3548989036
File No. 74121660

APPRAISAL OF



LOCATED AT:

1286 Imperia Dr
Henderson, NV 89052

FOR:

Rocket Mortgage, LLC
1050 Woodward Ave
Detroit, MI, 48226

BORROWER:

Justin Kapisak

AS OF:

July 29, 2024

BY:

Colette Kraemer
Certified Residential Appraiser

Uniform Residential Appraisal Report

3548989036
File No. 74121660

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 1286 Imperia Dr | City Henderson | State NV | Zip Code 89052
Borrower Justin Kapisak | Owner of Public Record JUSTIN KAPISAK REVOCABLE TRUST | County Clark
Legal Description SEVEN HILLS-PARCEL J PLAT BOOK 79 PAGE 56 LOT 13 BLOCK 2 GEOID: PT N2 NE4 SEC 01 23 61
Assessor's Parcel # 191-01-511-023 | Tax Year 2024 | R.E. Taxes $ 11,181
Neighborhood Name Seven Hills-Parcel J (aka Rapallo) | Map Reference 95-F1 (Metro-Maps) | Census Tract 0053.48
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [X] PUD | HOA $ 553 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client Rocket Mortgage, LLC | Address 1050 Woodward Ave, Detroit, MI 48226
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 [X] No
Report data source(s) used, offering price(s), and date(s). Per GLVMLS

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.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
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.

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	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	75 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[ ] In Balance	[X] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	300 Low	0	Multi-Family	5 %
Neighborhood Boundaries	St Rose Pkwy/Bruce Woodbury Beltway (215) to the north, Henderson							13,900 High	32	Commercial	10 %
City limits to the south, Black Mountain to the east, and Raiders Way to the west.								592 Pred.	21	Other Vacant	5 %

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) The opinion of value of the subject property exceeds the predominant selling price by more than 100% for this market area; however, this does not affect marketability and is not overbuilt. (Also see attached addendum.)

SITE

Dimensions 109.5' x 147.48' x 105.4' x 158.11' | Area 16117 sf | Shape Irregular | View N;Res;CtySky
Specific Zoning Classification RS-6 | Zoning Description Low-Density Single-Family Residential 6 (6 du/ac)
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt (Guarded)	[ ]	[X]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 32003C2930F | FEMA Map Date 11/16/2011
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. At the time of the inspection, no physical deficiencies, adverse site conditions, or external factors were detected which would negatively affect the subject property. The site is irregularly-shaped and adjacent to other residential sites with similar utility.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls Concrete/Avg	Floors Prcln/Mrbl/VPnk/Gd
# of Stories 2	[ ] Full Basement [ ] Partial Basement	Exterior Walls Frame Stucco/Gd	Walls Drywall/Gd
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface Conc Tile/Gd	Trim/Finish Wd/Painted/Gd
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts Diverters/Gd	Bath Floor Prcln/Mrbl/Gd
Design (Style) DT2;ItalianVilla	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type Low E/Gd	Bath Wainscot Prcln/Mrbl/Gd
Year Built 2001	Evidence of [ ] Infestation	Storm Sash/Insulated None	Car Storage [ ] None
Effective Age (Yrs) 8	[ ] Dampness [ ] Settlement	Screens None	[X] Driveway # of Cars 2
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface PebbleTec
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Gas	[X] Fireplace(s) # 3 [X] Fence ConcBlk	[X] Garage # of Cars 3
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck Cov [X] Porch Covered	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[X] Pool Inground [ ] Other None	[X] Att. [ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 9 Rooms | 4 Bedrooms | 3.1 Bath(s) | 4,871 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject property has typical efficiency for a home this age. Electricity, gas & water were turned on; HVAC & related systems were in working order.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;See addendum for description of updates, upgrades & features.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. Although "No" has been selected, I am not qualified to detect hazardous conditions that are not readily apparent and urge the client to retain an expert in this field, if desired . I can only assume that there are no hidden or unapparent conditions of the property, the subsoil, etc. I am not responsible for any such conditions that do exist or for any engineering that might be required to discover whether such factors may or may not exist.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

3548989036
File No. 74121660

There are 72 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 659,900 to $ 6,850,000 .
There are 151 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 665,000 to $ 5,075,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	1286 Imperia Dr Henderson, NV 89052	1330 Imperia Dr Henderson, NV 89052		1274 Imperia Dr Henderson, NV 89052		6 Corral De Tierra Pl Henderson, NV 89052	
Proximity to Subject		0.03 miles SW		0.06 miles SE		1.86 miles SE	
Sale Price	$		$ 1,990,000		$ 2,087,500		$ 2,450,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 517.96 sq. ft.		$ 373.23 sq. ft.		$ 401.11 sq. ft.	
Data Source(s)		GLVAR #2564487;DOM 71		GLVAR #2519129;DOM 187		GLVAR #2561886;DOM 66	
Verification Source(s)		Doc #240605000865/Realist		Doc #240312000808/Realist		Doc #240618002696/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth	0	ArmLth		ArmLth	0
Concessions		Cash;0	0	Conv;0		Cash;0	0
Date of Sale/Time		s06/24;c05/24	0	s03/24;c02/24		s06/24;c05/24	0
Location	N;Res;	N;Res;		N;Res;		B;Elvtd;GlfCse	-200,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	16117 sf	16117 sf		16117 sf		26136 sf	-20,000
View	N;Res;CtySky	N;Res;	0	N;Res;	0	B;Glfvw;CtySky	0
Design (Style)	DT2;ItalianVilla	DT1;ItalianVilla	0	DT2;ItalianVilla		DT1;ItalianVilla	0
Quality of Construction	Q2	Q2		Q2		Q2	
Actual Age	23	25	0	22	0	20	0
Condition	C3	C3		C3		C4	0
Above Grade Room Count (Total / Bdrms. / Baths)	9 / 4 / 3.1	8 / 3 / 3.1	0	11 / 5 / 4.1	0	8 / 5 / 4.3	0
Gross Living Area 140	4,871 sq. ft.	3,842 sq. ft.	144,100	5,593 sq. ft.	-101,100	6,108 sq. ft.	-173,200
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None	None		Solar/Unknown	0	None	
Garage/Carport	3ga2dw	3ga2dw		3gbi2dw	0	3gbi1dw	0
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Pool	Pool	Pool		Pool		Pool	
Casita	None	None		Casita	-20,000	None	
Amenities	Guard-gated	Guard-gated		Guard-gated		Guard-gated	
Net Adjustment (Total)		[X] + [ ] - $	144,100	[ ] + [X] - $	121,100	[ ] + [X] - $	393,200
Adjusted Sale Price of Comparables		Net Adj. 7.2% Gross Adj. 7.2% $	2,134,100	Net Adj. -5.8% Gross Adj. 5.8% $	1,966,400	Net Adj. -16.0% Gross Adj. 16.0% $	2,056,800

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [X] 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) GLVMLS/Clark Co Assessor
My research [X] 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) GLVMLS/Clark Co Assessor

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	11/07/2023	08/15/2023		
Price of Prior Sale/Transfer	$0	$1,300,000		
Data Source(s)	Clark Co Assessor	GLVMLS #2517152	Clark Co Assessor	Clark Co Assessor
Effective Date of Data Source(s)	07/29/2024	07/29/2024	07/29/2024	07/29/2024

Analysis of prior sale or transfer history of the subject property and comparable sales For the Subject: To transfer to trust, with no funds transferred. For Comparable Sale #1: Arm's length sale; the difference in the prior sale price and the listing price is reflective of its improved condition, updates/upgrades, and current trends. For Comparable Sale #4: To remove joint tenant, with no funds transferred.

Summary of Sales Comparison Approach. VERIFICATION SOURCE - The comparable sales were verified as closed & recorded with the Clark County Recorder's office. The deeds' document numbers for each sale are listed on the grid. MLS was also used as a data source. (Also see attached addendum)

Indicated Value by Sales Comparison Approach $ 2,050,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 2,050,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $ 0
See Attached Addendum

This appraisal is made [X] "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 a complete visual inspection of the interior and exterior areas of the subject property, 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 $ 2,050,000 as of 07/29/2024 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File No. 3548989036 74121660

ADDITIONAL COMMENTS

Nevada Fee Disclosure: Fee to client $670; fee to appraisal company $445; fee to AMROCK, LLC for appraisal management services $225. AMC.0000134

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 valuation is based on a land allocation. This method examines the relationship between the agents of production and the market value of the land. The site value can be estimated by allocating the total sale price of a comparable between its two utilitarian and productive parts, the lot and the improvements. The appraiser determines what portion of the property's sales price may be allotted between the two, estimating the value of the improvements first. The balance (residual) then is allocated to the site.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	= $ 512,500
Source of cost data	Dwelling Sq. Ft. @ $	= $ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ $	= $ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		0
	Garage/Carport Sq. Ft. @ $	= $ 0
	Total Estimate of Cost-New	= $ 0
	Less 65 Physical / Functional / External Depreciation	= $ (0)
	Depreciated Cost of Improvements	= $ 0
	"As-is" Value of Site Improvements	= $ 0
		0
Estimated Remaining Economic Life (HUD and VA only) 57 Years	INDICATED VALUE BY COST APPROACH	= $ 0

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

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 an 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(s)

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.

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) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) 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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. 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.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this 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.

6. 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 performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and 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).

