE**	Census Tract:	**002984**
TN-RG-SE:	**22 - 60 - 13**	PropCity:	**Las Vegas**	Zip Code:	**89139-6980**
Tot Value:	**$131,880**	Land Use:	**Sfr**		
GEO ID:	**NW 22-60-13**				

Assessor Description

File-Page:	**125-98**		Subdivision:	**Josh Aka American West Napa**			
Assr Lot:	**95**	Block:	Area:	**504**	Bldg:	Unit:	Tract:
Assr Desc:	**JOSH AKA AMERICAN WEST NAPA- UNIT 1 PLAT BOOK 125 PAGE 98 LOT 95**						

Owner & Doc Information

Owner Name:	**Tan Hariyanto**	DOC DATE	DOC NUMBER	DV
2nd Owner:	**Susan Wong**	**03/23/2017**	**170323001554**	
Address:	**5925 Arbor Downs Avenue -**			
City:	**Las Vegas** State: **NV** Zip Code: **89139**			
Prev Owner:	**Jones Crossing 2 Llc**			

Land & Building Information

Land Value:	**$90,000**	Impr Value:	**$286,800**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Average**	Zoning:	**R-2**
Acres:	**0.090**	Act Yr Blt:	**2017**	Foundation:		Tot Rooms:	**7**
Lot SqFt:	**3,920**	Eff Yr Blt:	**2017**	Basement:		Bedrooms:	**5**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**3**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Built-In**	Full Baths:	**2**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:		Fireplace YN:	
Roof Type:		Air Cond:	**Central**	Porch:		Fireplaces:	

Property Sub-Areas SqFt

Living Area:	**2,277**	First Flr:	**947**	Porch 1:		Grg/Prkg:	**367**
Building Sq Ft:	**2,277**	Second Flr:	**1,330**	Porch 2:		Carport:	
Total Bldg:	**2,644**	Upper Area Sq Ft		Deck:			
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**2,277**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
County:	$326,121	02/17/17	Grant Deed
		11/07/14	Bargain & Sale Deed

Tax & Assessment

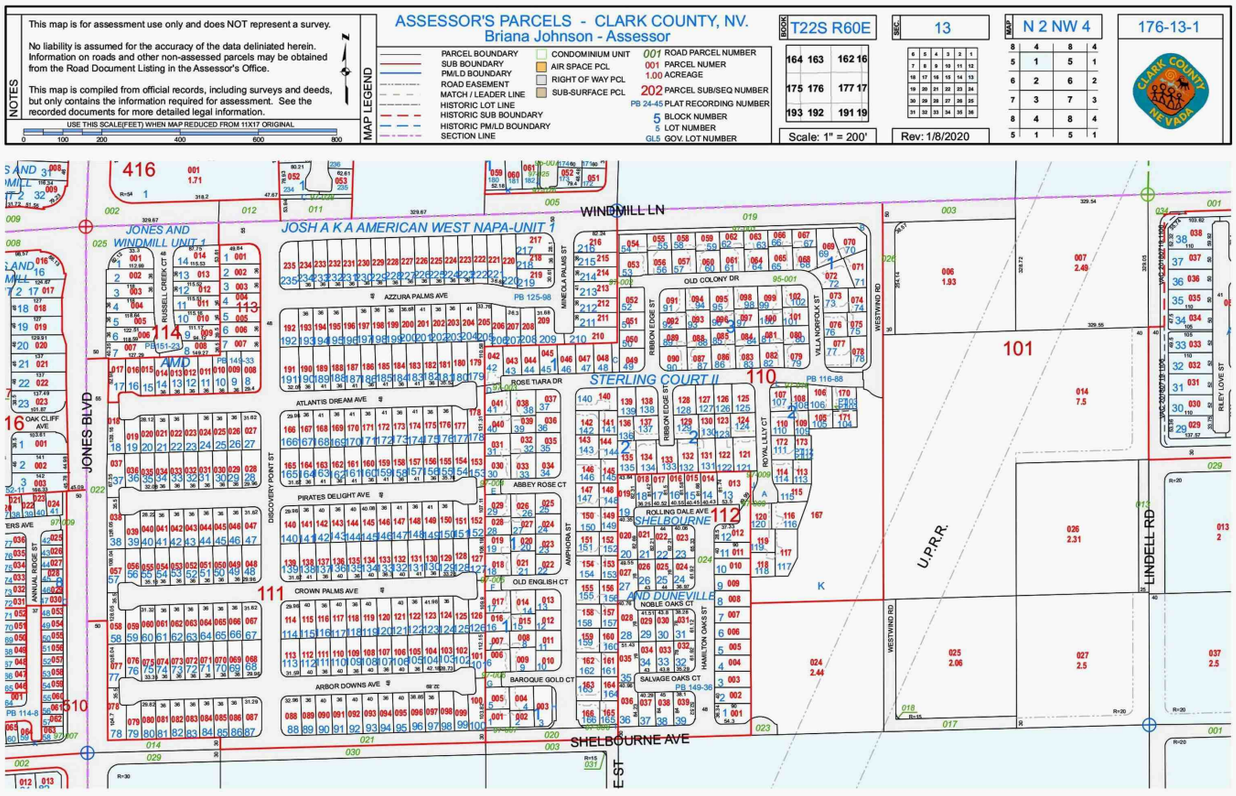
	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$2,863.17**	**2022**	**$131,880**	**$100,380**	**$31,500**	**2022**	
Prev:	**$2,776.81**	**2021**	**$117,064**	**$87,314**	**$29,750**	**2021**	
	$2,695.93	**2020**	**$123,412**	**$93,662**	**$29,750**	**2020**	

Delinq: Tot SA Bal:

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Plat


This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
0 100 200 400 600 800
NOTES
MAP LEGEND
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER
BOOK T22S R60E
SEC. 13
MAP N 2 NW 4
176-13-1
Scale: 1" = 200'
Rev: 1/8/2020
CLARK COUNTY NEVADA
WINDMILL LN
JOSH A K A AMERICAN WEST NAPA-UNIT 1
JONES AND WINDMILL UNIT 1
AMD
STERLING COURT II
AND DUNEVILLE
SHELBOURNE
SHELBOURNE AVE
AZZURA PALMS AVE
ATLANTIS DREAM AVE
PIRATES DELIGHT AVE
CROWN PALMS AVE
ARBOR DOWNS AVE
ROSE TIARA DR
ABBEY ROSE CT
OLD ENGLISH CT
BAROQUE GOLD CT
OLD COLONY DR
ROLLING BLVD AVE
NOBLE OAKS CT
SALVAGE OAKS CT
JONES BLVD
OAK CLIFF AVE
DISCOVERY POINT ST
RUSSELL CREEK CT & B
JANICE A PALMS ST
RIBBON EDGE ST
ROYAL LILY CT
VILLA ANDREA ST
AMPHORA ST
HAMILTON OAKS ST
WESTWIND RD
LINDELL RD
RILEY JONES ST
U.P.R.R.
E ST
TAX DIST 635