Uniform Residential Appraisal Report

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 Colette Kraemer
Name Colette Kraemer
Company Name First American Staff Appraisals
Company Address 4795 Regent Blvd
Irving, TX 75063
Telephone Number 866-956-4245
Email Address staffvaluations@firstam.com
Date of Signature and Report 07/30/2024
Effective Date of Appraisal 07/29/2024
State Certification # A.0006606-CR
or State License #
or Other (describe) State #
State NV
Expiration Date of Certification or License 03/31/2026

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

ADDRESS OF PROPERTY APPRAISED
1286 Imperia Dr
Henderson, NV 89052

APPRAISED VALUE OF SUBJECT PROPERTY $ 2,050,000

LENDER/CLIENT
Name AMROCK, LLC
Company Name Rocket Mortgage, LLC
Company Address 1050 Woodward Ave
Detroit, MI 48226
Email Address

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

3548989036
File No. 74121660

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	1286 Imperia Dr Henderson, NV 89052	1383 Ruby Sky Ct Henderson, NV 89052		80 Kittansett Loop Henderson, NV 89052		1278 Imperia Dr Henderson, NV 89052	
Proximity to Subject		0.68 miles SW		2.52 miles SE		0.04 miles SE	
Sale Price	$		$ 2,400,000		$ 2,100,000		$ 2,355,888
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 496.59 sq. ft.		$ 431.12 sq. ft.		$ 409.79 sq. ft.	
Data Source(s)		GLVAR #2567841;DOM 58		GLVAR #2568912;DOM 65		GLVAR #2589702;DOM 53	
Verification Source(s)		Doc #240521001515/Realist		Doc #240612002252/Realist		Active Market Listing	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0	0 0	ArmLth Cash;0	0 0	Listing ;	-70,700 0
Date of Sale/Time		s05/24;c05/24	0	s06/24;c05/24	0	Active	0
Location	N;Res;	B;Elevated;Res	-200,000	N;Res;VcntLnd	0	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	16117 sf	15246 sf	0	27007 sf	-21,800	16117 sf	
View	N;Res;CtySky	B;CtySky;Res	0	N;Res;VcntLnd	0	N;Res;	0
Design (Style)	DT2;ItalianVilla	DT1;ItalianVilla	0	DT1;Ranch	0	DT2;ItalianVilla	
Quality of Construction	Q2	Q2		Q2		Q2	
Actual Age	23	22	0	20	0	22	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	9 / 4 / 3.1	6 / 4 / 4.1	0	9 / 5 / 4.1	0	10 / 4 / 4.1	0
Gross Living Area 140	4,871 sq. ft.	4,833 sq. ft.	0	4,871 sq. ft.		5,749 sq. ft.	-122,900
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None	None		Solar/Leased	0	None	
Garage/Carport	3ga2dw	3ga2dw		3ga2dw		3ga2dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Pool	Pool	Pool		Pool		Pool	
Casita	None	None		None		None	
Amenities	Guard-gated	Guard-gated		Guard-gated		Guard-gated	
Net Adjustment (Total)		☐ + ☒ -	$ 200,000	☐ + ☒ -	$ 21,800	☐ + ☒ -	$ 193,600
Adjusted Sale Price of Comparables		Net Adj. -8.3% Gross Adj. 8.3%	$ 2,200,000	Net Adj. -1.0% Gross Adj. 1.0%	$ 2,078,200	Net Adj. -8.2% Gross Adj. 8.2%	$ 2,162,288

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer	11/07/2023	03/14/2024		
Price of Prior Sale/Transfer	$0	$0		
Data Source(s)	Clark Co Assessor	Clark Co Assessor	Clark Co Assessor	Clark Co Assessor
Effective Date of Data Source(s)	07/29/2024	07/29/2024	07/29/2024	07/29/2024

Summary of Sales Comparison Approach: Comparable "Sales" 6 & 7 are active listings or contingent sales from the subject's subdivision. They were adjusted 3% for the SP/LP ratio, which is supported on the 1004MC. The listing information was obtained from MLS, and it has been added to this report for illustrative purposes and gives support to the opinion of value.

Uniform Residential Appraisal Report

3548989036
File No. 74121660

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
Address	1286 Imperia Dr Henderson, NV 89052	1282 Imperia Dr Henderson, NV 89052					
Proximity to Subject		0.02 miles SE					
Sale Price	$		$ 1,925,000		$		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 439.10 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		GLVAR #2588995;DOM 51					
Verification Source(s)		Contingent Market Sale					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing ;	-57,800 0				
Date of Sale/Time		c07/24	0				
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	16117 sf	16553 sf	0				
View	N;Res;CtySky	N;Res;	0				
Design (Style)	DT2;ItalianVilla	DT1;ItalianVilla	0				
Quality of Construction	Q2	Q2					
Actual Age	23	20	0				
Condition	C3	C3					
Above Grade Room Count	Total 9 Bdrms. 4 Baths 3.1	Total 8 Bdrms. 4 Baths 3.1	0 0	Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 140	4,871 sq. ft.	4,384 sq. ft.	68,200	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	Average	Average					
Heating/Cooling	FWA C/Air	FWA C/Air					
Energy Efficient Items	None	None					
Garage/Carport	3ga2dw	3ga3dw	0				
Porch/Patio/Deck	Porch/Patio	Porch/Patio					
Pool	Pool	Pool					
Casita	None	None					
Amenities	Guard-gated	Guard-gated					
Net Adjustment (Total)		[X] + [ ] -	$ 10,400	[ ] + [ ] -	$	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 0.5% Gross Adj. 6.5%	$ 1,935,400	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 7	COMPARABLE SALE NO. 8	COMPARABLE SALE NO. 9
Date of Prior Sale/Transfer	11/07/2023			
Price of Prior Sale/Transfer	$0			
Data Source(s)	Clark Co Assessor	Clark Co Assessor		
Effective Date of Data Source(s)	07/29/2024	07/29/2024		

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

3548989036
File No. 74121660

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are 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 residences 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.

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

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

Uniform Appraisal Dataset Definitions

3548989036
File No. 74121660

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

REPORT TYPE

This report is considered to be an Appraisal Report as defined by Standards Rule 2-2 of the USPAP.

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 (list if necessary) and comparable property data was generally obtained from third-party sources (list sources). Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

FIRREA Certification Statement
The Appraiser certifies that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations.

AIR Statement
No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment 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 whether by phone or electronically to the client.

SUBJECT GROSS LIVING AREA (GLA) & ANSI

ANSI Compliance
ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard was used in this appraisal for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of the subject property. This is in compliance with Fannie Mae requirements effective 04/01/2022. The sketch provided in this report is for illustration only and should be considered a general representation of the home.

This method for calculating the square footage of the subject property has a variety of requirements and nuances that county assessors, realtors, etc. may not abide by. As such, the gross living area (GLA), measurements, calculations, and reported areas in this appraisal report may markedly differ from other sources.

Statement of Finished Square Footage
1. The finished above-grade square footage for the subject property can be found in the Improvements Section and on the sketch and within sketch calculations.
2. Unfinished above-grade square footage can be found on the sketch and within sketch calculations.

Note to reader regarding the size of the subject property
The total above grade living area of the subject property may be reported differently on local assessors' records, MLS, prior appraisal reports, etc. The difference is most likely attributable to differences between the way appraisers are now required to report GLA under Fannie Mae reporting requirements and the way alternative data sources report living area or finished square footage. When applied correctly, the ANSI standard does not "devalue" the subject or diminish its overall size. For ease of comparison, it may be convenient for the reader to refer to public records and/or MLS pages for the subject and/or comparable sales.

INTENDED USER & 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.

The only purpose the appraiser intends for this appraisal report is to communicate a credible opinion of the market value of the subject property, as defined in this report, to the referenced client(s). That client is the only user the appraiser intends of this report. The only use the appraiser intends for this appraisal is to assist the client, as its sole intended use, with the client's internal decision-making purposes relative to placing a mortgage on the property. Because the appraiser has not identified any borrower, purchaser, or seller as an intended user of this appraisal, such unnamed parties should not rely on the appraisal for their own purposes, or for any purposes whatsoever. Payment for the appraisal, either directly or indirectly, or receipt of a copy of the appraisal report by any other third party does NOT mean the party is an intended user of the appraisal. If such parties require an appraisal for their own use, the appraiser advises them to obtain an appraisal from an appraiser of their own choosing. This appraisal report shall not serve as the basis for any appraisal contingency in a purchase agreement relating to the property or any property purchase decision.

EXPOSURE TIME

A reasonable exposure time for the subject property, as of the effective date of the opinion of value, is estimated to be the same as the marketing time reported in the Neighborhood Section on page 1 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).

SUBJECT SECTION

Borrowers/Owners
The borrower's name and the subject's owner differ. The subject is "owned" by the borrower's trust.

Occupancy/Utilities
At the time of inspection, the subject property was owner-occupied. Electricity, gas & water were turned on; HVAC & related systems were in working order.

NEIGHBORHOOD SECTION

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

Neighborhood Description
The subject's subdivision, Seven Hills-Parcel J (aka Rapallo), is a guard-gated, custom home community, with 40 one & two-story homes, ranging from 3047-14,207 SF (per tax records), built between 1999-2017. It is included in the master-planned community, Seven Hills, with 5 miles from Interstate 15, a major traffic artery.

The subject's master-planned community of Seven Hills is a 1,300-acre enclave of approximately 3,000 homes. Taking its name from the origins of Ancient Rome, which were built upon seven hills, the Seven Hills community has Tuscan-inspired architecture, and its amenities include, The Rio Secco Golf Course & Revere Golf Club, biking & walking trails, neighborhood parks, winding streets, and lush greenbelts. Seven Hills is located in the southern area of the Las Vegas/ Henderson Valley, approximately 7 miles from the Las Vegas Strip.

Seven Hills Is located less than 1 mile from the Henderson Executive Airport. It is not in any easements to the airport nor is it in the runway clear zone. This is not a large commercial airport, mostly known for private jet business, and air traffic does not affect marketability.

The neighborhood is comprised of good to excellent quality single family homes, townhomes, and condos, generally exhibiting average to good care and maintenance, located near shopping, schools, parks, employment centers and major thoroughfares.

Market Conditions
The median comparable sale price, median list price, and median price per SF have overall stabilized during the prior 12 months. This market is considered to be stable with a current oversupply of inventory. In the previous 12 months, the sale price to list price ratio has stabilized at 97%. This trend is expected to continue based on the median list price of the pending and contingent inventory.