Agent Single Line

#	ML #	Ar	St	Address	Unit#	Price	BldgDes	Price/SqFt	LivArea	Lot Sqft	Bd	Bth	Garage	Pv	Po	ActClose	DOM	Subdivision Name	Repo	Reo YN	Year Built
1	2355429		S	6620 Melodic CT		$408,000	2STORY	$260.70	1,565	3,049	3	3	2	N		01/31/2022	20	Sonata Within Pinnacle Peaks Phas	N		2005
2	2353365		S	8475 Adams Grove ST		$405,000	2STORY	$193.13	2,097	3,049	4	3	2	N		01/28/2022	16	Lamplight Square At Pinnacle Peak	N		2004
3	2357245		S	6293 Glimmering Light AVE		$405,000	2STORY	$213.49	1,897	2,614	3	3	2	N		01/28/2022	0	Lamplight Square At Pinnacle Peak	N		2004
4	2330414		S	8046 Noble Ridge ST		$587,000	2STORY	$192.21	3,054	5,663	4	3	2	N		01/27/2022	39	Jones & Windmill	N		2019
5	2352572		S	6634 Musette AVE		$547,000	2STORY	$184.11	2,971	4,792	4	3	2	N		01/27/2022	8	Sonata Within Pinnacle Peaks Phas	N		2010
6	2355506		S	5904 Atlantis Dream AVE		$477,500	2STORY	$209.71	2,277	3,920	4	3	2	N		01/26/2022	13	Josh Aka American West Napa	N		2016
7	2348540		S	5961 Crown Palms AVE		$465,000	2STORY	$204.22	2,277	3,920	4	3	2	N		01/25/2022	34	Josh Aka American West Napa	N		2016
8	2356790		S	6215 Carson Hills AVE		$450,000	2STORY	$227.04	1,982	3,049	3	3	2	N		01/21/2022	4	Lamplight Square At Pinnacle Peak	N		2004
9	2355229		S	6754 Boccelli CT		$530,000	3STORY	$201.75	2,627	3,049	4	4	2	N		01/19/2022	17	Sonata Within Pinnacle Peaks Phas	N		2012
10	2346971		S	7969 Avalon Mist ST		$460,000	2STORY	$197.93	2,324	6,098	4	3	3	N		01/19/2022	31	Torrey Pines Southeast Within Pinn	N		2003
11	2348731		S	6180 Cactus Brook CT		$410,000	2STORY	$201.67	2,033	3,485	4	3	2	N		01/14/2022	0	Westwind At Pinnacle Peaks	N		2004
12	2350751		S	6042 Crown Palms AVE		$570,000	3STORY	$189.68	3,005	3,485	4	3	2	N		01/13/2022	15	Josh Aka American West Napa	N		2015
13	2352593		S	6299 Tillman Crest AVE		$480,000	2STORY	$234.03	2,051	4,356	3	3	2	Y		01/13/2022	16	Lamplight Square At Pinnacle Peak	N		2004
14	2353562		S	8091 Duneville ST		$367,000	2STORY	$239.71	1,531	2,614	3	3	1	N		01/11/2022	10	Belcrest At Pinnacle Peaks	N		2004
15	2350744		S	6451 Parrot Ridge CT		$559,000	2STORY	$192.76	2,900	4,356	5	4	2	N		01/10/2022	8	Tradition 2 At Pinnacle Peaks	N		2012
16	2340071		S	4997 Breaking Dawn CT		$430,000	2STORY	$209.96	2,048	3,485	3	3	2	N		01/07/2022	62	Decatur & Mesa Verde	N		2015
17	2355013		S	6756 West Cougar AVE		$555,000	2STORY	$220.41	2,518	6,534	3	3	2	N		01/06/2022	11	Napa Ridge Phase 2	N		2015
18	2353133		S	8088 Severn Valley ST		$460,000	2STORY	$223.95	2,054	3,920	4	3	2	N		01/05/2022	4	Redwood Santoli At Pinnacle Peaks	N		2008
19	2349062		S	8589 Nature Scene DR		$397,000	2STORY	$221.29	1,794	3,049	3	3	2	N		01/05/2022	0	Sunset Pass	N		2006
20	2351297		S	8115 Sorrel ST		$510,000	3STORY	$193.11	2,641	3,920	3	3	2	N		01/04/2022	0	Woodbridge 1 At Pinnacle Peaks	N		2014
21	2353216		S	6179 Fisher Creek CT		$415,000	2STORY	$203.53	2,039	3,485	4	3	2	N		01/03/2022	0	Westwind At Pinnacle Peaks	N		2004
22	2348333		S	5079 Penryn CT		$365,000	2STORY	$221.48	1,648	2,614	3	3	2	N		12/30/2021	8	Windmill Decatur	N		2006
23	2350993		S	5792 Rolling Dale AVE		$465,000	2STORY	$228.73	2,033	4,792	4	3	2	N		12/23/2021	14	Shelbourne & Duneville	N		2016
24	2350980		S	5782 Rolling Dale AVE		$465,000	2STORY	$228.73	2,033	3,485	3	3	2	N		12/23/2021	14	Shelbourne & Duneville	N		2016
25	2345858		S	6420 Jade Mountain CT		$480,000	2STORY	$195.04	2,461	5,227	5	3	2	N		12/23/2021	18	Tradition 2 At Pinnacle Peaks	N		2013
26	2352011		S	6688 Melodic CT		$388,000	2STORY	$247.92	1,565	3,049	3	3	2	N		12/23/2021	3	Sonata Within Pinnacle Peaks Phas	N		2005
27	2345797		S	7943 Avalon Island ST		$510,000	2STORY	$219.45	2,324	5,663	4	3	3	Y		12/23/2021	10	Torrey Pines Southeast Within Pinn	N		2003
28	2346302		S	6778 Coyote Oaks AVE		$757,000	2STORY	$262.57	2,883	5,227	4	3	3	Y		12/20/2021	20	Rainbow Pebble	N		2020
29	2343265		S	7881 Harp Tree ST		$435,000	2STORY	$215.24	2,021	3,485	4	3	2	N		12/20/2021	33	Valencia	N		2004
30	2349157		S	8575 Nature Scene DR		$375,000	2STORY	$247.85	1,513	3,920	3	3	2	N		12/17/2021	4	Sunset Pass	N		2006
31	2338221		S	5078 Silent Valley AVE		$380,000	2STORY	$218.52	1,739	2,614	3	3	2	N		12/10/2021	20	Sunset Pass	N		2007
32	2337034		S	6780 Cardoness CT		$390,000	2STORY	$216.07	1,805	3,920	3	3	2	N		12/10/2021	29	Redwood Santoli At Pinnacle Peaks	N		2006
33	2340626		S	6677 Virtuoso CT		$425,000	2STORY	$278.32	1,527	3,049	3	3	2	Y		12/09/2021	16	Sonata Within Pinnacle Peaks Phas	N		2005
34	2327376		S	6430 West Camero AVE		$532,500	2STORY	$183.62	2,900	4,356	5	4	2	N		12/08/2021	81	Tradition 2 At Pinnacle Peaks	N		2012
35	2343968		S	6127 Carson Hills AVE		$399,000	2STORY	$223.28	1,787	4,792	4	3	2	N		12/08/2021	4	Lamplight Square At Pinnacle Peak	N		2005
36	2342510		S	5088 Dodge Ridge AVE		$370,000	2STORY	$229.10	1,615	2,614	3	3	2	N		12/07/2021	12	Pinecrest	N		2005
37	2333514	504	S	6228 Glimmering Light AVE		$390,000	2STORY	$205.59	1,897	3,049	3	3	2	N		12/06/2021	12	Lamplight Square At Pinnacle Peak	N		2004
38	2343325		S	6467 Parrot Ridge CT		$545,000	2STORY	$183.44	2,971	4,356	4	3	2	N		12/03/2021	13	Tradition 2 At Pinnacle Peaks	N		2013
39	2337850		S	6416 Shawnee Springs CT		$540,000	2STORY	$181.76	2,971	4,356	4	4	2	N		12/03/2021	5	Tradition 2 At Pinnacle Peaks	N		2012
40	2312347	504	S	8676 Mesquite Hills ST		$385,000	2STORY	$189.38	2,033	3,920	4	3	2	N		12/01/2021	109	Westwind At Pinnacle Peaks	N		2004
41	2341781		S	6128 Sierra Mist AVE		$385,000	2STORY	$215.44	1,787	2,614	3	3	2	N		11/30/2021	0	Lamplight Square At Pinnacle Peak	N		2004
42	2341288		S	6155 Windmill Island AVE		$392,000	2STORY	$213.28	1,838	3,049	3	3	2	N		11/30/2021	18	Villas At Windmill At Pinnacle Peaks	N		2004
43	2341858		S	5714 Old Colony DR		$405,000	2STORY	$209.09	1,937	3,485	4	3	2	N		11/29/2021	10	Sterling Court 2	N		2006
44	2345531		S	5984 Tunbridge AVE		$400,000	2STORY	$221.61	1,805	4,356	3	3	2	N		11/29/2021	7	Valencia	N		2004
45	2343213		S	8443 Kettledrum ST		$431,000	2STORY	$231.10	1,865	3,049	3	3	2	N		11/22/2021	2	Heritage 5	N		2006
46	2333982	505	S	6802 Coyote Oaks AVE		$699,000	2STORY	$233.94	2,988	5,227	4	4	2	Y		11/19/2021	27	Rainbow Pebble	N		2020
47	2344692		S	6736 Donside CT		$415,000	2STORY	$229.92	1,805	3,485	3	3	2	N		11/19/2021	9	Redwood Santoli 2 At Pinnacle Peak	N		2006
48	2305491	504	S	7858 Warwickshire WAY		$385,000	2STORY	$198.76	1,937	3,049	5	3	2	N		11/19/2021	129	Jones Moberly At Pinnacle Peaks	N		2004
49	2314509	504	S	6073 Crown Palms AVE		$470,000	2STORY	$206.41	2,277	3,485	4	3	2	N		11/18/2021	80	Josh Aka American West Napa	N		2015
50	2315942	504	S	6230 White Point CT		$418,000	2STORY	$224.13	1,865	4,356	4	3	2	N		11/17/2021	92	Heritage 4 At Pinnacle Peaks	N		2007
51	2324153	504	S	4973 West Moberly AVE		$415,000	2STORY	$190.45	2,179	3,485	3	3	2	N		11/15/2021	42	Decatur-Robindale	N		2006
52	2341207		S	7925 Coronado Coast ST		$459,000	2STORY	$197.50	2,324	5,663	4	3	3	Y		11/15/2021	9	Torrey Pines Southeast Within Pinn	N		2003
53	2322074	504	S	6671 West Camero AVE		$460,000	2STORY	$206.56	2,227	4,356	4	3	2	N		11/10/2021	47	Sonata Within Pinnacle Peaks Phas	N		2006
54	2324284	504	S	8144 West Sorrel ST		$439,000	2STORY	$192.80	2,277	3,485	4	3	2	N		11/05/2021	49	Woodbridge 1 At Pinnacle Peaks	N		2014
55	2272290	504	S	7993 Home Light ST		$325,000	2STORY	$216.38	1,502	3,049	3	3	2	N		11/05/2021	26	Lamplight Cottages At Santoli	N		2005
56	2330037		S	6151 Carson Hills AVE		$402,500	2STORY	$196.25	2,051	3,049	3	3	2	N		11/04/2021	40	Lamplight Square At Pinnacle Peak	N		2005
57	2336486		S	8039 Kintori Junction ST		$447,500	2STORY	$198.36	2,256	3,920	4	3	2	N		11/02/2021	6	Redwood Santoli 3 At Pinnacle Peak	N		2008
58	2334322		S	8119 Royal Arches ST		$379,900	2STORY	$216.10	1,758	2,614	3	3	2	N		11/01/2021	7	Windmill Decatur	N		2007
59	2331664		S	6184 Winston Falls AVE		$403,000	2STORY	$203.33	1,982	3,049	4	3	2	N		11/01/2021	3	Lamplight Square At Pinnacle Peak	N		2005
60	2290622	504	S	5845 Parrot Cove CT		$360,000	2STORY	$235.14	1,531	2,614	3	3	2	N		11/01/2021	140	Belcrest At Pinnacle Peaks	N		2004
61	2311051	504	S	8063 Lyell Mountain CT		$410,000	2STORY	$179.59	2,283	2,614	3	3	2	N		11/01/2021	79	Pinecrest	N		2004