There is a difference between the median comparable sale price on the 1004MC, and the predominant sales price for one-unit housing on page 1 of this report. The 1004MC is intended to allow the appraiser to present data for properties that are comparable to the subject property, i.e. in design/style, gross living area, and year built. It is a narrower analysis of the market area, specifically for the subject property. The one-unit housing trends on page 1 of this report is intended for the appraiser to present data from a broader examination of the market area, which includes all single-family residences in the market area, regardless of their design/style, gross living area, and year built.

In addition, the subject's market area (see stated neighborhood boundaries) has a broad range of sale prices. The One-Unit Housing data on page 1 of this report is correct ($300,000-$13,000,000). It should be noted that this data includes all single-family residences within the stated neighborhood boundaries, not just competing comparable sales, which are presented separately on the 1004MC.

The opinion of value of the subject property exceeds the predominant selling price by more than 100% for this market area; however, this does not affect marketability and is not overbuilt.

Present Land Use %
The "Other" Land Use is vacant land in the market area. The vacant land does not have a negative impact on the subject's marketability & value.

Demand/Supply Commentary
The appraiser realizes that there are various industry understandings and definitions for what determines the equilibrium in the supply/demand curve for residential single family real estate in a local market area. For clarification purposes the appraiser considers the ratio of current number of months of supply versus a 12 month period of all single family properties located in the neighborhood boundaries indicated on page one. The reason that the appraiser chooses to consider a 12 month period is to be consistent with the same time period chosen for the property value trends. Furthermore, it is not feasible to determine the actual current demand (doing so would require an accurate count of all potential buyers in the subject neighborhood boundaries as of the effective date of the appraisal), and it is assumed that demand will continue at the same rate as it has over the prior 12 months. To determine the number of months supply indicated on page 1 in the market conditions summary of the neighborhood section, the appraiser has determined the most recent absorption rate in a manner consistent with the Fannie Mae 1004MC Market Conditions Addendum. In doing so, the appraiser has taken the number of sales over the current-3 time period divided by 3 (the number of months in the time period). This is the current absorption rate. The number of current active listings of comparable properties within the neighborhood boundaries is then divided by the absorption rate. The result is an indication of the number of months of supply currently on the market. The appraiser then divides the number of months of supply by 12 to determine the ratio of months of supply to 12 months of demand.

Shortage - If the ratio of current number of months supply to 12 months is less than 1.0, then the appraiser considers that there is more demand than current supply based on recent historic trends.
In Balance - If the ratio of current number of months supply to 12 months is equal to 1.0, then the appraiser considers that the supply is equal to the demand based on recent historic trends.
Over Supply - If the ratio of current number of months supply to 12 months is greater than 1.0, the the appraiser considers that the supply is greater than the demand based on recent historic trends.

Oversupply with Marketing Time under 3 months
Although the market is experiencing an oversupply of inventory, marketing time is still under 3 months. This is demonstrated on Market Conditions Addendum and explained in further detail above under the Neighborhood Section in the addendum. In addition, as seen on the 1004MC, the months of housing supply is 5.0. When following the guidelines described above, this indicates an oversupply of inventory, which is stated on page 1 of this report and discussed in the comments above.

SITE SECTION

Site Dimensions
The site is irregularly-shaped, and the site dimensions stated on page 1 of this report should be considered approximate. The assessor's reported site size has been used in this report. A plat map has been included in this report.

Off-site Improvements / Private Road
The streets in the subject property's community are "private" or "community-owned." Private streets, like those found in the subject's neighborhood, are widely accepted in this market area and meet community standards. The streets are maintained and cleaned by representatives of the association. For further information on covenant terms, statutory provisions, and/or maintenance agreements, please contact the homeowner's association. The subject property's private off-site improvements are typical for the market, and accessibility is provided for public services. Safe pedestrian and adequate vehicular access to the site do exist. There are no marketability issues and no adverse conditions related to the off-site improvements.

Location / View
The subject has a "Neutral" location in its residential neighborhood, with "Neutral" views of the city skyline, mountains, and surrounding neighborhood from its rooftop deck. The view is considered "Neutral;Residential," as there is no view from ground level.

IMPROVEMENTS SECTION

Description & Condition of Subject Property
The subject is a two-story custom home with 4 bedrooms, 3 full baths, 1 half-bath, 3-car garage, and inground pool & spa. Since the subject's arm's length sale on 05/19/2021, it has been extensively remodeled and updated, and it is in C3 condition. Physical depreciation is estimated at 12% or 8 years on a sixty-five year life. The remaining economic life of the subject property is estimated to be 57 years.

American National Standards Institute (ANSI)
ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard was used in this appraisal for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of the subject property. This is in compliance with Fannie Mae requirements effective 04/01/2022.

The gross living area for the subject property differs from the figures indicated by Clark County Assessor (4647 SF). For ANSI purposes, the measurements & calculations utilized in this report are considered the most reliable as the effective date of the appraisal (4871 SF).

Updates, Upgrades & Features

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

Updated kitchen with custom cabinetry, quartzite counter tops, marble slab backsplash & wall treatment, granite composite sink, island, upgraded appliances, built-in refrigerator with matching cabinetry, prep area with stone farm sink & cabinetry, and walk-in pantry.

Updated primary bath with floating vanity, two vessel sinks, marble slab wainscoting & wall treatment, stand alone tub, shower with multi-heads, built-in seat & frameless shower door, upgraded faucets, lighting, mirrors & toilet.

Updated baths in bedroom suites with custom cabinetry, marble counter tops, vessel sinks, marble slab wainscoting, frameless shower doors, upgraded faucets, lighting, mirrors & toilets.

Updated half-bath with upgraded vanity, cast iron sink/counter, upgraded faucets lighting, mirror & toilet.

Other recent upgrades include: Exterior & interior paint, iron & frosted glass pivot door at entry, new multi-panel sliders, upgraded baseboards & flooring (extra large porcelain tile, vinyl plank), climate controlled wine storage closet, two tankless water heaters, upgraded/custom lighting & ceiling fans, rebuilt banister with glass panels & steel, added wet bar, added loft/storage over kitchen with spiral staircase; added atrium in dining room; updated laundry/utility room with cabinetry, quartz counters, granite composite sink & upgraded faucet; custom garage doors, and new roof.

Other features include: Professionally-designed water-saving landscaping, pebble tech driveway, water conditioner/purifier, three fireplaces, inground pool & spa, covered patios; step-down living room with 3-paneled & 5-paneled slider; primary suite with covered balcony; additional uncovered balcony providing access to uncovered roof top deck.

Non-Permitted Addition
The subject has a non-permitted addition, which includes a loft area over the kitchen. This area is accessible via a spiral staircase, and it has vinyl plank flooring, custom wine storage racks, and steel post & wire railing. This area is considered most similar to "storage," and has been noted as such on the sketch (also see photographs).

Inspection Limitations
This appraisal report is not a home inspection and should not be relied on to disclose faults, defects, or property condition problems present at the subject property. The appraiser is not a home inspector. A formal home inspection for the subject property was not provided to the appraiser. The appraiser does not guarantee or imply that the property is free from defects. A professional home inspection is recommended on all property purchase transactions.

Due to the limited extent of the appraiser's observation of the property, it is assumed that all major components of the subject, and comparable sales, are built to community standards typical of the era when the improvements were built or updated. We do not research building permits, well or sewage disposal information. I do not know if building permits were obtained or what building codes were in effect at the time of the improvement's construction or modification. No verification of building or land use permits is performed. We assume that all hidden components (including but not limited to framing, foundation, plumbing, electrical, insulation, HVAC systems) exist, were built to local standards and are in working order. Typically, crawl spaces and attics are not entered or viewed. It is assumed that there are no structural defects hidden by floor or wall coverings and that all mechanical equipment, appliances, electrical components, and roofing are functional. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraisal does not serve as a warranty on the complete condition of the property.

SALES COMPARISON APPROACH SECTION

After the comparable sales were adjusted to compensate for market differences between each as compared to the subject property, consideration was given to each comparable sale in developing the final value conclusion. All adjustments are based on data analysis and matched pair analysis from the subject's market area. However, some differences show no market preference; therefore, no adjustment was made when these differences occurred (site size within 20%, age, condition, bath count, bedroom count, gross living area within 100 SF, and garage size).

No adjustment was made for differences in bath count, bedroom count, and/or garage size, as no measurable market preference could be found for these differences. The bedrooms, baths & car storage in the subject and the comparable sales all provide similar utility, and they meet market expectations for homes in the market area that are considered to be similar units of substitution.

Calculated adjustments include: Location $200,000; Site $2/SF for differences over 20%; Gross living area $140/SF for differences over 100 SF; Casita $20,000.

Comparable Search Parameters
The subject's market area is defined as homes between 3400-6330 SF (within 30% of the subject's GLA), built between 1981-2021 (within 20 years of the subject's year built), located in guard-gated or gated communities, and located within the neighborhood boundaries. Sales considered in the subject's market area during the prior 12 months have been attached.

Comparable Sales #1, 2, 6 & 7 are located in the subject's subdivision, Seven Hills-Parcel J (aka Rapallo).
Comparable Sale #4 is located in the subject's master-planned community, Seven Hills.
Comparable Sales #3 & 5 are located in a competing subdivision in the subject's market area.

Comparable Sales / Location & View
Comparable Sale #3 has a "Beneficial" location with an elevated site, adjacent to the golf course and a "Beneficial" view of the golf course and city skyline. Although its location & view are "Beneficial," it is the "Location" of the site that provides these benefits. Therefore, on the grid, it is the "Location" that has been given adjustment/value.

Comparable Sale #4 has a "Beneficial" location with an elevated site and a "Beneficial" view of the city skyline. Although its location & view are "Beneficial," it is the "Location" of the site that provides these benefits. Therefore, on the grid, it is the "Location" that has been given adjustment/value.

Comparable Sale #5 has a "Neutral" location adjacent to vacant land and a "Neutral" view of the vacant land and residential neighborhood. No adjustment was deemed necessary.

Comparable Sales #1, 2, 6 & 7 have a "Neutral" location in their residential neighborhoods with a "Neutral" view of their residential neighborhood. No adjustment was deemed necessary.

Comparable Sales / Design/style
Comparable Sales #1, 3, 4, 5 & 7 have a 1-story design/style. These sales were selected for this analysis for their similar quality (custom homes) and for their location in a guard-gated community. No measurable market preference was found for differences in design/style; therefore, no adjustment was deemed necessary.

Comparable Sales / Condition
Comparable Sales #1, 2, 4, 5, 6 & 7 have a C3 condition rating for their MLS descriptions & photographs depicting condition that is "well maintained," which is considered similar to the subject's condition.

Comparable Sale #3 has a C4 condition rating for its MLS description as "Fair," and for its MLS photographs depicting "minor deferred maintenance and physical deterioration due to normal wear and tear." No measurable market preference could be found for differences in C3 vs C4 condition; therefore, no adjustment was made.

Comparable Sales / Adjusted Gross Living Area (GLA)
The Clark County Assessor does not use ANSI as a measuring standard, which causes the GLA of comparable sales to be misaligned with the GLA of the subject property, as the subject was measured with the ANSI measuring requirement.

The reader should be reminded that the subject's GLA as noted on the grid is based on the ANSI measuring standard, which is a Fannie Mae requirement.

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

Per Fannie Mae's July 2022 Newsletter, titled "Standardized Property Measuring Guidelines," Q20 states: The GLA of comparables available to appraisers may not be based on the ANSI standard. How should appraisers manage this issue? GLA found in local MLS systems and assessor records may not have been derived using the ANSI standard for measuring and calculating square footage. The appraiser may not know what methods real estate agents or assessors use to ascertain GLA. Appraisers already routinely deal with this uncertainty, regardless of what measuring, calculating, and reporting method the appraiser uses for the subject property. Through research and knowledge of the local market, appraisers determine if the GLA of the comparable should be adjusted relative to the subject.

The difference between the subject's ANSI measurement (4871 SF) and the assessor's reported GLA (4647 SF) is 4.8%. To properly compare the subject to the comparable sales, the gross living area of the comparable sales has been adjusted to this factor.

Comparable Sale #1: Assessor's GLA = 3666 SF + 4.8% = 3842 SF
Comparable Sale #2: Assessor's GLA = 5337 SF + 4.8% = 5593 SF
Comparable Sale #3: Assessor's GLA = 5828 SF + 4.8% = 6108 SF
Comparable Sale #4: Assessor's GLA = 4612 SF + 4.8% = 4833 SF
Comparable Sale #5: Assessor's GLA = 4648 SF + 4.8% = 4871 SF
Comparable Sale #6: Assessor's GLA = 5486 SF + 4.8% = 5749 SF
Comparable Sale #7: Assessor's GLA = 4183 SF + 4.8% = 4384 SF

The comparable sales adjusted GLA has been reported on the grid. Consequently, the comparable sales' GLA presented in this report may be "materially different" from the reporting of these properties in past or future appraisals in databases. To verify the assessor's GLA, please see tax records.

Comparable Sales / Casita
Comparable Sale #2 has a detached casita with a bath. The casita's living space, bedroom & bath count have not been included in the total gross living area and/or bedroom/bath counts on the grid, but considered separately, as a line item.

Recommended Guidelines Exceeded
It was necessary to widen gross living area parameters (beyond 20%) and widen the market search (beyond 2 miles) to obtain comparable sales with similar utility, style, effective age, and sale date reflective of current market conditions. Based on appraisal practice, with emphasis placed on weighing the elements of comparison (i.e., location, date of sale, physical characteristics of site, improvements, and conditions of sale), the comparable sales chosen support the opinion of value. While the gross living area and distance from the subject property is very important, various factors within the elements of comparison require a broader search.

In order to properly adjust Comparable Sale #3, the recommended net adjustment guideline of 15% was exceeded. The adjustment values were derived from data analysis and matched pair analysis from the subject's market area.

Comparable Sales / Photovoltaic System
Comparable Sale #2 has a photovoltaic system, and its ownership is unknown. The value of the photovoltaic system has been included in the property's overall appeal & marketability. The system was not given additional value, as photovoltaic systems are not common in the market area, and no measurable market value could be found specifically for this feature.

Comparable Sale #5 has a leased photovoltaic system, per its MLS description. The "value" of the leased photovoltaic system has been included in the property's overall appeal & marketability. Since it is a "leased" system, it is considered personal property and given no value.

Comparable Sales / Days on Market
Comparable Sale #2 exceeds the typical days on the market for One-Unit Housing Trends in the market area. It can been seen from its listing history that it was originally priced at the high end of the market, with a sale occurring once the price was reduced.

Comparable Sales / MLS Photos Used
The photographs for the comparable sales were obtained from MLS. Per the lender, MLS photographs are acceptable for this assignment. In addition, the MLS photographs are considered to be representative of the properties at the time of sales.

Unadjusted Price of Comparable Sales & Listings / Range Exceeds 15% of lowest sale
The unadjusted sale price range of the comparable sales & listings is greater than 15% of the unadjusted sale price of the lowest comparable sale price. The larger range was necessary due to the broad price range for comparable sales in the market area.

Sales Price to List Price Adjustments / Active Listing & Contingent Sale
Comparable "Sales" 6 & 7 are active listings or contingent sales from the subject's subdivision. They were adjusted 3% for the SP/LP ratio, which is supported on the 1004MC. The listing information was obtained from MLS, and it has been added to this report for illustrative purposes and gives support to the opinion of value.

The comparable sales that were considered most pertinent to the valuation of the subject property, as indicated by the sales comparison approach, are contained in this report.

RECONCILIATION

The market approach is the most reliable as it reflects the actions of the buyers and sellers in the current marketplace. The income approach was considered, but it is not applicable due to most single-family residences in the area are owner- occupied. The cost approach was not developed, as it is not needed in the development of credible assignment results; in addition, the subject is not under-improved or over-improved for its neighborhood.

Consideration was given to each comparable sale in developing the final value conclusion; however, the opinion of value is based on Comparable Sales #1 & 2 (each weighted 50%). Comparable Sales #1 & 2 were given the most weight for their location in the subject's subdivision. The opinion of value falls within the range of the unadjusted & adjusted comparable sale prices, and it is supported with the contingent sale & active listing.

This report is believed to be complete and accurate; however, should any error be subsequently discovered, we reserve the right to correct it.

Tax Source Document

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

Cross Property Tax Report (360)

Property

Parcel #:	**191-01-511-023**	Address:	**1286 Imperia DR**	Census Tract:	**005348**
TN-RG-SE:	**23 - 61 - 01**	PropCity:	**Henderson**	Zip Code:	**89052-4051**
Tot Value:	**$618,952**	Land Use:	**Sfr**		
GEO ID:	**NE 23-61-01**				

Assessor Description

File-Page:	**79-56**		Subdivision:	**Seven Hills-Parcel J**			
Assr Lot:	**13**	Block: **2**	Area:	**606**	Bldg:	Unit:	Tract:
Assr Desc:	**SEVEN HILLS-PARCEL J PLAT BOOK 79 PAGE 56 LOT 13 BLOCK 2**						

Owner & Doc Information

Owner Name:	**Kapisak Justin**		DOC DATE	DOC NUMBER	DV
2nd Owner:			**05/19/2021**	**210519003366**	**RT**
Address:	**1286 Imperia Drive -**		Owner Vesting:	**Revocable Trust**	
City:	**Henderson** State: **NV**	Zip Code: **89052**			
Prev Owner:	**Piermar Properties Trust**				

Land & Building Information

Land Value:	**$450,000**	Impr Value:	**$1,318,434**			Schools:	**Clark County**
FrontxDpth:		Topography:		Cost Class:	**Excellent**	Zoning:	**RS-6**
Acres:	**0.370**	Act Yr Blt:	**2001**	Foundation:	**Concrete**	Tot Rooms:	**10**
Lot SqFt:	**16,117**	Eff Yr Blt:	**2001**	Basement:		Bedrooms:	**4**
# of Buildings:	**1**	Construction:		Garage Cap:		Bathrooms:	**4**
Type Style:		Ext Wall:	**Frame/Stucco**	Garage Type:	**Attached Garage**	Full Baths:	**3**
Stories:	**2.00**	Flooring:		Parking Sp:		Half Baths:	**1**
Roof Matrl:	**Concrete Tile**	Heat Systm:	**Forced Air**	Pool YN:	**Yes**	Fireplace YN:	**Yes**
Roof Type:		Air Cond:	**Central**	Porch:	**Patio/Porch**	Fireplaces:	**3**

Property Sub-Areas SqFt

Living Area:	**4,647**	First Flr:	**3,648**	Porch 1:	**180**	Grg/Prkg:	**832**
Building Sq Ft:	**4,647**	Second Flr:	**999**	Porch 2:	**739**	Carport:	
Total Bldg:	**5,479**	Upper Area Sq Ft		Deck:	**350**		
Prim Addition:		Basement Area:		2nd Patio/Deck:			
Above Grade:	**4,647**	Basement F:		Basement U:			

Sales Information

	PRICE	DATE	DEED TYPE
		10/25/23	Special Warranty Deed
County:	$1,350,000	05/01/21	Bargain & Sale Deed
	$241,862	03/02/18	Bargain & Sale Deed
		12/15/17	Grant Deed
		09/19/17	Grant Deed

Tax & Assessment

	TOTAL TAX	TAX YEAR	TOTAL ASSD	IMPRV	LAND	ASSD YEAR	EXEMPTION
Curr:	**$11,181.17**	**2024**	**$618,952**	**$461,452**	**$157,500**	**2024**	
Prev:	**$10,353.21**	**2023**	**$568,536**	**$428,536**	**$140,000**	**2023**	
	$9,586.51	**2022**	**$472,451**	**$358,701**	**$113,750**	**2022**	

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.