Farm - Page 2

#	ML #	Ar	St	Address	Unit#	Price	BldgDes	Price/SqFt	LivArea	Lot Sqft	Bd	Bth	Garage	Pv	Po	ActClose	DOM	Subdivision Name	Repo	Reo YN	Year Built
62	2337074		S	4960 Pale Buffalo RD		$420,000	2STORY	$192.75	2,179	3,485	4	3	2	N		10/28/2021	6	Decatur-Robindale	N		2006
63	2330668		S	7771 Spindrift Cove ST		$465,000	2STORY	$200.09	2,324	5,663	4	3	3	N		10/27/2021	26	Pinnacle Peaks-Torrey Pines Southw	N		2001
64	2335079		S	6687 Cloverstone CT		$427,200	2STORY	$211.07	2,024	3,485	3	3	2	N		10/26/2021	5	Redwood Santoli 3 At Pinnacle Peal	N		2009
65	2331277		S	6771 Flamenco CT		$446,000	2STORY	$247.64	1,801	3,049	3	2	2	N		10/25/2021	5	Sonata Within Pinnacle Peaks Phas	N		2012
66	2334496		S	6684 Ashley House CT		$463,000	2STORY	$193.48	2,393	3,920	5	4	2	N		10/25/2021	3	Redwood Santoli 3 At Pinnacle Peal	N		2007
67	2329291		S	7727 Coral Cactus CT		$429,000	2STORY	$189.57	2,263	3,485	3	3	2	N		10/22/2021	20	Robindale/Hauck	N		2016
68	2318885	504	S	6745 Donside CT		$425,000	2STORY	$206.91	2,054	6,534	4	3	2	N		10/22/2021	54	Redwood Santoli 2 At Pinnacle Peal	N		2006
69	2322843	504	S	6021 Arbor Downs AVE		$477,000	2STORY	$209.49	2,277	3,485	5	3	2	N		10/21/2021	6	Josh Aka American West Napa	N		2015
70	2331183		S	6718 Treble Clef AVE		$480,000	2STORY,3STORY	$182.72	2,627	3,049	4	4	2	N		10/20/2021	11	Sonata Within Pinnacle Peaks Phas	N		2013
71	2329877		S	8198 Sorrel ST		$540,000	3STORY	$179.70	3,005	4,792	5	4	2	N		10/19/2021	12	Woodbridge 1 At Pinnacle Peaks	N		2014
72	2332560	504	S	5052 Groveland AVE		$380,000	2STORY	$194.67	1,952	2,614	3	3	2	N		10/19/2021	3	Pinecrest	N		2005
73	2322586	504	S	6282 Hopeful Light AVE		$388,000	2STORY	$217.12	1,787	3,049	3	3	2	N		10/19/2021	28	Lamplight Square At Pinnacle Peak	N		2004
74	2326928		S	6736 Philharmonic AVE		$455,000	3STORY	$173.20	2,627	3,049	4	4	2	N		10/18/2021	17	Sonata Within Pinnacle Peaks Phas	N		2014
75	2334646		S	8534 Genesee CT		$429,900	2STORY	$224.02	1,919	3,485	3	3	2	N		10/15/2021	2	Jones & Wigwam	N		2017
76	2335816	504	S	5000 Dodge Ridge AVE		$341,500	2STORY	$211.46	1,615	2,614	4	3	2	N		10/15/2021	0	Pinecrest	N		2005
77	2315677	504	S	6827 Page Mill CT		$393,000	2STORY	$208.27	1,887	3,049	3	2	2	N		10/08/2021	22	Sonata 3 At Pinnacle Peaks	N		2010
78	2323665		S	6785 Philharmonic AVE		$460,000	3STORY	$175.10	2,627	3,485	5	4	2	N		10/01/2021	6	Sonata Within Pinnacle Peaks Phas	N		2013
79	2283098	504	S	6681 Rumba CT		$300,000	2STORY	$191.69	1,565	3,485	3	4	2	N		10/01/2021	146	Sonata Within Pinnacle Peaks Phas	N		2006
80	2283222	504	S	6165 Blue Rapids CT		$310,000	2STORY	$152.04	2,039	4,356	4	3	2	N		10/01/2021	146	Westwind At Pinnacle Peak	N		2004
81	2324911		S	8115 Sorrel ST		$487,000	3STORY	$184.40	2,641	3,920	3	3	2	N		09/30/2021	5	Woodbridge 1 At Pinnacle Peaks	N		2014
82	2304165	504	S	5009 Pale Buffalo RD		$410,000	2STORY	$167.76	2,444	3,485	5	3	2	N		09/30/2021	74	Decatur-Robindale	N		2006
83	2328254		S	6674 Rumba CT		$420,000	2STORY	$226.42	1,855	3,049	3	3	2	N		09/30/2021	2	Sonata Within Pinnacle Peaks Phas	N		2006
84	2322633	504	S	6510 Musette AVE		$539,000	2STORY	$189.72	2,841	6,098	4	3	2	N		09/28/2021	20	Sonata Within Pinnacle Peaks Phas	N		2006
85	2324838	504	S	5020 Whispy Breeze AVE		$353,000	2STORY	$196.77	1,794	2,614	3	3	2	N		09/28/2021	9	Sunset Pass	N		2005
86	2328865		S	6149 Windmill Island AVE		$389,000	2STORY	$211.64	1,838	2,614	3	3	2	N		09/27/2021	7	Villas At Windmill At Pinnacle Peak	N		2004
87	2319800	504	S	7725 Littondale ST		$470,000	2STORY	$228.82	2,054	4,792	4	3	2	Y		09/24/2021	16	Valencia	N		2004
88	2319537	504	S	6722 Flamenco CT		$420,000	2STORY	$209.27	2,007	3,049	4	3	2	N		09/23/2021	7	Sonata Within Pinnacle Peaks Phas	N		2013
89	2288797	504	S	4993 Vacaville AVE		$300,000	2STORY	$153.69	1,952	2,614	4	3	2	N		09/23/2021	5	Windmill Decatur	N		2006
90	2323818	504	S	6628 Rumba CT		$357,000	2STORY	$233.79	1,527	3,049	3	3	2	N		09/23/2021	12	Sonata Within Pinnacle Peaks Phas	N		2005
91	2315752	504	S	6547 Creekside Cellars CT		$570,000	2STORY	$196.55	2,900	4,356	5	4	2	N		09/22/2021	11	Torrey Pines & Cougar	N		2016
92	2316051	504	S	8371 Accolade ST		$490,000	3STORY	$186.52	2,627	3,485	4	4	2	N		09/22/2021	30	Sonata 4	N		2014
93	2325436	504	S	6024 SECRET ISLAND DR		$362,000	2STORY	$207.33	1,746	2,178	4	3	2	N		09/22/2021	3	Belcrest At Pinnacle Peaks	N		2006
94	2318201	504	S	8308 Hampshire Bay ST		$403,000	2STORY	$196.49	2,051	3,920	4	3	2	N		09/17/2021	6	Lamplight Square At Pinnacle Peak	N		2003
95	2317028	504	S	8140 Russell Creek CT		$500,000	3STORY	$166.39	3,005	4,356	4	4	2	N		09/16/2021	22	Jones & Windmill	N		2017
96	2316127	504	S	6740 Bravura CT		$460,000	3STORY	$186.23	2,470	3,049	4	4	2	N		09/15/2021	11	Sonata Within Pinnacle Peaks Phas	N		2009
97	2315442	504	S	6039 Glowing Cottage CT		$348,000	2STORY	$231.69	1,502	3,485	3	3	2	N		09/15/2021	10	Lamplight Cottages At Santoli	N		2005
98	2320830	504	S	6222 Tillman Crest AVE		$395,000	2STORY	$192.59	2,051	3,049	4	3	2	N		09/15/2021	4	Lamplight Square At Pinnacle Peak	N		2004
99	2320395	504	S	6287 Tillman Crest AVE		$405,000	2STORY	$197.46	2,051	2,614	4	3	2	N		09/14/2021	2	Lamplight Square At Pinnacle Peak	N		2004
100	2320235	504	S	8290 Hamilton Oaks ST		$440,000	2STORY	$218.91	2,010	3,485	2	2	2	N		09/10/2021	7	Shelbourne & Duneville	N		2016
101	2321616	504	S	8524 Silver Coast ST		$480,000	2STORY	$195.04	2,461	4,792	4	3	2	N		09/10/2021	8	Napa Ridge Phase 1	N		2010
102	2322070	504	S	4970 Pale Buffalo RD		$406,000	2STORY	$219.10	1,853	3,485	3	3	2	N		09/10/2021	4	Decatur-Robindale	N		2006
103	2312183	504	S	6272 Winston Falls AVE		$390,000	2STORY	$196.77	1,982	3,049	3	3	2	N		09/10/2021	7	Lamplight Square At Pinnacle Peak	N		2004
104	2313610	504	S	6231 Tillman Crest AVE		$390,000	2STORY	$196.77	1,982	2,614	4	3	2	N		09/07/2021	29	Lamplight Square At Pinnacle Peak	N		2004
105	2321085	504	S	5977 Azzura Palms AVE		$420,000	2STORY	$237.69	1,767	3,485	3	3	2	N		09/03/2021	4	Josh Aka American West Napa	N		2017
106	2319046	504	S	5080 Whispy Breeze AVE		$384,500	2STORY	$214.45	1,793	2,178	3	3	2	N		09/02/2021	3	Sunset Pass	N		2006
107	2319158	504	S	6229 Glimmering Light AVE		$435,000	2STORY	$212.09	2,051	2,614	3	3	2	N		09/01/2021	6	Lamplight Square At Pinnacle Peak	N		2004
108	2299059	504	S	7888 Millbrookshire WAY		$380,000	2STORY	$196.18	1,937	3,049	4	3	2	N		08/30/2021	35	Jones Moberly At Pinnacle Peaks	N		2003
109	2313785	504	S	7719 Dusty Lynx CT		$425,000	2STORY	$173.90	2,444	4,792	5	3	2	N		08/27/2021	10	Decatur-Robindale	N		2006
110	2309678	504	S	8132 Stonyford CT		$356,000	2STORY	$202.50	1,758	3,049	3	3	2	N		08/26/2021	7	Windmill Decatur	N		2007
111	2317910	504	S	5980 Crown Palms AVE		$515,000	3STORY	$171.38	3,005	3,920	5	4	2	N		08/25/2021	9	Josh Aka American West Napa	N		2016
112	2254440	504	S	4977 Lime Kiln AVE		$338,000	2STORY	$162.19	2,084	2,614	4	3	2	N		08/25/2021	194	Pinecrest	N		2004
113	2318276	504	S	6230 Tillman Crest AVE		$370,000	2STORY	$217.01	1,705	3,049	4	3	2	N		08/24/2021	2	Lamplight Square At Pinnacle Peak	N		2004
114	2319900	504	S	5087 Vacaville AVE		$388,000	2STORY	$198.77	1,952	3,049	3	3	2	N		08/23/2021	3	Windmill Decatur	N		2006
115	2311936	504	S	8118 Mineola Palms ST		$505,000	3STORY	$191.22	2,641	3,920	5	3	2	N		08/20/2021	9	Josh Aka American West Napa	N		2017
116	2305487	504	S	7924 Imperial Treasure ST		$350,000	2STORY	$200.46	1,746	2,178	4	3	2	N		08/20/2021	1	Belcrest At Pinnacle Peaks	N		2004
117	2320955	504	S	6268 Glimmering Light AVE		$389,988	2STORY	$196.76	1,982	3,049	4	3	2	N		08/20/2021	4	Lamplight Square At Pinnacle Peak	N		2004
118	2306394	504	S	5044 Golden Antelope WAY		$410,000	2STORY	$172.92	2,371	3,485	4	3	2	N		08/19/2021	6	Decatur-Robindale	N		2007
119	2318937	504	S	8555 Amber Star ST		$366,000	2STORY	$191.72	1,909	3,485	4	3	2	N		08/19/2021	4	Sunset Pass	N		2005
120	2306447	504	S	6746 Vista Roma AVE		$620,000	2STORY	$210.88	2,940	6,534	4	3	3	N		08/18/2021	14	Rainbow Pebble	N		2021
121	2311831	504	S	5901 Crown Palms AVE		$490,000	3STORY	$185.54	2,641	3,920	4	3	2	N		08/13/2021	8	Josh Aka American West Napa	N		2016
122	2307671	504	S	6176 Winston Falls AVE		$393,000	2STORY	$207.17	1,897	3,485	3	3	2	N		08/13/2021	8	Lamplight Square At Pinnacle Peak	N		2005
123	2307767	504	S	6187 Cactus Brook CT		$360,000	2STORY	$229.01	1,572	3,049	3	3	2	N		08/09/2021	2	Westwind At Pinnacle Peaks	N		2004
124	2309803	504	S	7725 South Fire Lion CT		$408,000	2STORY	$220.18	1,853	3,485	4	3	2	N		08/06/2021	16	Decatur-Robindale	N		2006