CMA/ FARM List - Sales considered in Subject's market area (prior 12 months)

Borrower: Justin Kapisak		File No.:	74121660
Property Address: 1286 Imperia Dr		Case No.:	3548989036
City: Henderson	State: NV	Zip:	89052
Lender: Rocket Mortgage, LLC			

Agent Single Line

Distance	#	ML #	Zip	St	Address	Unit #	Price	BldgDes	Sub	Approx Liv Area	Bd	Bth	Gr	Pl	Spa	YrBl	ActClose	DOM
0.5 mi	1	2530339	89052	S	1533 TERAMO ST		$2,787,500	1STORY	SFR	4,187	4	5	3	Y	Y	2001	10/26/2023	15
2.2 mi	2	2578504	89052	S	21 Mallard Creek TRL		$2,700,000	2STORY	SFR	5,756	6	7	3	Y	Y	2004	06/21/2024	28
3.6 mi	3	2568515	89012	S	1444 Macdonald Ranch DR		$2,475,000	1STORY	SFR	4,256	4	6	3	Y	Y	2002	04/15/2024	6
1.9 mi	4	2561886	89052	S	6 Camel De Tierra PL		$2,450,000	1STORY,1HALFST	SFR	5,828	5	7	3	Y	Y	2004	06/18/2024	66
1.7 mi	5	2526438	89052	S	19 Club Vista DR		$2,425,000	1STORY	SFR	3,942	4	5	3	Y	Y	2000	11/30/2023	38
1.2 mi	6	2542521	89052	S	19 Isleworth DR		$2,400,000	1STORY	SFR	3,947	4	5	3	Y	Y	2000	01/19/2024	42
1.6 mi	7	2566849	89052	S	45 Brandermill DR		$2,400,000	2STORY	SFR	4,976	5	5	3	Y	N	2002	04/19/2024	13
0.7 mi	8	2567841	89052	S	1363 Ruby Sky CT		$2,400,000	1STORY,1HALFST	SFR	4,612	4	5	3	Y	Y	2002	05/21/2024	58
4.0 mi	9	2502803	89012	S	1340 Enchanted River DR		$2,380,000	2STORY	SFR	5,555	4	5	4	Y	Y	2007	01/05/2024	140
0.7 mi	10	2566854	89052	S	1352 Opal Valley ST		$2,350,000	2STORY	SFR	5,667	4	6	4	Y	Y	2007	03/25/2024	26
0.0 mi	11	2501619	89052	S	1322 Imperia DR		$2,250,000	2STORY	SFR	5,717	5	6	4	Y	Y	2001	09/21/2023	61
4.1 mi	12	2522700	89012	S	1327 Quiet River AVE		$2,200,000	2STORY	SFR	5,037	4	6	3	Y	Y	2006	01/05/2024	94
3.2 mi	13	2550975	89012	S	1639 Liege DR		$2,150,000	2STORY	SFR	3,892	5	4	2	Y	Y	2001	05/09/2024	84
1.6 mi	14	2533405	89052	S	9 CLEAR CROSSING TRL		$2,150,000	2STORY	SFR	4,022	5	4	3	Y	Y	2002	08/08/2023	3
2.6 mi	15	2500852	89012	S	797 Belle WAY		$2,150,000	2STORY	SFR	5,381	5	6	3	Y	Y	2006	08/31/2023	30
2.5 mi	16	2560912	89052	S	80 Kilbarrett LOOP		$2,100,000	1STORY	SFR	4,648	5	5	3	Y	Y	2004	06/10/2024	65
0.1 mi	17	2519129	89052	S	1324 Imperia DR		$2,087,500	2STORY	SFR	5,337	5	5	3	Y	N	2002	03/12/2024	187
0.0 mi	18	2564402	89052	S	1330 Imperia DR		$1,990,000	1STORY	SFR	3,666	3	4	3	Y	N	1999	06/05/2024	71
3.2 mi	19	2501021	89012	S	1664 LIEGE DR		$1,987,500	2STORY	SFR	4,370	5	6	3	Y	Y	2005	09/29/2023	71
1.2 mi	20	2563568	89052	S	11 Isleworth DR		$1,940,000	2STORY	SFR	4,607	5	4	4	Y	Y	2000	04/12/2024	6
1.6 mi	21	2496704	89052	S	15 Clear Crossing TRL		$1,925,000	2STORY	SFR	3,684	6	5	3	Y	Y	2002	08/15/2023	31
0.4 mi	22	2515021	89052	S	1326 Villa Rica DR		$1,900,000	1STORY	SFR	4,780	4	6	4	Y	Y	2001	09/26/2023	28
1.7 mi	23	2562064	89052	S	54 Brandermill DR		$1,900,000	2STORY	SFR	4,163	5	6	3	Y	N	2002	07/22/2024	50
0.6 mi	24	2508647	89052	S	2849 Soaring Peak AVE		$1,860,000	2STORY	SFR	4,658	6	5	6	Y	Y	2002	07/26/2024	17
2.1 mi	25	2536463	89052	S	3 Cavas Valley CT		$1,850,000	1STORY	SFR	4,282	5	6	3	Y	Y	2003	02/05/2024	67
1.5 mi	26	2572860	89052	S	20 Anthem Creek CIR		$1,800,000	1STORY	SFR	3,942	4	5	3	Y	Y	2001	04/30/2024	3
1.7 mi	27	2522592	89052	S	6 Sankaty CIR		$1,799,000	1STORY	SFR	4,166	4	5	3	Y	Y	2002	02/23/2024	113
2.2 mi	28	2520867	89052	S	21 Chalk Hills TRL		$1,777,000	2STORY	SFR	5,756	6	7	3	Y	Y	2004	10/16/2023	25
1.8 mi	29	2458560	89052	S	1 Knob Oak DR		$1,750,000	1STORY	SFR	3,962	4	3	4	Y	Y	2001	04/18/2024	436
3.2 mi	30	2572067	89012	S	1622 Liege DR		$1,725,000	2STORY	SFR	5,328	6	6	4	Y	Y	2004	07/11/2024	66
1.7 mi	31	2556013	89052	S	6 Perry Park CT		$1,680,000	2STORY	SFR	4,010	6	6	2	Y	Y	2002	02/22/2024	14
2.1 mi	32	2529828	89052	S	5 MALLARD CREEK TRL		$1,650,000	2STORY	SFR	5,756	6	7	3	Y	Y	2004	02/15/2024	110
1.9 mi	33	2579707	89052	S	2560 Forest City DR		$1,629,500	1STORY	SFR	3,667	2	3	3	Y	Y	2002	06/14/2024	19
1.7 mi	34	2509186	89052	S	3 Regent Park CT		$1,625,000	1STORY	SFR	3,876	4	5	3	Y	Y	2000	08/08/2023	17
2.9 mi	35	2533710	89012	S	768 Tuxedo LN		$1,615,000	2STORY	SFR	4,463	4	5	3	Y	Y	2006	02/02/2024	41
2.9 mi	36	2569240	89012	S	1778 Arcanic WAY		$1,500,000	1STORY,1HALFST	SFR	3,980	4	4	3	Y	Y	2005	07/10/2024	42
1.8 mi	37	2529691	89052	S	2 Brookridge DR		$1,400,000	1STORY	SFR	3,942	4	5	3	Y	Y	2001	11/30/2023	22
1.6 mi	38	2511798	89052	S	63 Brandermill DR		$1,370,000	1STORY,2STORY	SFR	4,544	4	5	3	Y	N	2002	08/21/2023	7
0.0 mi	39	2517152	89052	S	1310 Imperia DR		$1,300,000	1STORY	SFR	3,666	3	3	3	Y	N	1999	08/15/2023	4
1.8 mi	40	2542257	89052	S	7 Penn Cross CT		$1,300,000	1HALFSTORY,2ST	SFR	5,092	5	5	3	Y	Y	2002	01/19/2024	12
4.0 mi	41	2540828	89044	S	2780 Liberation DR		$1,295,000	2STORY	SFR	3,800	4	6	2	Y	Y	2006	04/30/2024	146
1.2 mi	42	2527086	89052	S	34 Grays Island DR		$1,275,000	2STORY	SFR	3,693	3	3	3	Y	Y	1999	03/22/2024	25
2.9 mi	43	2539252	89044	S	2768 Tyndrum AVE		$1,250,000	2STORY	SFR	3,744	5	5	2	Y	N	2004	03/01/2024	88
1.7 mi	44	2560875	89052	S	17 Winding RD		$1,200,000	2STORY	SFR	3,848	4	4	3	Y	N	2003	07/08/2024	6
1.7 mi	45	2509867	89052	S	6 Perry Park CT		$1,125,000	2STORY	SFR	4,010	6	6	2	Y	Y	2002	08/30/2023	53
1.1 mi	46	2572646	89052	S	3183 Via Reale CT		$1,088,000	2STORY	SFR	3,903	5	4	3	Y	Y	2003	04/19/2024	3
2.9 mi	47	2567688	89044	S	2235 Antrim Irish DR		$1,056,000	2STORY	SFR	3,744	5	5	2	Y	N	2004	06/10/2024	41
3.1 mi	48	2534196	89044	S	2407 Antrim Irish DR		$1,050,000	2STORY	SFR	3,775	4	4	2	Y	N	2004	02/14/2024	103
3.4 mi	49	2487268	89044	S	2777 Bothwick AVE		$1,056,000	2STORY	SFR	3,744	5	5	2	Y	N	2005	10/17/2023	156
3.9 mi	50	2513578	89044	S	2765 Culzean PL		$1,050,000	2STORY	SFR	5,001	5	5	3	Y	Y	2006	11/13/2023	86
2.2 mi	51	2541437	89052	S	2633 Gatsby ST		$1,030,000	2STORY,BASEMNT	SFR	4,636	6	6	3	Y	Y	1999	03/15/2024	73
4.6 mi	52	2536181	89012	S	218 La Cuesta CIR		$1,000,000	2STORY	SFR	4,071	4	4	6	Y	Y	2005	02/16/2024	73

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

Market Conditions Addendum to the Appraisal Report

3548989036
File No. 74121660

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 1286 Imperia Dr City Henderson State NV Zip Code 89052

Borrower Justin Kapisak

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)	61	47	43	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	10.17	15.67	14.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	21	35	72	☐ Declining	☐ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.10	2.20	5.00	☐ 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	1,280,000	1,275,000	1,450,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	30	42	29	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	1,499,900	1,579,000	1,799,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	44	32	50	☐ Declining	☐ Stable	☒ Increasing
Median Sale Price as % of List Price	97%	97%	97%	☐ 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.).