#	ML #	Ar	St	Address	Unit #	Price	BldgDes	Price/SqFt	LivArea	Lot Sqft	Bd	Bth	Garage	Pv	Po	ActClose	DOM	Subdivision Name	Repo	Reo YN	Year Built
125	2308650	504	S	8542 Genesee CT		$429,000	2STORY	$223.55	1,919	3,485	3	3	2	N		08/05/2021	15	Jones & Wigwam	N		2016
126	2279161	504	S	6414 Camero AVE		$490,000	2STORY	$168.97	2,900	4,356	5	3	2	N		08/05/2021	37	Tradition 2 At Pinnacle Peaks	N		2012
127	2308991	504	S	8560 Nature Scene DR		$350,000	2STORY	$195.20	1,793	3,485	3	3	2	N		08/05/2021	5	Sunset Pass	N		2006
128	2311014	504	S	4984 Golden Antelope WAY		$416,000	2STORY	$170.21	2,444	3,920	4	3	2	N		08/04/2021	8	Decatur-Robindale	N		2007
129	2315127	504	S	6217 Murphys Windmill AVE		$345,000	2STORY	$225.93	1,527	3,049	3	3	2	N		07/30/2021	5	Villas At Windmill At Pinnacle Peaks	N		2005
130	2307263	505	S	4997 Crimson Mare RD		$403,000	2STORY	$191.18	2,108	3,485	3	3	2	N		07/26/2021	7	Decatur-Robindale	N		2007
131	2308950	503	S	6617 Rumba CT		$410,000	2STORY	$227.02	1,806	3,485	3	2	2	N		07/26/2021	7	Sonata Within Pinnacle Peaks Phas	N		2006
132	2312575	504	S	8455 Adams Grove ST		$360,000	2STORY	$239.20	1,505	3,049	3	3	2	N		07/26/2021	6	Lamplight Square At Pinnacle Peak	N		2004
133	2303560	504	S	6806 Philharmonic AVE		$460,000	3STORY	$175.10	2,627	3,920	4	4	2	N		07/23/2021	6	Sonata Within Pinnacle Peaks Phas	N		2014
134	2309007	504	S	6734 Bravura CT		$390,000	2STORY	$206.68	1,887	3,049	3	2	2	N		07/23/2021	4	Sonata Within Pinnacle Peaks Phas	N		2007
135	2292760	504	S	5084 Groveland AVE		$360,000	2STORY	$184.43	1,952	2,614	3	3	2	N		07/23/2021	39	Pinecrest	N		2005
136	2305254	504	S	6532 Octave AVE		$480,000	2STORY	$180.86	2,654	4,356	4	3	2	N		07/23/2021	7	Sonata Within Pinnacle Peaks Phas	N		2005
137	2305672	504	S	6745 Donside CT		$447,000	2STORY	$217.62	2,054	6,534	4	3	2	N		07/22/2021	13	Redwood Santoli 2 At Pinnacle Peal	N		2006
138	2305763	504	S	4973 Tioga Pass AVE		$352,000	2STORY	$228.42	1,541	2,178	4	3	2	N		07/20/2021	4	Pinecrest	N		2006
139	2283743	504	S	6738 Cavatina AVE		$450,000	3STORY	$171.30	2,627	3,049	4	4	2	N		07/16/2021	35	Sonata Within Pinnacle Peaks Phas	N		2013
140	2258369	504	S	8557 Silver Coast ST		$480,000	2STORY	$161.56	2,971	5,227	3	4	2	N		07/15/2021	166	Napa Ridge Phase 1	N		2018
141	2276920	504	S	6723 Flamenco CT		$458,000	2STORY	$174.34	2,627	3,049	5	4	2	N		07/09/2021	49	Sonata Within Pinnacle Peaks Phas	N		2012
142	2295000	504	S	8071 Kintori Junction ST		$430,000	2STORY	$179.69	2,393	3,920	4	4	2	N		07/08/2021	22	Redwood Santoli 3 At Pinnacle Peal	N		2009
143	2292339	504	S	7992 Severn Valley ST		$385,000	2STORY	$187.44	2,054	5,227	3	3	2	N		07/08/2021	0	Redwood Santoli At Pinnacle Peaks	N		2006
144	2278858	504	S	7875 Windhamridge DR		$338,000	2STORY	$204.85	1,650	3,049	3	3	2	N		07/08/2021	27	Jones Moberly At Pinnacle Peaks	N		2003
145	2299454	504	S	6753 Flamenco CT		$450,000	3STORY	$171.30	2,627	3,049	3	3	2	N		07/02/2021	1	Sonata Within Pinnacle Peaks Phas	N		2012
146	2300363	501	S	7849 Juniper Forest ST		$403,000	2STORY	$218.31	1,846	3,485	4	3	2	N		07/01/2021	4	Mesa Verde Lindell	N		2006
147	2292423	504	S	6183 West Cougar AVE		$375,000	2STORY	$202.81	1,849	3,920	3	3	2	N		07/01/2021	30	Westwind At Pinnacle Peaks	N		2004
148	2301784	504	S	8646 Mesquite Hills ST		$385,000	2STORY	$227.54	1,692	3,485	3	3	2	N		07/01/2021	8	Westwind At Pinnacle Peaks	N		2004
149	2298718	504	S	5903 Pirates Delight AVE		$440,000	2STORY	$202.67	2,171	3,920	4	3	2	N		06/30/2021	10	Josh Aka American West Napa	N		2016
150	2303176	504	S	5942 West Banbury Heights W		$400,000	2STORY	$206.50	1,937	3,049	4	3	2	N		06/30/2021	4	Jones Moberly At Pinnacle Peaks	N		2003
151	2289853	504	S	5968 Pirates Delight AVE		$536,000	3STORY	$178.37	3,005	3,920	4	4	2	N		06/29/2021	44	Josh Aka American West Napa	N		2016
152	2294874	504	S	7724 Hauck ST		$394,000	2STORY	$212.63	1,853	3,485	3	2	2	N		06/21/2021	13	Decatur-Robindale	N		2006
153	2294245	504	S	6675 Ashley House CT		$370,000	2STORY	$204.99	1,805	3,485	3	3	2	N		06/18/2021	5	Redwood Santoli 3 At Pinnacle Peal	N		2007
154	2296497	504	S	8086 Imperial Treasure ST		$353,500	2STORY	$202.46	1,746	2,178	4	3	2	N		06/18/2021	7	Belcrest At Pinnacle Peaks	N		2004
155	2293879	504	S	8610 Redwood ST		$750,000	2STORY	$341.69	2,195	44,867	4	3	2	N		06/18/2021	4	None	N		1990
156	2290143	504	S	6776 Medovina CT		$520,000	2STORY	$179.31	2,900	5,227	5	3	2	N		06/17/2021	19	Napa Ridge Phase 2	N		2015
157	2293969	504	S	5935 Bristol Crest LN		$373,000	2STORY	$192.57	1,937	3,049	5	3	2	N		06/17/2021	13	Jones Moberly At Pinnacle Peaks	N		2003
158	2297227	504	S	4947 Breaking Dawn CT		$425,000	2STORY	$177.90	2,389	3,485	3	3	2	N		06/15/2021	5	Decatur & Mesa Verde	N		2016
159	2290549	504	S	6540 Baroque AVE		$480,000	2STORY	$161.56	2,971	4,792	4	3	2	N		06/11/2021	5	Sonata Within Pinnacle Peaks Phas	N		2011
160	2291362	504	S	7792 Littondale ST		$355,000	2STORY	$175.66	2,021	3,485	4	3	2	N		06/10/2021	8	Valencia	N		2004
161	2281532	504	S	6490 Parrot Ridge CT		$515,000	2STORY	$173.34	2,971	5,663	4	3	2	N		06/09/2021	29	Tradition 2 At Pinnacle Peaks	N		2013
162	2287513	504	S	6791 Powell Ridge CT		$387,000	2STORY	$188.41	2,054	4,356	3	3	2	N		06/09/2021	8	Redwood Santoli At Pinnacle Peaks	N		2005
163	2277737	504	S	6689 Virtuoso CT		$365,000	2STORY	$196.77	1,855	3,049	3	3	2	N		06/07/2021	60	Sonata Within Pinnacle Peaks Phas	N		2005
164	2292460	504	S	6648 Samba AVE		$475,000	2STORY	$178.98	2,654	4,356	4	3	2	Y		06/07/2021	2	Sonata Within Pinnacle Peaks Phas	N		2005
165	2294122	504	S	7931 Homer CT		$338,888	3STORY	$167.02	2,029	2,178	3	4	2	N		06/04/2021	3	Storyland	N		2007
166	2293804	504	S	8580 Peaceful Dreams ST		$345,000	2STORY	$192.31	1,794	3,920	3	4	2	N		06/03/2021	0	Sunset Pass	N		2005
167	2291785	504	S	5857 CAPE HATTERAS CT		$353,500	2STORY	$202.46	1,746	3,049	4	3	2	N		06/03/2021	3	Belcrest At Pinnacle Peaks	N		2004
168	2291217	504	S	6233 Winston Falls AVE		$365,000	2STORY	$227.98	1,601	2,614	3	3	2	N		06/02/2021	11	Lamplight Square At Pinnacle Peak	N		2004
169	2290368	504	S	4968 Dodge Ridge AVE		$315,000	2STORY	$195.05	1,615	2,614	4	3	2	N		05/28/2021	3	Pinecrest	N		2005
170	2282376	504	S	6612 Samba AVE		$458,000	2STORY	$193.41	2,368	4,356	4	2	2	N		05/28/2021	27	Sonata Within Pinnacle Peaks Phas	N		2005
171	2285261	504	S	8134 Russell Creek CT		$410,000	2STORY	$201.67	2,033	3,920	5	3	2	N		05/26/2021	11	Jones & Windmill	N		2017
172	2290918	504	S	6333 Silver Ribbon CT		$360,000	2STORY	$176.04	2,045	3,485	5	3	2	N		05/26/2021	4	Westwind At Pinnacle Peak	N		2005
173	2287600	504	S	8191 DOVER CANYON CT		$555,000	2STORY	$183.84	3,019	4,356	5	3	2	N		05/22/2021	3	WOODBRIDGE 1 AT PINNACLE PEA	N		2018
174	2240612	504	S	6887 Treble Clef AVE		$363,000	2STORY	$201.55	1,801	3,049	3	2	2	N		05/21/2021	148	Sonata Within Pinnacle Peaks Phas	N		2013
175	2284204	504	S	5112 Tioga Pass AVE		$328,000	2STORY	$203.10	1,615	2,614	3	3	2	N		05/18/2021	8	Pinecrest	N		2005
176	2278075	504	S	6456 Shawnee Springs CT		$426,000	2STORY	$155.36	2,742	4,356	4	3	2	N		05/17/2021	9	Tradition 2 At Pinnacle Peaks	N		2011
177	2282673	504	S	6772 Philharmonic AVE		$415,000	2STORY	$206.78	2,007	3,049	3	3	2	N		05/14/2021	6	Sonata Within Pinnacle Peaks Phas	N		2013
178	2145725	504	S	5742 ROLLING DALE AVE		$400,000	2STORY	$196.75	2,033	3,485	4	3	2	N		05/13/2021	341	SHELBOURNE AND DUNEVILLE	N		2016
179	2284435	504	S	6727 Glissando CT		$412,000	2STORY	$205.28	2,007	3,049	3	3	2	N		05/13/2021	4	Sonata Within Pinnacle Peaks Phas	N		2012
180	2285751	504	S	6284 GLIMMERING LIGHT AVI		$375,000	2STORY	$189.20	1,982	3,049	4	3	2	N		05/13/2021	9	LAMPLIGHT SQUARE AT PINNACLE	N		2004
181	2276143	504	S	8358 Accolade ST		$395,000	2STORY	$196.81	2,007	3,485	3	3	2	N		05/12/2021	8	Sonata 4	N		2014
182	2277159	504	S	8022 Severn Valley ST		$375,000	2STORY	$182.57	2,054	3,920	4	3	2	N		05/12/2021	7	Redwood Santoli At Pinnacle Peaks	N		2006
183	2278882	504	S	6170 Cougar AVE		$380,000	2STORY	$164.50	2,310	3,485	4	3	2	N		05/07/2021	9	Westwind At Pinnacle Peak	N		2006
184	2257243	505	S	6679 Tangled Vines AVE		$565,000	2STORY	$185.00	3,054	4,792	4	3	2	N		05/06/2021	88	Rainbow Pebble	N		2019
185	2284992	504	S	6320 Alpine Tree AVE		$375,000	2STORY	$162.34	2,310	3,485	4	4	2	N		05/06/2021	7	Westwind At Pinnacle Peak	N		2005
186	2285849	504	S	6269 Glimmering Light AVE		$355,000	2STORY	$221.74	1,601	2,614	3	3	2	N		05/06/2021	8	Lamplight Square At Pinnacle Peak	N		2004
187	2253933	504	S	9021 Knots Estate ST		$595,000	2STORY	$198.33	3,000	4,356	5	4	2	N		05/05/2021	116	Rainbow Pebble	N		2019