An analysis was performed on 151 competing sales over the past 12 months. For those sales, a total of 25.8% 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).

An analysis was performed on 151 competing sales over the past 12 months. For those sales, a total of 0.0% were reported to be REO.

Cite data sources for above information. Information reported in the LVR system (using an effective date of 07/29/2024) 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.

See attached addendum

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

APPRAISER

Signature Colette Kraemer
Name Colette Kraemer
Company Name First American Staff Appraisals
Company Address 4795 Regent Blvd
Irving, TX 75063
State License/Certification # A.0006606-CR State NV
Email Address staffvaluations@firstam.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

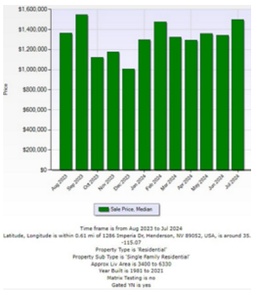
ADDENDUM

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

Market Analysis Comments

An analysis was performed on 151 competing sales over the past 12 months. The sales within this group had a median sale price of $1,300,000. Based on all sales in this same group, there is a 5.0 month supply. These sales had a median DOM of 34.

During the prior 12 months, the median sale prices for competing sales in the subject's market have overall stabilized. Market change analysis was performed on the competing sales as defined in the stated market search parameter. The median sale prices for each month, during the prior 12 months, are seen below.



SEARCH PARAMETER: The subject's market area is defined as homes between 3400-6330 SF (within 30% of the subject's GLA), built between 1981-2021 (within 20 years of the subject's year built), located in guard-gated or gated communities, and located within the neighborhood boundaries.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 29, 2024
Appraised Value: $ 2,050,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



COMPARABLE SALE #1

1330 Imperia Dr
Henderson, NV 89052
Sale Date: s06/24;c05/24
Sale Price: $ 1,990,000



COMPARABLE SALE #2

1274 Imperia Dr
Henderson, NV 89052
Sale Date: s03/24;c02/24
Sale Price: $ 2,087,500



COMPARABLE SALE #3

6 Corral De Tierra Pl
Henderson, NV 89052
Sale Date: s06/24;c05/24
Sale Price: $ 2,450,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



COMPARABLE SALE #4

1383 Ruby Sky Ct
Henderson, NV 89052
Sale Date: s05/24;c05/24
Sale Price: $ 2,400,000



COMPARABLE SALE #5

80 Kittansett Loop
Henderson, NV 89052
Sale Date: s06/24;c05/24
Sale Price: $ 2,100,000



COMPARABLE SALE #6

1278 Imperia Dr
Henderson, NV 89052
Sale Date: Active
Sale Price: $ 2,355,888

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



COMPARABLE SALE #7

1282 Imperia Dr
Henderson, NV 89052
Sale Date: c07/24
Sale Price: $ 1,925,000

COMPARABLE SALE #8

Sale Date:
Sale Price: $

COMPARABLE SALE #9

Sale Date:
Sale Price: $

Additional Photographs of the Subject Property

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



Additional street scene



Address verification



South side



North side



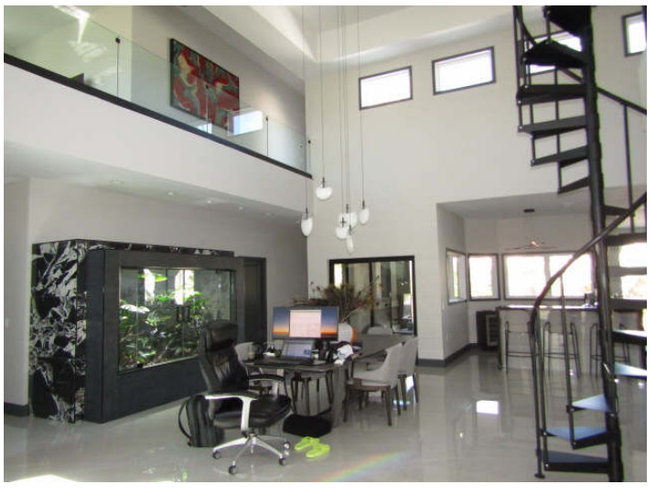
Porch



Entry & stairs

Additional Photographs of the Subject Property

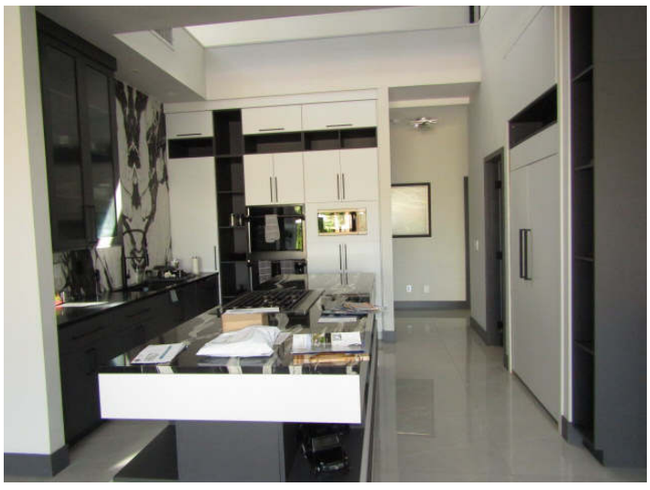
Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



Dining room



Wet bar



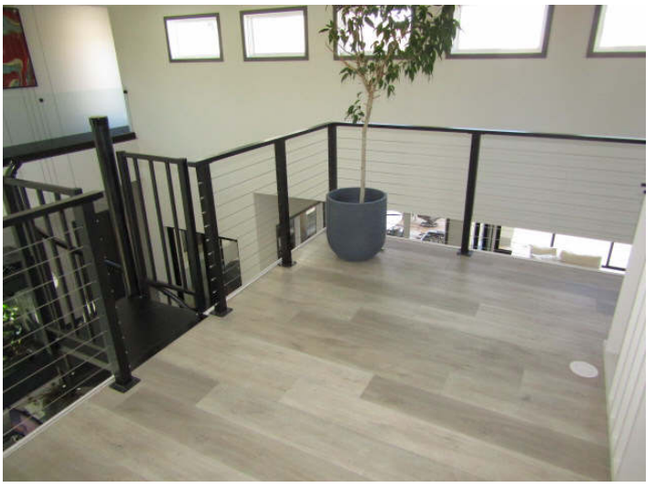
Kitchen



with Prep area



Loft area over kitchen



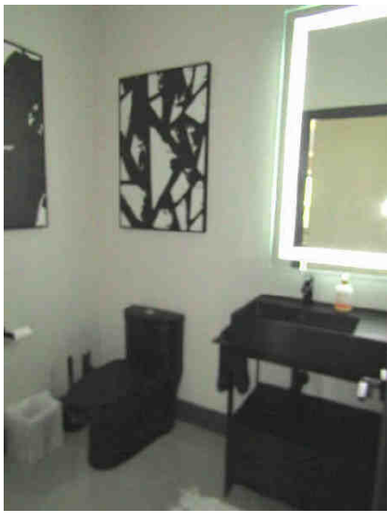
Loft area

Additional Photographs of the Subject Property

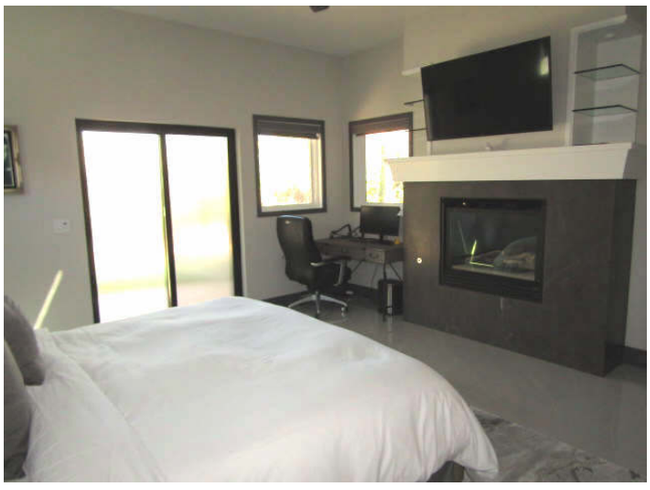
Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



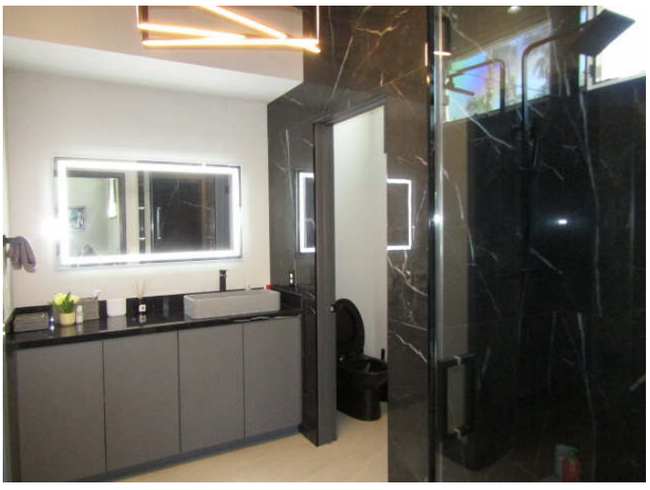
Living room



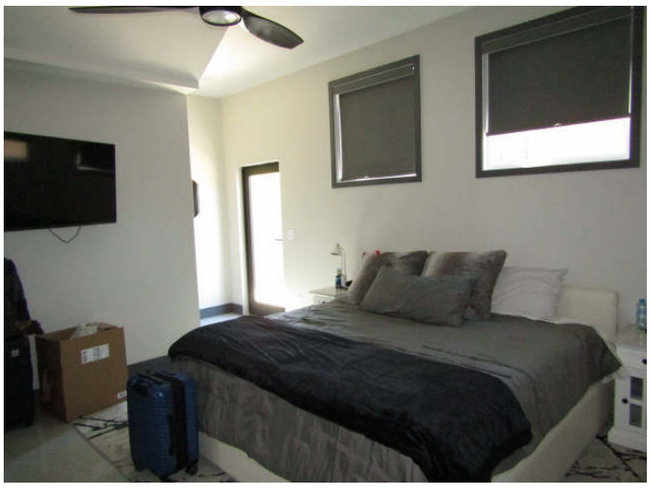
Half-bath



Bedroom suite



with Bath



Bedroom suite



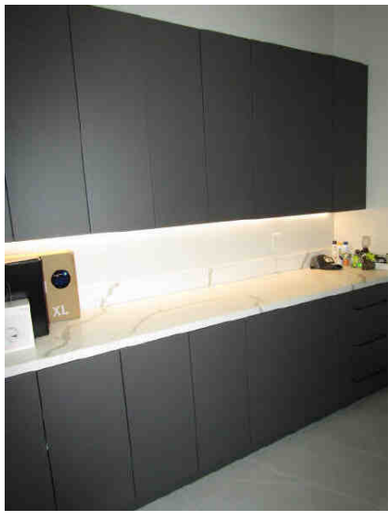
with Bath

Additional Photographs of the Subject Property

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



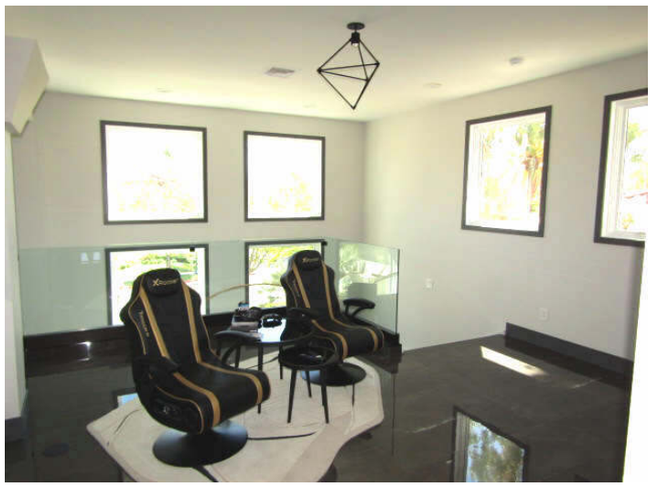
Laundry room



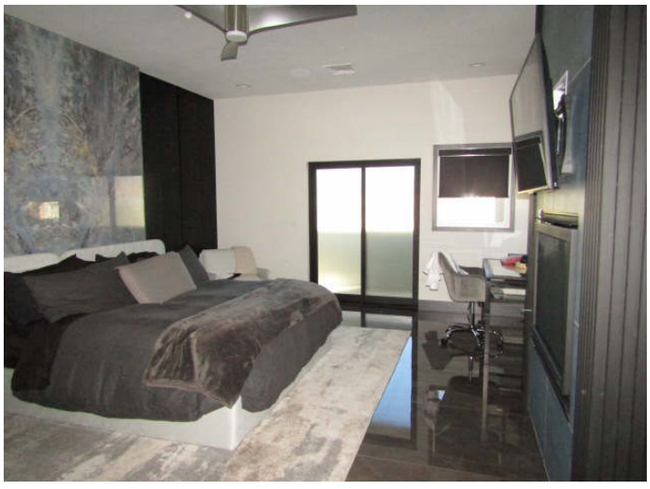
with Utility



Bedroom (used as den)



Loft area



Primary bedroom



with access to rear Balcony

Additional Photographs of the Subject Property

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



Primary bath



Primary bath



Uncovered balcony



with access to Rooftop Deck



City views from Rooftop Deck



Residential & Mountain views

Additional Photographs of the Subject Property

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



Covered patio



Covered patio



Pool & spa



Rear yard



Garage / 1-car bay



Garage / 2-car bay

Additional Photographs of the Subject Property

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



Side yard



Additional view of rear



Additional view of front



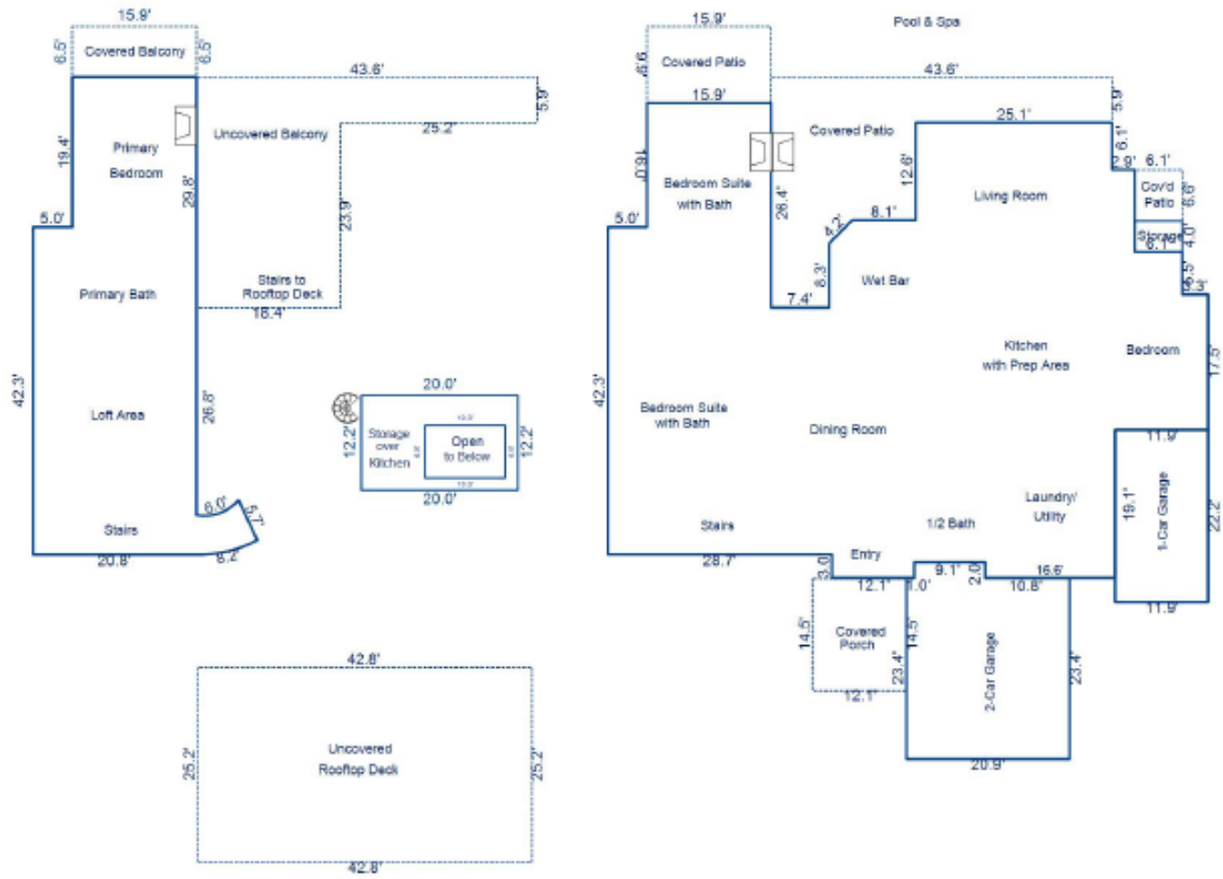
Additional view of front



Guard-gated community

FLOORPLAN SKETCH

Borrower: Justin Kapisak		File No.:	74121660
Property Address: 1286 Imperia Dr		Case No.:	3548989036
City: Henderson	State: NV	Zip:	89052
Lender: Rocket Mortgage, LLC			



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	3642.5	326.2	3642.5
GLA2	Second Floor	1.0	1228.4	179.8	1228.4
GAR	Garage	1.0	507.3	92.6	
	Garage	1.0	264.2	68.2	771.4
OTH	Storage	1.0	24.4	20.2	
	Storage	1.0	244.0	64.4	
	Storage	-1.0	-70.0	34.2	198.4
P/P	Porch	1.0	175.5	53.2	
	Patio	1.0	578.5	145.0	
	Patio	1.0	157.4	51.6	
	Patio	1.0	40.3	25.4	
	Balcony	1.0	697.0	146.8	
	Rooftop Deck	1.0	1078.7	136.0	
	Balcony	1.0	103.4	44.8	2830.7
	Net LIVABLE			(rounded)	4,871

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor	0.5	x	4.2	x	2.1	=	4.5
			33.2	x	3.0	=	99.6
			36.2	x	24.1	=	872.4
			25.1	x	12.6	=	316.3
			23.3	x	15.8	=	368.1
			6.6	x	2.9	=	19.1
			27.0	x	2.9	=	78.3
			26.4	x	15.9	=	419.8
			23.0	x	6.1	=	140.3
			26.2	x	5.0	=	131.0
			64.9	x	16.1	=	1044.9
			30.4	x	1.0	=	30.4
			10.8	x	2.0	=	21.6
			10.5	x	2.0	=	21.0
			5.8	x	3.0	=	17.4
			17.5	x	3.3	=	57.8
9 addl items							
25 total items					(rounded)		4,871