#	ML #	Ar	St	Address	Unit#	Price	BldgDes	Price/SqFt	LivArea	Lot Sqft	Bd	Bth	Garage	Pv	Po	ActClose	DOM	Subdivision Name	Repo	Reo	YN	Year Built
188	2282136	504	S	8518 Genesee CT		$499,900	2STORY	$211.11	2,368	3,485	5	3	2	N		05/04/2021	7	Jones & Wigwam	N			2017
189	2277768	504	S	8531 Peaceful Dreams ST		$340,000	2STORY	$189.63	1,793	3,485	3	3	2	N		05/04/2021	18	Sunset Pass	N			2005
190	2284080	504	S	6182 West Cougar AVE		$366,100	2STORY	$159.80	2,291	3,485	4	3	2	N		05/03/2021	6	Westwind At Pinnacle Peak	N			2006
191	2280669	504	S	6558 Musette AVE		$440,000	2STORY	$165.79	2,654	4,792	4	3	2	N		04/29/2021	2	Sonata Within Pinnacle Peaks Phas	N			2006
192	2280913	504	S	6165 Bridgeport Hills AVE		$360,000	2STORY	$181.63	1,982	3,049	4	3	2	N		04/29/2021	5	Lamplight Square At Pinnacle Peak	N			2004
193	2278029	504	S	7948 Tolbooth ST		$379,900	2STORY	$184.96	2,054	3,920	4	3	2	N		04/28/2021	12	Redwood Santoli At Pinnacle Peaks	N			2007
194	2280134	504	S	6573 Chimes Tower AVE		$427,000	2STORY	$183.73	2,324	5,663	4	3	3	N		04/28/2021	7	Pinnacle Peaks-Torrey Pines Southw	N			2002
195	2278241	505	S	8264 Sorrel ST		$410,000	2STORY	$188.85	2,171	3,485	4	3	2	N		04/27/2021	5	Woodbridge 1 At Pinnacle Peaks	N			2017
196	2257353	504	S	4937 Crimson Mare RD		$385,000	2STORY	$162.31	2,372	3,485	5	3	2	N		04/27/2021	29	Decatur-Robindale	N			2007
197	2284936	504	S	5957 Santoli AVE		$340,000	2STORY	$194.73	1,746	2,178	4	3	2	N		04/23/2021	4	Belcrest At Pinnacle Peaks	N			2006
198	2271247	504	S	7781 South Soda Canyon ST		$345,000	2STORY	$200.23	1,723	3,920	3	3	2	N		04/23/2021	29	Mesa Verde Lindell	N			2006
199	2273016	504	S	6608 Chimes Tower AVE		$468,000	2STORY	$164.67	2,842	5,663	4	3	3	N		04/23/2021	20	Pinnacle Peaks-Torrey Pines Southw	N			2002
200	2276679	504	S	5717 Old Colony DR		$330,000	2STORY	$170.37	1,937	3,485	4	3	2	N		04/22/2021	6	Sterling Court 2	N			2006
201	2266177	505	S	6687 Tangled Vines AVE		$553,000	2STORY	$185.07	2,988	4,792	4	5	2	N		04/20/2021	42	Rainbow Pebble	N			2019
202	2278406	504	S	5059 Moberly AVE		$365,000	2STORY	$196.98	1,853	3,485	3	3	2	N		04/20/2021	9	Decatur-Robindale	N			2006
203	2277505	504	S	8222 Sorrel ST		$420,000	2STORY	$184.45	2,277	3,485	4	3	2	N		04/19/2021	6	Woodbridge 1 At Pinnacle Peaks	N			2014
204	2281086	504	S	8167 Crimson Creek CT		$490,000	2STORY	$164.93	2,971	4,792	4	4	2	N		04/16/2021	5	Woodbridge 1 At Pinnacle Peaks An	N			2018
205	2282201	504	S	5864 Abbey Rose CT		$320,000	2STORY	$165.20	1,937	3,920	4	3	2	N		04/16/2021	4	Sterling Court 2	N			2005
206	2270346	504	S	6597 Baroque AVE		$479,000	2STORY	$161.23	2,971	5,663	5	3	2	Y		04/12/2021	4	Sonata Within Pinnacle Peaks Phas	N			2011
207	2277015	504	S	5119 Silent Valley AVE		$319,000	2STORY	$177.91	1,793	2,614	3	3	2	N		04/09/2021	4	Sunset Pass	N			2007
208	2277289	504	S	5595 Sun Temple AVE		$335,000	2STORY	$194.43	1,723	3,049	4	3	2	N		04/09/2021	5	Mesa Verde Lindell	N			2006
209	2274397	504	S	6783 Flamenco CT		$460,000	3STORY	$155.41	2,960	3,920	5	4	2	N		04/07/2021	2	Sonata Within Pinnacle Peaks Phas	N			2012
210	2260056	504	S	6071 Arbor Downs AVE		$387,000	2STORY	$178.26	2,171	3,485	4	3	2	N		04/05/2021	34	Josh Aka American West Napa	N			2015
211	2270787	504	S	5962 Atlantis Dream AVE		$425,000	3STORY	$160.92	2,641	3,920	4	3	2	N		04/02/2021	7	Josh Aka American West Napa	N			2016
212	2261871	504	S	5090 Silent Valley AVE		$299,000	2STORY	$171.94	1,739	2,614	3	3	2	N		03/31/2021	13	Sunset Pass	N			2007
213	2262698	504	S	8044 Dutch Villas ST		$350,000	2STORY	$190.42	1,838	3,049	3	3	2	N		03/29/2021	9	Villas At Windmill At Pinnacle Peak	N			2004
214	2223687	504	S	8115 Russell Creek CT		$435,000	3STORY	$144.76	3,005	4,356	5	4	2	N		03/26/2021	184	Jones & Windmill	N			2017
215	2271372	504	S	4932 Moberly AVE		$346,000	2STORY	$186.72	1,853	3,485	3	3	2	N		03/26/2021	10	Decatur-Robindale	N			2006
216	2243738	504	S	5778 Savage Oaks CT		$388,000	2STORY,3STORY	$146.80	2,643	3,485	5	4	2	N		03/25/2021	98	Shelbourne & Duneville	N			2017
217	2256168	504	S	6158 Carson Hills AVE		$310,000	2STORY	$193.63	1,601	3,049	3	3	2	N		03/24/2021	15	Lamplight Square	N			2005
218	2270090	504	S	6127 Sierra Mist AVE		$352,000	2STORY	$171.62	2,051	3,920	3	3	2	N		03/23/2021	13	Lamplight Square At Pinnacle Peak	N			2004
219	2274108	504	S	5787 Noble Oaks CT		$370,000	2STORY	$182.00	2,033	3,485	4	3	2	N		03/22/2021	4	Shelbourne & Duneville	N			2017
220	2248782	504	S	6590 Samba AVE		$417,500	2STORY	$157.31	2,654	4,356	4	3	2	Y		03/22/2021	89	Sonata Within Pinnacle Peaks Phas	N			2005
221	2247437	504	S	8586 Nature Scene DR		$295,000	2STORY	$164.44	1,794	3,485	3	3	2	N		03/19/2021	57	Sunset Pass	N			2006
222	2218050	504	S	5988 Day Rider AVE		$363,000	2STORY	$193.70	1,874	3,920	3	3	2	N		03/18/2021	195	Jones & Robindale	N			2016
223	2265943	504	S	6415 Camero AVE		$460,000	2STORY	$154.83	2,971	4,792	4	3	2	N		03/17/2021	17	Tradition 2 At Pinnacle Peaks	N			2013
224	2269712	504	S	6704 Lydian CT		$440,000	3STORY	$178.14	2,470	3,920	4	4	2	N		03/10/2021	4	Sonata Within Pinnacle Peaks Phas	N			2010
225	2262490	504	S	8133 Sorrel ST		$380,000	2STORY	$166.89	2,277	3,920	4	3	2	N		03/05/2021	3	Woodbridge 1 At Pinnacle Peaks	N			2014
226	2230996	504	S	6695 Camero AVE		$420,000	2STORY	$153.17	2,742	5,663	4	3	2	Y		03/05/2021	143	Sonata Within Pinnacle Peaks Phas	N			2006
227	2265657	504	S	6198 Carson Hills AVE		$356,000	2STORY	$173.57	2,051	3,049	3	3	2	N		03/05/2021	7	Lamplight Square At Pinnacle Peak	N			2005
228	2267848	504	S	6019 Darkfeather WAY		$275,000	2STORY	$179.50	1,532	2,178	3	3	2	N		03/05/2021	0	Belcrest At Pinnacle Peaks	N			2004
229	2253989	504	S	8543 Peaceful Dreams ST		$328,900	2STORY	$172.29	1,909	3,485	3	3	2	N		03/03/2021	44	Sunset Pass	N			2005
230	2254008	504	S	5066 Golden Antelope WAY		$347,000	2STORY	$159.25	2,179	3,485	4	3	2	N		03/01/2021	16	Decatur-Robindale	N			2006
231	2258226	505	S	6775 Tangled Vines AVE		$598,000	2STORY	$199.33	3,000	5,663	5	5	2	N		02/26/2021	10	Rainbow Pebble	N			2020
232	2217089	504	S	7975 Flower Seeds ST		$313,000	2STORY	$165.52	1,891	2,614	3	3	2	N		02/26/2021	158	Villas At Windmill At Pinnacle Peak	N			2004
233	2220616	504	S	7886 Windhamridge DR		$326,000	2STORY	$168.30	1,937	3,049	4	3	2	N		02/26/2021	170	Jones Moberly At Pinnacle Peaks	N			2003
234	2259917	504	S	7728 Tiger Palm CT		$360,000	2STORY	$159.08	2,263	3,485	3	3	2	N		02/25/2021	5	Robindale/Hauck	N			2016
235	2263351	504	S	6730 Boccelli CT		$368,200	2STORY	$182.91	2,013	3,049	4	3	2	N		02/25/2021	3	Sonata Within Pinnacle Peaks Phas	N			2011
236	2260713	504	S	6674 Ashley House CT		$345,000	2STORY	$170.71	2,021	3,485	4	3	2	N		02/23/2021	11	Redwood Santoli 3 At Pinnacle Peal	N			2007
237	2261997	504	S	6437 Grand Mayne CT		$430,000	2STORY	$144.73	2,971	4,792	4	4	2	N		02/22/2021	5	Tradition 2 At Pinnacle Peaks	N			2011
238	2264452	504	S	5011 Groveland AVE		$307,000	2STORY	$199.22	1,541	2,178	4	3	2	N		02/19/2021	8	Pinecrest	N			2005
239	2240509	504	S	8104 Russell Creek CT		$433,000	3STORY	$144.09	3,005	6,098	5	4	2	N		02/18/2021	55	Jones & Windmill	N			2017
240	2253866	504	S	7944 Avalon Mist ST		$408,000	2STORY	$176.78	2,308	5,663	4	3	3	Y		02/16/2021	30	Torrey Pines Southeast Within Pinn	N			2003
241	2256269	504	S	6760 Boccelli CT		$362,500	2STORY	$180.62	2,007	3,049	3	3	2	N		02/12/2021	23	Sonata Within Pinnacle Peaks Phas	N			2012
242	2262624	504	S	6795 Bravura CT		$410,000	3STORY	$165.92	2,471	5,227	4	4	2	N		02/11/2021	7	Sonata Within Pinnacle Peaks Phas	N			2007
243	2263091	504	S	8549 Fox Brook ST		$429,900	1STORY,2STORY	$170.73	2,518	5,663	3	3	2	N		02/10/2021	6	Napa Ridge Phase 1	N			2011
244	2255938	504	S	7926 Winken CT		$289,500	2STORY	$186.53	1,552	2,178	4	3	1	N		02/09/2021	30	Storyland	N			2006
245	2251120	504	S	8432 Ravencrest ST		$335,000	2STORY	$187.47	1,787	3,049	4	3	2	N		02/04/2021	35	Lamplight Square At Pinnacle Peak	N			2005
246	2190871	504	S	7996 DUTCH VILLAS ST		$319,900	2STORY	$174.05	1,838	3,485	4	3	2	N		02/04/2021	241	Villas At Windmill Unit 1 At Pinnack	N			2004
247	2236640	504	S	6033 Crown Palms AVE		$439,900	3STORY	$146.39	3,005	3,485	5	4	2	N		02/02/2021	74	Josh Aka American West Napa	N			2015
248	2224667	504	S	6721 Donside CT		$338,500	2STORY	$187.53	1,805	3,920	3	3	2	N		02/02/2021	27	Redwood Santoli 2 At Pinnacle Peal	N			2006
249	2255223	504	S	7723 Harp Tree ST		$339,000	2STORY	$167.74	2,021	4,356	4	3	2	N		02/02/2021	19	Valencia	N			2004
250	2234684	504	S	8059 Twain Harte ST		$333,000	2STORY	$145.86	2,283	2,614	3	3	2	N		02/01/2021	76	Pinecrest	N			2005

#	ML #	Ar	St	Address	Unit#	Price	BldgDes	Price/SqFt	LivArea	Lot Sqft	Bd	Bth	Garage	Pv	Po	ActClose	DOM	Subdivision Name	Repo	Reo YN	Year Built
251	2356724		UCNS	7719 Pacific Dunes ST		$545,000	3STORY	$201.18	2,709	3,485	5	4	2	N			19	Robindale & Westwind - Phase 1	N		2021
252	2365864		A-ER	6694 Tangled Vines AVE		$700,000	2STORY	$234.27	2,988	6,534	4	4	2	N			5	Rainbow Pebble	N		2019
253	2344445		A-ER	6741 Tangled Vines AVE		$739,000	2STORY	$246.33	3,000	6,534	4	5	2	N			98	Rainbow Pebble	N		2019
254	2341148		UCNS	8112 Crimson Creek CT		$559,990	2STORY	$193.77	2,890	4,356	4	4	2	N			75	Woodbridge 1 At Pinnacle Peaks An	N		2018
255	2363151		UCNS	8558 Fox Brook ST		$565,000	3STORY	$213.93	2,641	3,485	4	3	2	N			2	Napa Ridge Phase 2	N		2018
256	2366621		A-ER	8564 Fox Brook ST		$615,000	3STORY	$204.66	3,005	3,485	5	4	2	N			0	Napa Ridge Phase 2	N		2018
257	2364506		UCNS	5752 Rolling Dale AVE		$475,000	2STORY	$236.32	2,010	3,485	3	2	2	N			3	Shelbourne & Duneville	N		2017
258	2360558		UCNS	5925 Arbor Downs AVE		$528,000	2STORY	$231.88	2,277	3,920	4	3	2	N			7	Josh Aka American West Napa	N		2017
259	2366416		A-ER	6585 Mountain Spirit		$555,900	2STORY	$191.69	2,900	4,356	4	3	2	N			0	Torrey Pines & Cougar	N		2017
260	2359135		UCS	6125 Mineral Mound AVE		$435,000	2STORY	$225.51	1,929	3,049	3	3	2	N			7	Jones & Windmill	N		2015
261	2362311		UCNS	6137 Mineral Mound AVE		$460,000	2STORY	$225.38	2,041	3,049	5	3	2	N			9	Jones & Windmill	N		2015
262	2365352		UCNS	6386 Sharp Rock CT		$550,000	2STORY	$189.66	2,900	4,356	4	4	2	N			3	Tradition 2 At Pinnacle Peaks	N		2014
263	2364240		UCNS	6703 Treble Clef AVE		$450,000	2STORY	$224.22	2,007	3,920	4	3	2	N			0	Sonata Within Pinnacle Peaks Phas	N		2013
264	2366679		A-ER	6784 Boccelli CT		$495,000	2STORY	$245.90	2,013	3,485	4	3	2	N			0	Sonata Within Pinnacle Peaks Phas	N		2011
265	2342341		UCNS	6716 Boccelli CT		$549,995	3STORY	$189.39	2,904	3,049	5	4	2	N			57	Sonata Within Pinnacle Peaks Phas	N		2011
266	2360626		UCNS	8355 Fox Brook ST		$539,900	3STORY	$185.92	2,904	3,920	4	4	2	N			5	Sonata 3 At Pinnacle Peaks	N		2009
267	2366585		A-ER	5109 Silent Valley AVE		$470,000	2STORY	$261.98	1,794	3,049	3	3	2	N			3	Sunset Pass	N		2007
268	2362369		UCNS	4928 Tioga Pass AVE		$400,000	2STORY	$227.53	1,758	3,049	3	3	2	N			2	Pinecrest	N		2006
269	2358375		A-ER	6126 Cambiata CT		$430,000	2STORY	$230.56	1,865	3,920	4	3	2	N			20	Heritage 5	N		2006
270	2360743		UCNS	5717 Old Colony DR		$433,000	2STORY	$223.54	1,937	3,485	4	3	2	N			2	Sterling Court 2	N		2006
271	2360947		UCNS	7714 Hauck ST		$450,000	2STORY	$184.12	2,444	3,485	5	3	2	N			3	Decatur-Robindale	N		2006
272	2355428		UCNS	6614 Melodic CT		$400,000	2STORY	$255.59	1,565	3,049	3	3	2	N			19	Sonata Within Pinnacle Peaks Phas	N		2005
273	2356881		UCS	6191 Carson Hills AVE		$415,000	2STORY	$232.23	1,787	3,049	3	3	2	N			0	Lamplight Square At Pinnacle Peak	N		2005
274	2364636		A-ER	6233 Murphys Windmill AVE		$415,000	2STORY	$237.01	1,751	3,049	3	3	2	N			5	Villas At Windmill At Pinnacle Peak	N		2005
275	2361183		UCNS	6565 Octave AVE		$530,000	2STORY	$223.82	2,368	4,356	4	3	2	Y			11	Sonata Within Pinnacle Peaks Phas	N		2005
276	2348685		UCS	6582 Samba AVE		$560,000	2STORY	$211.00	2,654	4,356	4	3	2	Y			48	Sonata Within Pinnacle Peaks Phas	N		2005
277	2359578		UCS	5988 Darkfeather WAY		$399,999	2STORY	$229.09	1,746	2,614	4	3	2	N			4	Belcrest At Pinnacle Peaks	N		2004
278	2355958		UCS	7944 Avalon Mist ST		$649,900	2STORY	$281.59	2,308	5,663	4	3	3	Y			41	Torrey Pines Southeast Within Pinn	N		2003
279	2316711	504	A-ER	6684 Coronado Crest AVE		$469,900	2STORY	$234.83	2,001	5,663	3	3	2	Y			195	Pinnacle Peaks-Torrey Pines Southw	N		2001

Search Criteria

Property Type is 'Residential'
Status is one of 'Active', 'Under Contract - Show'
Status is 'Under Contract - No Show'
Status Contractual Search Date is 01/31/2022 to 01/31/2021
Status is 'Sold'
Status Contractual Search Date is 01/31/2022 to 01/31/2021
Property Sub Type is 'Single Family Residential'
Approx Liv Area is 1500 to 3100
Building Description is one of '2 Stories', '3 Stories'
Latitude, Longitude is around 36.04, -115.23
Selected 279 of 279 results.

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

LVR	Single Family Residential	Ownership	SFR	01/31/2022 7:47 PM

ML#	**2360558**	Offc	**LASV**	PubID	**229974**	Status	**UCNS**			L/Price	**$528,000**
Address	**5925 /Arbor Downs /Avenue**			Unit		StatusUpdate				LP/SqFt	**$232**
Building #		Bldr/Manf		Model				CondoCnv		Zip	**89139**
County	**CLARK**	Parcel#	**176-13-111-095**	Zoning	**SINGLE**			Studio		YrBuilt	**2017/RE**
		T / R / S	**22 / 60 / 13**					Const Est Start		Const Est End	
Cmnty	**CORONARCH**	Subdiv	**Josh Aka American West Napa**					City/Town	**Las Vegas**	State	**NV**
Assoc/Comm Feat Desc		**CC&RS, Not Age Restricted**								Gated	**No**
										AgeRestric	**N**

Elem K-2 **FINE** Elem 3-5 **FINE** YrRound **N** Junior **LAWR** Highsch **DESO** Subdiv# CensTr **002984** MetroMap

PROPERTY INFORMATION	#Baths	FB	3/4	HB	Tot
		1	**1**	**1**	**3**

Bldg Desc	**2 Stories**	Prop Desc				#Bedrms	**4**	#Den/Oth	**0**	#Loft	**1**
Type	**DETACHD**	Conv		Unit Desc	**2LEVEL**	Converted Garage	**N**	Prkng Des	**GARPRIV**		
Roof	**TILE**			Lot SqFt	**3,920**	Lot Desc	**Under 1/4 Acre**			Carports	**0**
Garage	**2/367sqft/ATTACHD, AUTODR, EPXFLR, STORAGE**					ApprxTotalLivArea	**2,277**				
AppxLivArea	**2,277**	#Acres +/-	**0.090**	AddLivAreaDesc							
ApprxAddLivArea											
Manuf		Length		Width		ConvertRealProp				MH-YrBl	
PvSpa	**No**			PvPool	**No**			Pool Size	+/-		
				Heated Pool							

Dir **From S. Jones Blvd, Left on Shelbourne Ave, Right on Discover Ave, Left on Arbor Downs, House on the Right.**

Public Remarks **Beautiful HOME. Well maintained 2 Story 4 beds Home In SW Las Vegas. The property sits on Premium Lot. Tons of Upgrades. Huge Kitchen Island. Upgraded 9Ft Ceiling.Extended Retaining Walls(PERMITTED) Lots of Cabinetry Space. Stainless Steel Appliances. Custom Stainless Sink.A Walk-in Pantry.Upgraded Primary Bathroom Walk-in Shower & Custom WALK-IN CLOSET. The room has upgraded lightings & windows to bring in natural light from the garden. Motorized Shade Adjust amount of natural light into the RM Retractable Patio Cover With ADJUSTABLE LED LIGHTINGS. WIND SENSOR INSTALLED right Front Corner. Professional landscaped Front & Backyard. Additional Electrical outlets and a gas line for BBQ activities. A water feature by the side of the home creates serenity and Relax area. A MUST-SEE. A Perfect Home ready for All entertainment.**

Ag/Ag Remarks **Thank you for Showing. Your Client will not be disappointed. Bring Your high and best offer. Please Attached the offer with POF or Prequal Letter. Paperwork starts with Ashley Dickerson At WFG. Buyers and Agents to verify all measurements. We look forward to working with You. Seller Holds Real Estate license in NV. * Fishes and pond Equipment and Pond Accessories will not include in the Sale of the Home***

Primary Bedroom	**15x16**	**CEILFN, CEILIT, CUSTMCLOST, WICLOS**	**Primary Bath**		**SHOWER**
2nd Bedroom	**17x11**	**CEILFN, CEILIT, UPSTRS**	**3rd Bedroom**	**12x10**	**CEILFN, CEILIT, UPSTRS**
4th Bedroom	**11x10**	**CEILFN, CEILIT, UPSTRS**	**Family Room**	**28x25**	**CEILFN, DNSTRS**
Kitchen		**GRNCTP, ISLAND, RECESS, PANTRY, STAINSTEELAPPLI, TILE, WALKPAN**			

PBR Down?	**N**	Bed Dn	**N**	Ba Dn	**Y**	Ba Dn Desc.	**1/2**				
Constrctn	**FRMSTUC**										
Refrg	**Y**	Dispos	**Y**	Dishw	**Y**	Washer Inc	**Y**	Dryer Inc	**Y**	DryerUtil	**G**
OthApplnces	**ENSTAPL, MICROWV, WTCNDL**							Furniture Included?	**No**		
MultiGen	**No**										
Interior	**BLINDS, CEILFN, WINDOWCOV**							Oven Desc	**STOVEG**		
Firepl	**0**							Flooring	**CARPET, TILE**		
Firepl Loc								Fence	**F/BLOCK**		
House Face	**North**			House Views	**NONE**					Equest	**NONE**
Exterior	**BYARDAC, CVPATIO, PATIO**										
Landscap	**DESERT, BUBDRIP, FRUIT, MATURE, SIDSPR, SYNGRS**									Miscel	**NONE**
Heat Sys	**2PLUSUNITS, CENTRAL, PRGTHER**			HtFuel	**GAS**					Water	**PUBLIC**
Cool Sys	**2UNITSPLUS, CENTRAL, HIEFHVA**			CLFuel	**ELEC**	Grd Mounted				Sewer	**PUBLIC**
Utility Info	**UNDGRND**			Energy	**AWNINGS, DUALPNE**					Sol Elec	**None**
Water Htr:	**Gas, Strapped**									KW/Mnth	

VOW/FINANCIAL/LISTING OFFICE INFORMATION Internet **Y** Public Address **Y** AVM **Y** Commentary **Y**

AsscFee	**Y**	AssocName	**Coronado Ranch**			Assoc Ph	**702-932-6723**			Mast Plan Fee	**$0**
AsscFee1	**$35/M**	AsscFee2		TotMnthlyHOA	**$35**	Assessmt	**N**			Assessment Amt	
Assoc Fee Includes	**MGMT**					SID/LID?	**N**	SID/LID		SID/LID Ann	
Earn Dep	**$8,000**	Ann Tax	**$2,863**	Court App	**N**	Short Sale	**N**	Foreclo	**N**	Repo/REO **N**	Litig/Typ **U**
Finance Consid	**CASH, CONV, FHA**			FIRPTA?	**N**	NOD		Rent		Poss	**COE**
Lockbox	**E**	LockboxLocation	**Door Front**			TempOffMktStatus				T Status Date	
L/Agent	**Susan M Wong Tan S.0172068**			L/APh	**702-372-2100**	REALTOR	**Y**	AgtOwnshpInt	**Y**	LeaseEnd	
Office	**Las Vegas Realty LLC**			OffcPh	**702-386-6122**	Bonus SO	**No**	CoOp	**2.000%**	Flat Fee	
Off Add	**3130 S Rainbow Blvd #301, Las Vegas 89146**					BrokerName	**John Fleckenstein**	Vr	**N**	Ex	**N**
						License #	**B.0039739**				

Agt Fax #	Email susan.wong139@gmail.com				PhotExcl **No**	VTour **Y**	OwnLic **Y**
TeamContact		TeamContPh		TeamEmail			
Resident **Mr. VaCant**	ResPh 702-372-2100	Occup **VAC**	Power **ON**	AuctTyp		ListDt	**01/12/2022**
Showing		GateCode	Act DOM **7**	AuctDt		ExpDt	
ContDesc **OTHER**	ComboLB	GateCode2	OrigListPrice	**$528,000**		WD	

Energy-Efficient/GREEN Information:
Green Building Certification **No**

CONTINGENT/PENDING/SOLD INFORMATION:

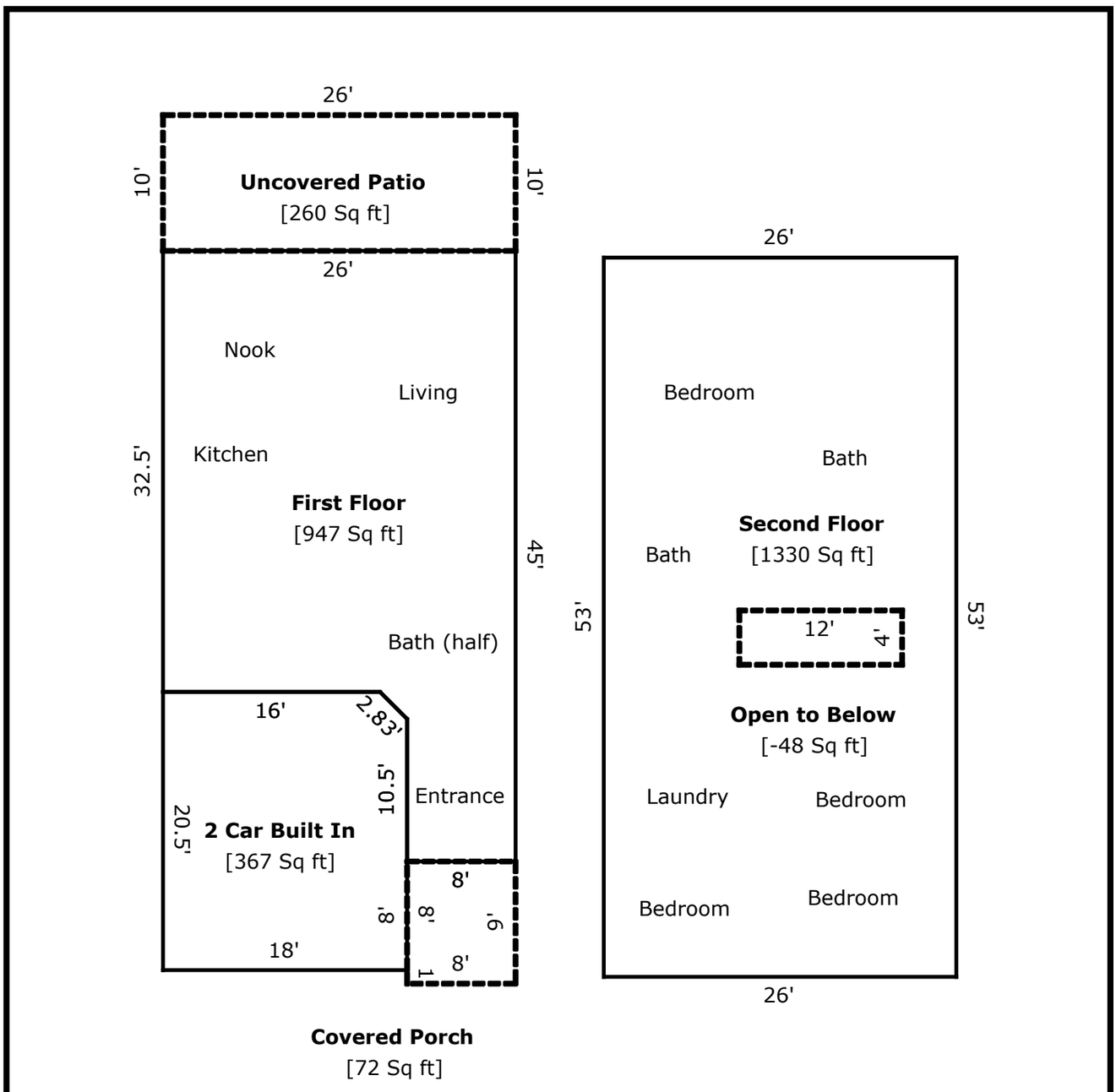
Accept/Date **01/19/2022**	EstClo/Date **03/03/2022**	DaysListingtoClose	Orig L.Price **$528,000**
Sold Terms **CONV**	ActClo/Date	BuyersAgtPublicID **239467**	Sale Price
Sellers Contrib	Prop Condition	Buyer Broker **VTEX**	SP/SqFt
OwnrCarry	Days On Market **7**	Broker Office	Vertex Realty & Property Manag, 9155 W Flamingo Rd Ste 100, Las Vegas 89147
Auction Buyer Premium			
Addit Auction Sold Terms		Sale Type	
BuyerAgentName	Wan Y Deng/702-885-9516 S.0181937		

Presented by: Office Name **First American Staff Appraisal** Agent Brandon Belk A.0207795

LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Building Sketch

Borrower	ZHANG, ZISHUAI						
Property Address	5925 Arbor Downs Ave						
City	Las Vegas	County	Clark	State	NV	Zip Code	89139
Lender/Client	United Wholesale Mortgage						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	947 Sq ft	26 × 32.5	= 845
		8 × 10.5	= 84
		2 × 8	= 16
		0.5 × 2 × 2	= 2
Open to Below	-48 Sq ft	12 × 4	= 48
Second Floor	1378 Sq ft	53 × 26	= 1378
Total Living Area (Rounded):	**2277 Sq ft**		
Non-living Area			
Covered Porch	72 Sq ft	8 × 9	= 72
2 Car Built In	367 Sq ft	18 × 18.5	= 333
		2 × 16	= 32
		0.5 × 2 × 2	= 2
Uncovered Patio	260 Sq ft	26 × 10	= 260

Farm $500k+ sales

Agent Single Line

#	ML #	Ar	St	Address	Unit#	Price	BldgDes	Price/SqFt	LivArea	Lot Sqft	Bd	Bth	Garage	Pv	Po	ActClose	DOM	Subdivision Name	Repo	Reo YN	Year Built
1	2352572		S	6634 Musette AVE		$547,000	2STORY	$184.11	2,971	4,792	4	3	2	N		01/27/2022	8	Sonata Within Pinnacle Peaks Phas	N		2010
2	2330414		S	8046 Noble Ridge ST		$587,000	2STORY	$192.21	3,054	5,663	4	3	2	N		01/27/2022	39	Jones & Windmill	N		2019
3	2355229		S	6754 Boccelli CT		$530,000	3STORY	$201.75	2,627	3,049	4	4	2	N		01/19/2022	17	Sonata Within Pinnacle Peaks Phas	N		2012
4	2350751		S	6042 Crown Palms AVE		$570,000	3STORY	$189.68	3,005	3,485	4	3	2	N		01/13/2022	15	Josh Aka American West Napa	N		2015
5	2350744		S	6451 Parrot Ridge CT		$559,000	2STORY	$192.76	2,900	4,356	5	4	2	N		01/10/2022	8	Tradition 2 At Pinnacle Peaks	N		2012
6	2355013		S	6756 West Cougar AVE		$555,000	2STORY	$220.41	2,518	6,534	3	3	2	N		01/06/2022	11	Napa Ridge Phase 2	N		2015
7	2351297		S	8115 Sorrel ST		$510,000	3STORY	$193.11	2,641	3,920	3	3	2	N		01/04/2022	0	Woodbridge 1 At Pinnacle Peaks	N		2014
8	2345797		S	7943 Avalon Island ST		$510,000	2STORY	$219.45	2,324	5,663	4	3	3	Y		12/23/2021	10	Torrey Pines Southeast Within Pinn	N		2003
9	2346302		S	6778 Coyote Oaks AVE		$757,000	2STORY	$262.57	2,883	5,227	4	3	3	Y		12/20/2021	20	Rainbow Pebble	N		2020
10	2327376		S	6430 West Camero AVE		$532,500	2STORY	$183.62	2,900	4,356	5	4	2	N		12/08/2021	81	Tradition 2 At Pinnacle Peaks	N		2012
11	2343325		S	6467 Parrot Ridge CT		$545,000	2STORY	$183.44	2,971	4,356	4	3	2	N		12/03/2021	13	Tradition 2 At Pinnacle Peaks	N		2013
12	2337850		S	6416 Shawnee Springs CT		$540,000	2STORY	$181.76	2,971	4,356	4	4	2	N		12/03/2021	5	Tradition 2 At Pinnacle Peaks	N		2012
13	2339982	505	S	6802 Coyote Oaks AVE		$699,000	2STORY	$233.94	2,988	5,227	4	4	2	Y		11/19/2021	27	Rainbow Pebble	N		2020
14	2329877		S	8198 Sorrel ST		$540,000	3STORY	$179.70	3,005	4,792	5	4	2	N		10/19/2021	12	Woodbridge 1 At Pinnacle Peaks	N		2014
15	2322633	504	S	6510 Musette AVE		$539,000	2STORY	$189.72	2,841	6,098	4	3	2	N		09/28/2021	20	Sonata Within Pinnacle Peaks Phas	N		2006
16	2315752	504	S	6547 Creekside Cellars CT		$570,000	2STORY	$196.55	2,900	4,356	5	4	2	N		09/22/2021	11	Torrey Pines & Cougar	N		2016
17	2317028	504	S	8140 Russell Creek CT		$500,000	3STORY	$166.39	3,005	4,356	4	4	2	N		09/16/2021	22	Jones & Windmill	N		2017
18	2317910	504	S	5980 Crown Palms AVE		$515,000	3STORY	$171.38	3,005	3,920	5	4	2	N		08/25/2021	9	Josh Aka American West Napa	N		2016
19	2311936	504	S	8118 Mineola Palms ST		$505,000	3STORY	$191.22	2,641	3,920	5	3	2	N		08/20/2021	9	Josh Aka American West Napa	N		2017
20	2306447	504	S	6746 Vista Roma AVE		$620,000	2STORY	$210.88	2,940	6,534	4	3	3	N		08/18/2021	14	Rainbow Pebble	N		2021
21	2289853	504	S	5968 Pirates Delight AVE		$536,000	3STORY	$178.37	3,005	3,920	4	4	2	N		06/29/2021	44	Josh Aka American West Napa	N		2016
22	2293879	504	S	8610 Redwood ST		$750,000	2STORY	$341.69	2,195	44,867	4	3	2	N		06/18/2021	4	None	N		1990
23	2290143	504	S	6776 Medovina CT		$520,000	2STORY	$179.31	2,900	5,227	5	3	2	N		06/17/2021	19	Napa Ridge Phase 2	N		2015
24	2281532	504	S	6490 Parrot Ridge CT		$515,000	2STORY	$173.34	2,971	5,663	4	3	2	N		06/09/2021	29	Tradition 2 At Pinnacle Peaks	N		2013
25	2287600	504	S	8191 DOVER CANYON CT		$555,000	2STORY	$183.84	3,019	4,356	5	3	2	N		05/22/2021	3	WOODBRIDGE 1 AT PINNACLE PEA	N		2018
26	2257243	505	S	6679 Tangled Vines AVE		$565,000	2STORY	$185.00	3,054	4,792	4	3	2	N		05/06/2021	88	Rainbow Pebble	N		2019
27	2253933	504	S	9021 Knots Estate ST		$595,000	2STORY	$198.33	3,000	4,356	5	4	2	N		05/05/2021	116	Rainbow Pebble	N		2019
28	2266177	505	S	6687 Tangled Vines AVE		$553,000	2STORY	$185.07	2,988	4,792	4	5	2	N		04/20/2021	42	Rainbow Pebble	N		2019
29	2258226	505	S	6775 Tangled Vines AVE		$598,000	2STORY	$199.33	3,000	5,663	5	5	2	N		02/26/2021	10	Rainbow Pebble	N		2020

Search Criteria

Property Type is 'Residential'
Status is 'Sold'
Status Contractual Search Date is 02/01/2022 to 02/01/2021
Property Sub Type is 'Single Family Residential'
Latitude, Longitude is around 36.04, -115.23
Current Price is 500000+
Approx Liv Area is 1500 to 3100
Building Description is one of '2 Stories', '3 Stories'
Selected 29 of 29 results.

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