© Starcap Marketing, LLC. dba Apex Software

DIMENSION LIST ADDENDUM

Borrower: Justin Kapisak | File No.: 74121660
Property Address: 1286 Imperia Dr | Case No.: 3548989036
City: Henderson | State: NV | Zip: 89052
Lender: Rocket Mortgage, LLC

GROSS BUILDING AREA (GBA)	4,871
GROSS LIVING AREA (GLA)	4,871

Area(s)	Area	% of GLA	% of GBA
Living	4,871		100.00
Level 1	3,642	74.77	74.77
Level 2	1,228	25.21	25.21
Level 3	0	0.00	0.00
Other	509	10.45	10.45
GBA			
Basement ☐	0		
Garage ☐	771		
Other ☐	3,169		

Area Measurements							Area Type					
Measurements			Factor		Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
9.10	x 2.00	x	1.00	=	18.20		☐	☐	☐	☐	☐	☒
23.40	x 20.90	x	1.00	=	489.06		☐	☐	☐	☐	☐	☒
4.24	x 2.12	x	2.00	=	4.50		☒	☐	☐	☐	☐	☐
33.20	x 3.00	x	1.00	=	99.60		☒	☐	☐	☐	☐	☐
36.20	x 24.10	x	1.00	=	872.42		☒	☐	☐	☐	☐	☐
25.10	x 12.60	x	1.00	=	316.26		☒	☐	☐	☐	☐	☐
23.30	x 15.80	x	1.00	=	368.14		☒	☐	☐	☐	☐	☐
6.60	x 2.90	x	1.00	=	19.14		☒	☐	☐	☐	☐	☐
27.00	x 2.90	x	1.00	=	78.30		☒	☐	☐	☐	☐	☐
26.40	x 15.90	x	1.00	=	419.76		☒	☐	☐	☐	☐	☐
23.00	x 6.10	x	1.00	=	140.30		☒	☐	☐	☐	☐	☐
26.20	x 5.00	x	1.00	=	131.00		☒	☐	☐	☐	☐	☐
64.90	x 16.10	x	1.00	=	1,044.89		☒	☐	☐	☐	☐	☐
30.40	x 1.00	x	1.00	=	30.40		☒	☐	☐	☐	☐	☐
10.80	x 2.00	x	1.00	=	21.60		☒	☐	☐	☐	☐	☐
10.50	x 2.00	x	1.00	=	21.00		☒	☐	☐	☐	☐	☐
5.80	x 3.00	x	1.00	=	17.40		☒	☐	☐	☐	☐	☐
17.50	x 3.30	x	1.00	=	57.75		☒	☐	☐	☐	☐	☐
11.90	x 3.10	x	1.00	=	36.89		☐	☐	☐	☐	☐	☒
19.10	x 11.90	x	1.00	=	227.29		☐	☐	☐	☐	☐	☒
56.60	x 15.90	x	1.00	=	899.94		☐	☒	☐	☐	☐	☐
37.20	x 5.00	x	1.00	=	186.00		☐	☒	☐	☐	☐	☐
6.27	x 1.95	x	2.00	=	6.11		☐	☒	☐	☐	☐	☐
3.58	x 1.50	x	2.00	=	2.68		☐	☒	☐	☐	☐	☐
6.55	x 1.48	x	2.00	=	4.85		☐	☒	☐	☐	☐	☐
6.37	x 3.58	x	1.00	=	22.76		☐	☒	☐	☐	☐	☐
20.80	x 5.10	x	1.00	=	106.08		☐	☒	☐	☐	☐	☐
5.97	x 0.76	x	-1.55	=	-2.94		☐	☒	☐	☐	☐	☐
8.18	x 0.53	x	1.51	=	2.88		☐	☒	☐	☐	☐	☐
	x	x		=			☐	☐

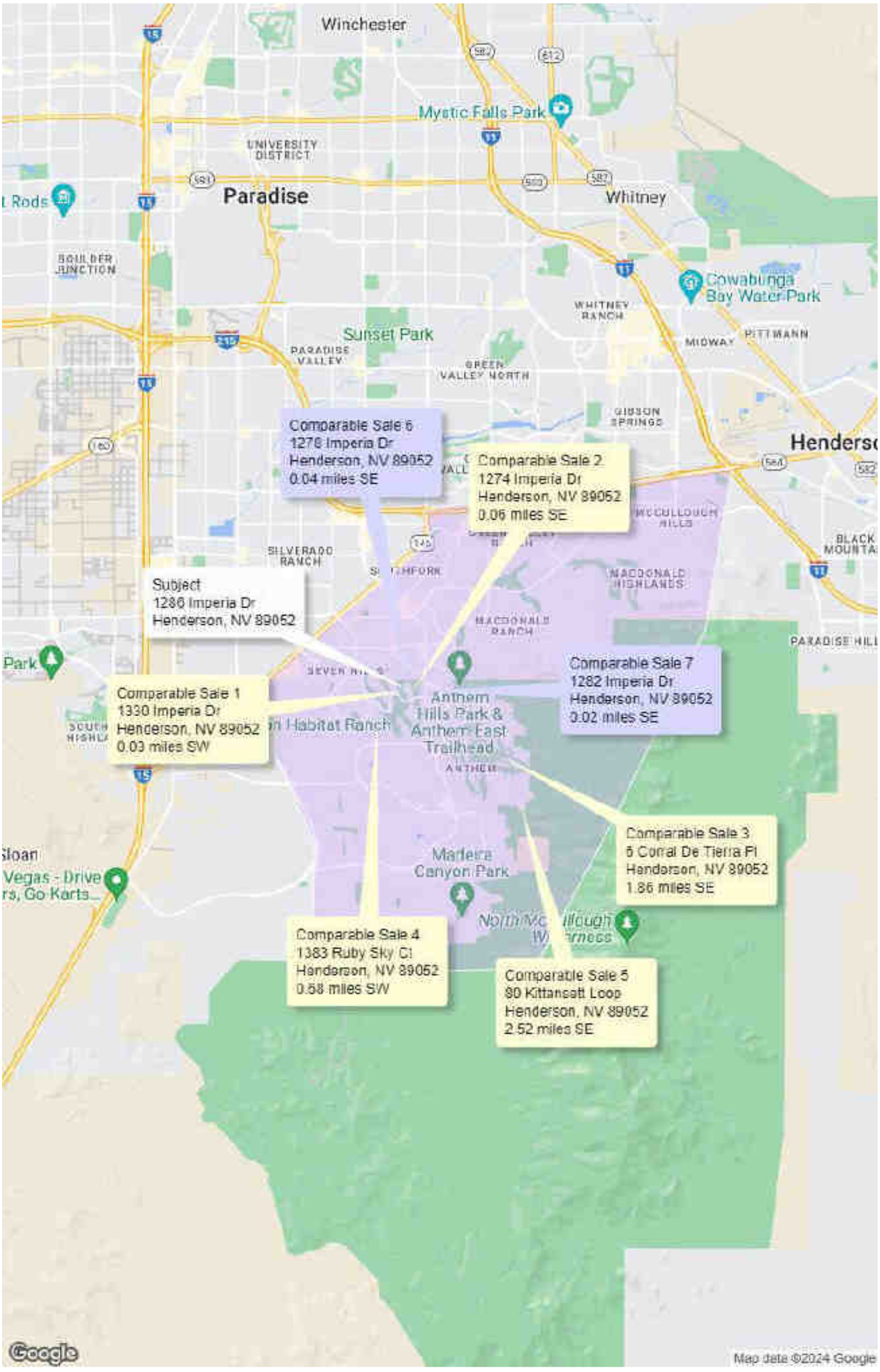
PLAT MAP

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



LOCATION MAP

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



AERIAL PHOTO OF SUBJECT

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		



3548989036

USPAP ADDENDUM

File No. 74121660

Borrower: Justin Kapisak
Property Address: 1286 Imperia Dr
City: Henderson County: Clark State: NV Zip Code: 89052
Lender: Rocket Mortgage, LLC

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under 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: 0-90

This opinion is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report which is 0-90 days.

Additional Certifications

- [X] I have performed NO 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.

Additional Comments

APPRAISER:

Signature: Colette Kraemer
Name: Colette Kraemer
Date Signed: 07/30/2024
State Certification #: A.0006606-CR
or State License #:
or Other (describe): State #:
State: NV
Expiration Date of Certification or License: 03/31/2026
Effective Date of Appraisal: 07/29/2024

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

Appraiser's Certification/License

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

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

This is to Certify That : COLETTE H KRAEMER **Certificate Number:** A.0006606-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: January 25, 2024 **Expire Date:** March 31, 2026

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: COLETTE KRAEMER APPRAISAL SERVICES
5403 OKALOOSA DRIVE
LAS VEGAS, NV 89120

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

THE GREAT SEAL OF THE STATE OF NEVADA

E & O Insurance

Borrower: Justin Kapisak		File No.: 74121660
Property Address: 1286 Imperia Dr		Case No.: 3548989036
City: Henderson	State: NV	Zip: 89052
Lender: Rocket Mortgage, LLC		

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/24/2024

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
633 W. 5th Street, Suite 1200
Los Angeles, CA 90071

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

CN10602701-STND-GAWUP-24 Gen

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Fire Insurance Company	19682
INSURER B : N/A	N/A
INSURER C : Hartford Accident & Indemnity Co.	22357
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-0024318848-93 **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			72CSER32911	06/01/2024	06/01/2025	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ N/A
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	X POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			72CSER32909	06/01/2024	06/01/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			72WNR32908 (AOS)	06/01/2024	06/01/2025	X PER STATUTE OTH-ER	
D	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N	N/A		72WBRR32914 (WI)	06/01/2024	06/01/2025	E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
E	Professional Liability / E&O			066855740	06/01/2024	06/01/2025	Limit (Each Claim)	2,000,000
	Claims-made form			SIR/Retro Dates various per policy			Aggregate	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

Marsh Risk & Insurance Services

© 1988-2016 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD