Uniform Residential Appraisal Report

144 SUNDIAL BRIDGE LN, LAS VEGAS, NV 89138

SUMMARY

Opinion of Market Value	$450,000	**Market Value Condition**	As Is
Effective Date of Appraisal	09/22/2026	**Property Valuation Method**	Traditional Appraisal
Assignment Reason	Purchase	**Appraiser Name**	Chase Johnson
Borrower Name	Cecilia Mitchell		
Current Owner of Public Record	K B Home Las Vegas Inc		
Contract Price	$429,750		
Listing Status	Pending		

Property Description

Construction Method	Site Built	**Overall Quality**	Q4
Attachment Type	Attached	**Overall Condition**	C1
Structural Design	Rowhouse / Townhouse		

	Yes	No
Planned Unit Development (PUD)	☑	☐
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Subject Site Owned in Common	☐	☑

Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compliance	Legal



Apparent Defects, Damages, Deficiencies Requiring Action

None

Assignment Information

Assignment Reason	Purchase
Borrower Name	Cecilia Mitchell
Seller Name	K B Home Las Vegas Inc
Current Owner of Public Record	K B Home Las Vegas Inc

Property Valuation Method	Traditional Appraisal

	Yes	No
Was a Property Data Report used in lieu of an Inspection?	☐	☑

Appraiser Fee	$550
AMC Fee	$125

Contact Information

Client/Lender

Company Name	KBHS Home Loans, LLC
Company Address	300 E Royal Ln Ste 250
	Irving, TX 75039

Appraisal Management Company

Company Name	Opteon AMC, Inc
Company Address	300 Madison Ave Ste 900
	Toledo, OH 43604

Appraiser

Name	Chase Johnson
Company Name	First American Mortgage Solutions
Company Address	4795 Regent Blvd
	Irving, TX 75063

Scope of Inspection by Appraiser

Subject Property Inspection	
Exterior	Physical
Interior	Physical
Inspection Date	09/22/2026

Credentials

Level	Certified Residential
ID	A.0205627-CR
State	NV
Expires	01/31/2027
ASC Identifier	A.0205627-CR

Assignment Information and Scope of Work Commentary

Scheduling Information
Tuesday 10:00am. Vacant N/C LOT 170 @ Caldwell Park. Contact Dana at 702-218-5424 or Sales Dallin Ross (702) 570-8448
Order # 93012024
Loan # 980121411935
Tracking # 921557991

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

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

Assignment Information *(continued)*

Assignment Information Exhibits

Appraisal License



APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE REAL ESTATE DIVISION NOT TRANSFERABLE

This is to Certify That : CHASE P JOHNSON Certificate Number: A.0205627-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: December 19, 2024 Expire Date: January 31, 2027

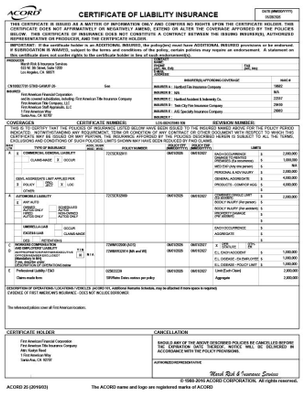
In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in it by Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of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

FOR: FIRST AMERICAN STAFF APPRAISALS
9908 DIAMOND REEF WAY
LAS VEGAS, NV 89117

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

E&O Insurance



CERTIFICATE OF LIABILITY INSURANCE

Subject Property

Physical Address	144 Sundial Bridge Ln
	Las Vegas, NV 89138
County	Clark
Neighborhood Name	Caldwell Park

	Yes	No
Planned Unit Development (PUD)	☑	☐
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Property on Native American Lands	☐	☑
Subject Site Owned in Common	☐	☑
Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	☑	☐
New Construction	☑	☐

Attachment Type	Attached
Units Excluding ADUs	1
Accessory Dwelling Units	0
Special Tax Assessments	Yes

Description of Special Tax Assessments and Impact to Value/ Marketability

This is a one time assessment (only once, not annual) that covers parks, lighting, walking paths, etc. This is one time payment period and the special assessment noted is the remaining payoff.This is a one time assessment (only once, not annual) that covers parks, lighting, walking paths, etc. This is one time payment period and the special assessment noted is the remaining payoff. This has no impact on value or marketability based on market reaction.

Ownership Rights

Property Rights Appraised	Fee Simple
All Rights Included in Appraisal	Yes

Legal Description

CALDWELL PARK - SUMMERLIN VILLAGE 29 PCL EF UNIT 2 PLAT BOOK 174 PAGE 63 LOT 170

Site

Total Site Size	1,742 Sq. Ft.
Number of Parcels	1

Assessor Parcel Number (APN)	APN Description	Parcel Size
137-28-615-045	Land with Dwelling	1,742 Sq. Ft.

Zoning

Compliance	Legal
Classification Code	P-C
Classification Code Description	Planned Community

Property Use

Non-Residential Use	None

Property Access

Primary Access	Private Street
Street Type and Surface	Local Road | Asphalt
Known Maintenance Agreement	Yes
Typical for Market	Yes

Site *(continued)*

Site Influence

Influence	Proximity	Detail	Impact	Comment
Residential	Offsite		Neutral	

Site Influence Commentary The Subject property is accessible year round in all types of weather conditions.

View and Impact to Value/Marketability

View	Range of View	Impact
Residential	Full	Neutral

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	No Hazard Zone Noted		

Utilities and Impact to Value/Marketability

Broadband Internet Available Yes

	Public	Private	Detail	Private Utility Impact	Comment
Electricity	✓				
Gas	✓				
Sanitary Sewer	✓				
Water	✓				

Apparent Defects, Damages, Deficiencies (Site)

None

Site Commentary

The Subject property is accessible year round in all types of weather conditions.

Site Exhibits

Property Access (Street Scene)



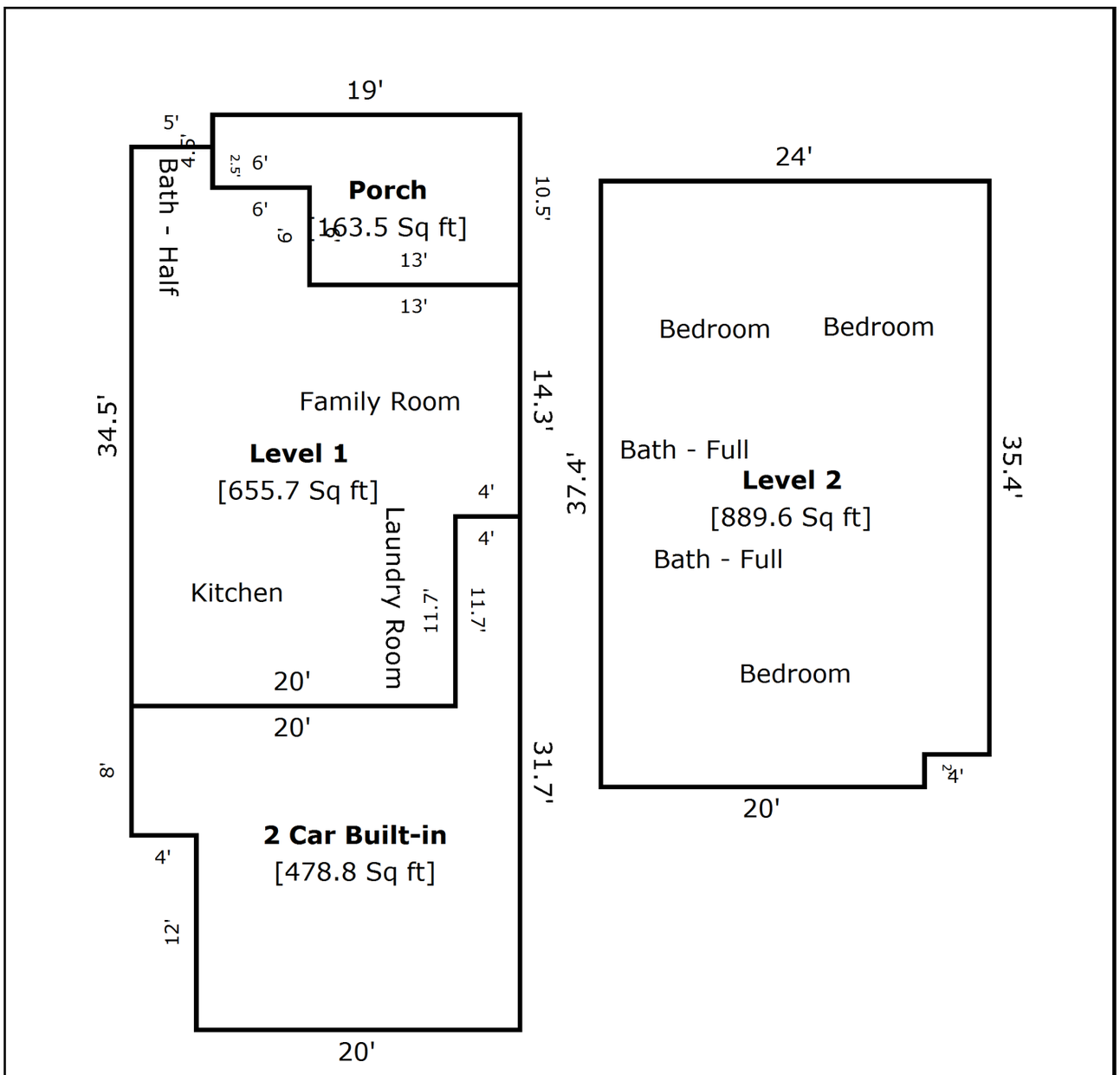
Property Access (Street Scene)



Sketch

Measurement Standard ANSI

Sketch



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		**Calculation Details**	
Level 1	655.7 Sq ft	20 × 11.7	= 234
		14.3 × 13	= 185.9
		11 × 20.3	= 223.3
		5 × 2.5	= 12.5
Level 2	889.6 Sq ft	24 × 35.4	= 849.6
		2 × 20	= 40
Total Living Area (Rounded):	**1545 Sq ft**		
Non-living Area			
2 Car Built-in	478.8 Sq ft	20 × 12	= 240
		8 × 20	= 160
		4 × 19.7	= 78.8
Porch	163.5 Sq ft	10.5 × 13	= 136.5
		6 × 4.5	= 27

Dwelling Exterior

Subject Property Units in Structure	1
Structure Design	Rowhouse / Townhouse
Front Door Elevation	Up to 1 foot
Townhouse End Unit	No
Townhouse Back to Back	No
Units Above or Below	No
Townhouse Location	Middle Unit
Year Built	2026
Construction Method	Site Built
Converted Area	None



Quality and Condition

Exterior Quality Rating Q4

Exterior Condition Rating C1

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report

Exterior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Exterior Walls and Trim	Stucco		New or Like New	
Foundation	Poured Concrete | Slab		New or Like New	
Roof	Ceramic Tile Estimated Age: Less than 1 year		New or Like New	
Windows	Slide		New or Like New	

Mechanical System Details

	System	Detail
Heating	Forced Warm Air	Natural Gas
Cooling	Centralized	

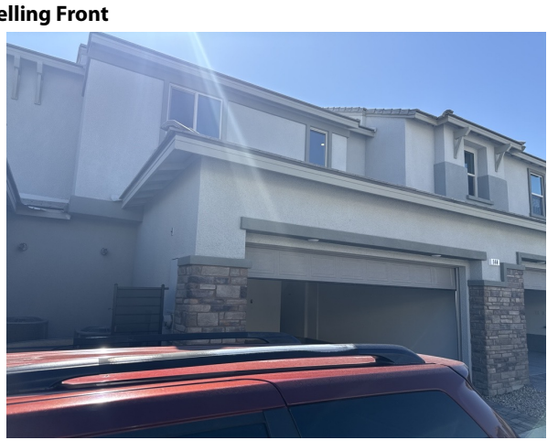
Core Heating System Below Grade Yes ☐ No ☑

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

None

Dwelling Exterior Exhibits

Dwelling Front



Dwelling Front



Dwelling Exterior *(continued)*

Dwelling Rear



Unit Interior

Area Breakdown	
Finished Above Grade	1,545 Sq. Ft.
Unfinished Above Grade	0 Sq. Ft.
Finished Below Grade	0 Sq. Ft.
Unfinished Below Grade	0 Sq. Ft.
Area Data Source	Physical Measurement

Levels in Unit	2
Occupancy	Vacant
Utilities Operating	Yes
Total Bedrooms	3
Total Bathrooms - Full	2
Total Bathrooms - Half	1

Level and Room Detail

Level in Unit	Grade Level Detail	Finish	Area	Room Summary
Level 1	Above Grade	Finished	656 Sq. Ft.	1 - Kitchen 1 - Bath - Half 1 - Family Room 1 - Laundry Room
Level 2	Above Grade	Finished	889 Sq. Ft.	2 - Bath - Full 3 - Bedroom

Quality and Condition

Interior Quality Rating	Q4	**Interior Condition Rating**	C1

The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report

Kitchen and Bathroom Details

Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
Kitchen Level 1	Fully Updated	Less than 1 year		New or Like New	
Bath - Full Level 2	Fully Updated	Less than 1 year		New or Like New	
Bath - Full Level 2	Fully Updated	Less than 1 year		New or Like New	
Bath - Half Level 1	Fully Updated	Less than 1 year		New or Like New	

Overall Update Status for Bathrooms Fully Updated

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring	Carpet		New or Like New	
	Engineered Wood		New or Like New	
Walls and Ceiling	9 Ft. | Flat		New or Like New	

Overall Update Status for Flooring Fully Updated

Unit Interior *(continued)*

Apparent Defects, Damages, Deficiencies (Unit Interior)

None

Unit Interior Exhibits

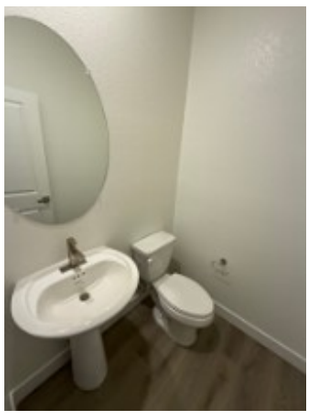
Level 1 - Laundry Room



Level 1 - Family Room



Level 1 - Bath - Half



Level 1 - Kitchen



Level 2 - Bath - Full



Level 2 - Bedroom



Unit Interior *(continued)*

Level 2 - Bedroom



Level 2 - Bedroom



Level 2 - Bath - Full



Level 2 - Bath - Full



Level 2 - Bath - Full



Functional Obsolescence

Functional Issues	None

Vehicle Storage

Storage	Number of Parking Spaces	Detail
Garage	2	Built-in 479 Sq. Ft.

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage *(continued)*

Vehicle Storage Exhibits



Garage - Tankless Water Heater



Subject Property Amenities

None

Overall Quality and Condition

Overall Quality	**Q4**
Exterior Quality	Q4
Interior Quality	Q4

Overall Condition	**C1**
Exterior Condition	C1
Interior Condition	C1

Reconciliation of Overall Quality and Condition

Property Condition Ratings (C1-C6)
C1 Brand New: 100% newly constructed and completed within the last 12 months. It has never been occupied and exhibits zero physical depreciation.
C2 Near New / Extensive Update: Virtually no physical wear. This applies to nearly new homes or properties that have undergone a comprehensive "down to the studs" renovation completed within the last 36 months, requiring no deferred maintenance
C3 Well Maintained: The property displays normal physical depreciation from regular occupancy. All major systems are fully functional, though minor cosmetic updates might be needed.
C4 Adequately Maintained: The home features normal wear and tear with some visible deferred maintenance. While fully livable and structurally functional, minor cosmetic or non-structural repairs are necessary.
C5 In Need of Repair: Obvious and significant deferred maintenance. Multiple structural or mechanical components are nearing the end of their useful lifespans, which impacts the overall usability and livability of the home.
C6 Substantial Damage: Major structural defects or severe deficiencies that directly threaten the safety, soundness, or structural integrity of the property. The home typically requires major rehabilitation and may be uninhabitable.

Quality of Construction Ratings (Q1-Q6)
Q1 Premium Custom: Unique, high-end architect-designed homes. Built with exceptionally high-quality materials, premium finishes, custom ornamentation, and top-tier craftsmanship throughout.
Q2 High-Quality Custom/Semi-Custom: Designed for upscale developments or custom builds. Features high-quality materials, detailed craftsmanship, upgraded interior finishes, and distinct architectural accents.
Q3 Above-Average Standard: Upgraded builder-grade or semi-custom design. Built using above-average materials with clear attention to detail, featuring upgraded cabinetry, trim work, and finish materials.
Q4 Standard Builder-Grade: Typical mass-market stock plan construction. Uses standard, readily available materials and finishes that meet or slightly exceed local building codes with minimal custom detailing.
Q5 Economy / Basic: Plain, basic construction designed primarily for low cost. Built with inexpensive, economy-grade materials, basic stock plans, and highly simplified interior and exterior finishes.
Q6 Minimal / Substandard: Extremely basic, low-cost structures often built without professional architectural plans. Frequently constructed by unskilled labor using lowest-grade materials; mechanical or plumbing systems may be substandard, non-conforming, or entirely absent.

Highest and Best Use

Is the present use of the subject property ...

Legally Permissible	Yes	**Financially Feasible**	Yes
Physically Possible	Yes	**Maximally Productive**	Yes

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Highest and Best Use Commentary

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).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).

Market

Market Area Boundary The subject is bound to the North by Cheyenne Ave to the East by 215 Beltway to the South by Sahara Ave and to the West by Red Rock Canyon National Park.

Search Criteria Description In my research for comparables, I used the following parameters: townhome properties between 1,200 sq/ft and 2,400 sq/ft, built 2015+, within the Market Area Boundaries.

Search Result Metrics

Active Listings	65	**Sales in Past 12 Months**	149
Median Days on Market	62	Lowest Sale Price	$429,965
Lowest List Price	$429,750	Median Sale Price	$520,000
Median List Price	$549,990	Highest Sale Price	$1,000,000
Highest List Price	$1,000,000	**Distressed Market Competition**	No
Pending Sales	13	**Graph**	Price Trend
		Price Trend Source	MLS & Clark County Records

Price Trend Analysis Commentary Price trend calculated using regression analysis with MLS and Clark County records market area data. Reliance given to Clark County records for sales prices when varying from MLS.

Housing Trends

Demand/Supply	In Balance	**Marketing Time**	Under 3 months

Market Commentary

An analysis was performed on 149 competing sales over the past 12 months. The sales within this group had a median sale price of $520,000 with a range from $429,965 to $1,000,000. The median sale price per sqft was $288.02 with a range from $244.11 to $423.01. An analysis was also performed on 166 competing listings over the past 12 months. For the following, a listing was counted if it had a list date within the time period. The listings within this group had a median list price of $549,990 with a range from $429,750 to $1,000,000. The median list price per sqft for these listings was $302.85 with a range from $246.62 to $478.19. An analysis was also performed on 181 sales from the broader defined neighborhood over the past 12 months. The sales within this group had a median sale price of $508,000. The median sales price was $508,000. The median sale price per sqft was $288.69. The median sale price per sqft was $288.69. In addition, an analysis was performed on 149 sales plus all active listings that are competing properties, over the past 12 months. Based on this entire set of data there is a 5.2 month supply. This analysis shows a change of +5.7% per month. These sales had a median DOM of 61. This analysis shows a change of -0.5% per month.

Market *(continued)*

Market Exhibits



Project Information

Planned Unit Development (PUD) ☑ **Condominium** ☐ **Cooperative** ☐ **Condop** ☐

Project Information Data

Source	Assessor Record
	MLS

Mandatory Fees (HOA, PUD, or Co-op)

Monthly Amount	$244
Common Amenities / Services Included	Gated Community
	Recreation Area
Utilities Included	None

Project Factors and Impact to Value/Marketability

Project Factor	Detail	Impact	Comment
Developer/Sponsor in Control	Yes	Neutral	
Known Legal Actions	None		
Unit Special Assessments	Existing $8,193	Neutral	This is a one time assessment (only once, not annual) that covers parks, lighting, walking paths, etc. This is one time payment period and the special assessment noted is the remaining payoff.
Unit Tax Abatements or Exemptions	None		

Project Information Commentary

-The subject property is located within a PUD with HOA dues that cover CC&RS, parks, playgrounds, etc. Comparable(s) 2-6 are located within the same PUD as the subject. Comparable(s) 1 is located in a competing development which does share similar amenities. There are no measurable market differences between the subjects PUD and those developments of the comparables utilized in this report.

Subject Listing Information

Current and/or relevant listings of the subject property (minimum 1 year look back)

Listing Status	Listing Type	Listing ID	Start Date	End Date	DOM	Starting List Price	Current or Final List Price
Pending	MLS	2792535	06/17/2026	09/07/2026	83	$460,648	$429,750
				Total DOM	**83**		

Analysis of Subject Property Listing History Typical for the Market. See Exhibit below.

Subject Listing Information *(continued)*

Current and/or relevant listings of the subject property (minimum 1 year look back)

Subject Listing Information Exhibits

Subject Listing History

MLS #	Address	DOM	Price	Type	Change Type	Effective	Chg Info
2792535	144 Sundial Bridge Lane	82	$429,750	RES	Under Contract - No Show	09/07/26	A->UCNS
2792535	144 Sundial Bridge Lane	77	$429,750	RES	Price Decrease	09/02/26	$443,750->$429,750
2792535	144 Sundial Bridge Lane	70	$443,750	RES	Price Decrease	08/26/26	$444,750->$443,750
2792535	144 Sundial Bridge Lane	63	$444,750	RES	Price Decrease	08/19/26	$456,750->$444,750
2792535	144 Sundial Bridge Lane	57	$456,750	RES	Price Decrease	08/13/26	$458,648->$456,750
2792535	144 Sundial Bridge Lane	28	$458,648	RES	Price Decrease	07/15/26	$462,648->$458,648
2792535	144 Sundial Bridge Lane	7	$462,648	RES	Price Decrease	06/24/26	$463,648->$462,648
2792535	144 Sundial Bridge Lane	0	$463,648	RES	Price Increase	06/17/26	$460,648->$463,648
2792535	144 Sundial Bridge Lane		$460,648	RES	New Listing	06/17/26	->A

Sales Contract

	Yes	No
Is there a sales contract?	☑	☐
Was sales contract information analyzed?	☑	☐
Does this appear to be an arm's length transaction?	☑	☐

Contract Price	$429,750
Contract Date	09/16/2026
Transfer Terms	Typically Motivated
Personal Property Conveyed	No

Financial Sales Concessions

Financial assistance paid by or on behalf of the seller as an inducement to purchase the subject property

Known Sales Concessions	Yes
Total Sales Concessions	$21,281
Typical for Market	Yes

Sales Contract Analysis

Purchase contract reviewed pages 1-34. Buyer signed on 09/07/2026. Seller signed on 09/16/2026. Base Price $415,990. Lot Premium $6,000. Options $7,760.

Prior Sale and Transfer History

Subject Transfer History

Prior sales and/or transfers of the subject property (minimum 3 year look back)

Prior Sales or Transfers	None
Data Source	Assessor Record
	Deed

Analysis of Prior Sale and Transfer History of Subject Property There were no prior transfers of the subject property within the prior 36 months.

Prior Sale and Transfer History *(continued)*

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)

#	Transfer Terms	Date	Amount	Data Source
1	Typically Motivated	04/08/2026	$561,958	Assessor Record Deed
2	None			Assessor Record Deed
3	None			Assessor Record Deed
4	None			Assessor Record Deed
5	None			Assessor Record Deed
6	None			Assessor Record Deed

Analysis of Prior Sale and Transfer History of Comparable Sales There were no prior transfers of comparable 2-6 within the prior 12 months. The prior sale of comparable 1 was from the builder. MLS listing states comparable 1 was never previously occupied before selling.

Sales Comparison Approach

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
General Information							
Property Address	144 Sundial Bridge Ln Las Vegas, NV 89138	12528 Kings Creek Pl Las Vegas, NV 89138		120 Alamere Falls Dr Las Vegas, NV 89138		64 Hornbeck Ln Las Vegas, NV 89138	
							
Data Source		Assessor Record 202605180001347 | MLS 2773392		Assessor Record 202608200001238 | MLS 2799691		Assessor Record 202606290002346 | MLS 2774921	
Proximity to Subject		0.12 Miles N		0.92 Miles E		0.08 Miles N	
List Price	$429,750	$595,000		$509,900		$459,750	
Listing Status	Pending	Settled Sale		Settled Sale		Settled Sale	
Contract Price	$429,750	—		—		—	
Sale Price		$584,000		$500,000		$449,750	
Transfer Terms		Typically Motivated	$0	Typically Motivated	$0	Typically Motivated	$0
Financing Type		Conventional	$0	Conventional	$0	Cash	$0
Sales Concessions	$21,281	No	$0	No	$0	No	$0
Contract Date	09/16/2026	04/19/2026	$0	07/20/2026	$0	06/07/2026	$0
Sale Date		05/18/2026	$0	08/20/2026	$0	06/29/2026	$0
Days on Market	83	3		7		48	
Attached/Detached	Attached	Attached		Attached		Attached	
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Same Builder as Subject		Yes		No		Yes	
Project Information							
Common Amenities/Services	Gated Community | Recreation Area	Gated Community | Recreation Area		Gated Community | Recreation Area		Gated Community | Recreation Area	
Special Assessments	Existing	Existing		Existing		Existing	
Site							
Site Size	1,742 Sq. Ft.	2,614 Sq. Ft.	$0	3,920 Sq. Ft.	$0	1,742 Sq. Ft.	
Site Influence (Location)	Residential	Residential		Residential		Residential	
View | Range	Residential | Full	Residential | Full		Skyline | Full	$(10,000)	Residential | Full	
Dwelling(s)							
Year Built	2026	2026		2018	$0	2026	
Structure Design	Rowhouse / Townhouse	Semi-Detached	$(40,000)	Semi-Detached	$(40,000)	Rowhouse / Townhouse	
Construction Method	Site Built	Site Built		Site Built		Site Built	
Heating	Forced Warm Air | Natural Gas	Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas	
Unit(s)							
Bedrooms	3	3		3		3	
Baths - Full | Half	2 | 1	2 | 1		2 | 1		2 | 1	
Finished Area Above Grade	1,545 Sq. Ft.	1,927 Sq. Ft.	$(38,200)	1,746 Sq. Ft.	$(20,100)	1,545 Sq. Ft.	
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Finished Area Below Grade (Nonstandard)	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Unfinished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
Property Address	144 Sundial Bridge Ln Las Vegas, NV 89138	12528 Kings Creek Pl Las Vegas, NV 89138		120 Alamere Falls Dr Las Vegas, NV 89138		64 Hornbeck Ln Las Vegas, NV 89138	
Quality and Condition (Ratings: 1-6, 1 is highest)							
Exterior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Condition	**C1**	**C1**		**C2**		**C1**	
Interior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Condition	**C1**	**C1**		**C2**		**C1**	
Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality	**Q4**	**Q4**	**$(58,400)**	**Q4**		**Q4**	
Condition	**C1**	**C2**	**$0**	**C2**	**$25,000**	**C1**	
Vehicle Storage			**$0**		**$0**		**$0**
Type | Spaces | Detail	Garage | 2 | Built-in 479 Sq. Ft.	Garage | 2 | Built-in 454 Sq. Ft.		Garage | 2 | Built-in 476 Sq. Ft.		Garage | 2 | Built-in 454 Sq. Ft.	
Summary							
List Price	$429,750	$595,000		$509,900		$459,750	
Contract Price	$429,750	—		—		—	
Sale Price		$584,000		$500,000		$449,750	
Net Adjustment Total		$(136,600)		$(45,100)		$0	
Adjusted Price		$447,400		$454,900		$449,750	
Comparable Weight		Less		Less		Most	
Indicated Value by Sales Comparison Approach							
Indicated Value	$450,000						

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4		Comparable #5		Comparable #6	
General Information							
Property Address	144 Sundial Bridge Ln Las Vegas, NV 89138	83 Cinder Cone Ln Las Vegas, NV 89138		44 Hornbeck Ln Las Vegas, NV 89138		103 Sundial Bridge Ln Las Vegas, NV 89138	
							
Data Source		Assessor Record 202605270001817 | MLS 2759013		Assessor Record | MLS 2774918		Assessor Record | MLS 2812158	
Proximity to Subject		0.09 Miles NE		0.10 Miles N		0.04 Miles N	
List Price	$429,750	$454,133		$464,480		$429,750	
Listing Status	Pending	Settled Sale		Pending		Active	
Contract Price	$429,750	—		Unknown		—	
Sale Price		$454,133		—		—	
Transfer Terms		Typically Motivated	$0	—		—	
Financing Type		Conventional	$0	—	$0	—	$0
Sales Concessions	$21,281	No	$0	—	$0	—	$0
Contract Date	09/16/2026	05/04/2026	$0	08/14/2026	$0	—	$0
Sale Date		05/27/2026	$0	—	$0	—	$0
Days on Market	83	69		51		28	
Attached/Detached	Attached	Attached		Attached		Attached	
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Same Builder as Subject		Yes		Yes		Yes	
Project Information							
Common Amenities/Services	Gated Community | Recreation Area	Gated Community | Recreation Area		Gated Community | Recreation Area		Gated Community | Recreation Area	
Special Assessments	Existing	Existing		Existing		Existing	
Site							
Site Size	1,742 Sq. Ft.	2,178 Sq. Ft.	$0	1,742 Sq. Ft.		1,742 Sq. Ft.	
Site Influence (Location)	Residential	Residential		Residential		Residential	
View | Range	Residential | Full	Residential | Full		Residential | Full		Residential | Full	
Dwelling(s)							
Year Built	2026	2026		2026		2026	
Structure Design	Rowhouse / Townhouse	Rowhouse / Townhouse		Rowhouse / Townhouse		Rowhouse / Townhouse	
Construction Method	Site Built	Site Built		Site Built		Site Built	
Heating	Forced Warm Air | Natural Gas	Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas	
Unit(s)							
Bedrooms	3	3		3		3	
Baths - Full | Half	2 | 1	2 | 1		2 | 1		2 | 1	
Finished Area Above Grade	1,545 Sq. Ft.	1,545 Sq. Ft.		1,545 Sq. Ft.		1,545 Sq. Ft.	
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Finished Area Below Grade (Nonstandard)	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Unfinished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4	Comparable #5	Comparable #6
Property Address	144 Sundial Bridge Ln Las Vegas, NV 89138	83 Cinder Cone Ln Las Vegas, NV 89138	44 Hornbeck Ln Las Vegas, NV 89138	103 Sundial Bridge Ln Las Vegas, NV 89138
Quality and Condition (Ratings: 1-6, 1 is highest)				
Exterior Quality and Condition				
Quality	**Q4**	**Q4**	**Q4**	**Q4**
Condition	**C1**	**C1**	**C1**	**C1**
Interior Quality and Condition				
Quality	**Q4**	**Q4**	**Q4**	**Q4**
Condition	**C1**	**C1**	**C1**	**C1**

Overall Quality and Condition (Ratings: 1-6, 1 is highest)						
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Condition	**C1**	**C1**		**C1**		**C1**	

Vehicle Storage		**$0**	**$0**	**$0**
Type | Spaces | Detail	Garage | 2 | Built-in 479 Sq. Ft.	Garage | 2 | Built-in 454 Sq. Ft.	Garage | 2 | Built-in 454 Sq. Ft.	Garage | 2 | Built-in 454 Sq. Ft.

Summary				
List Price	$429,750	$454,133	$464,480	$429,750
Contract Price	$429,750	—	—	—
Sale Price		$454,133	—	—
Net Adjustment Total		$0	$0	$0
Adjusted Price		$454,133	$464,480	$429,750
Comparable Weight		Most	No Weight	No Weight
Indicated Value by Sales Comparison Approach				
Indicated Value	$450,000			

Reconciliation of Sales Comparison Approach

While all comparables share many meaningful attributes with the subject property and support the appraised value, Comparable(s) 3 and 4 were given the most weight in the value conclusion due to being the most recent and similar model match sales within the subject's new construction townhome project. Comparable 2 is a comparable resale townhome from a competing subdivision and is given least reliance. Comparable listings 5 and 6 support the opinion of market value, but are not closed sales, and given least reliance. The opinion of market value is bracketed by the actual sales prices, adjusted sales prices and price per sq/ft of the comparables.

The adjustments utilized are reasonable and within an acceptable market range based on market analysis. Based on MLS data there is an acceptable range variance for properties differing in a variety of attributes. Adjustments are extracted from and are supported by the actions of the market. Positive and negative adjustments were applied to comparables in areas of dissimilarity to produce an indicated value of the subject property based on paired sales analysis. Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of the typical / knowledgeable buyers' and sellers' in the marketplace. These adjustments are then refined using sensitivity analysis within the grid and tested for reasonableness with the selected comparables. This method is standard and well accepted practice within the appraisal industry. All adjustments are rounded to the nearest $100.

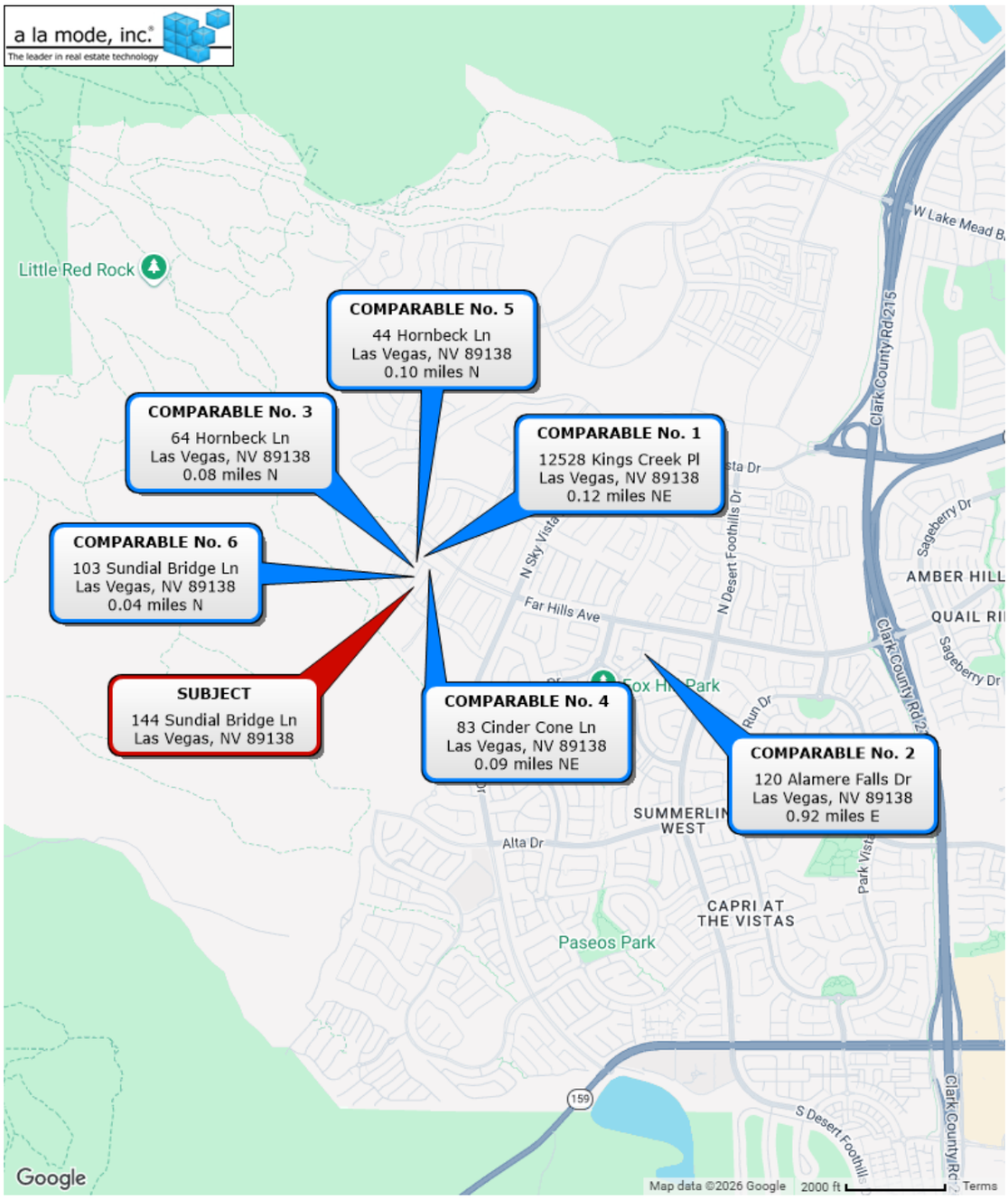
No adjustments are warranted for actual age, GLA within 50 sq/ft, site within 3,000 sq/ft differences due to neighborhood market analysis. Not all dissimilarities achieve price differentials in the market, therefore not all dissimilarities require an adjustment. GLA adjustment of $100 per sq/ft, $10,000 for city / strip views, $40,000 for superior semi-detached townhomes adjustment, 5% of sales price for C2 condition adjustment, 10% for higher end Quality / builder upgrades adjustment were applied based on market reaction and using paired sales analysis with comparables 1-4.

Industry Guidelines
Industry guidelines suggest comparable sales be within six months, one mile, and have gross adjustments less than 25%, net adjustments less than 15%, and individual adjustments not exceeding 10%. In this appraisal, these guidelines were met.

The appraiser utilizes Las Vegas Realtors (LVR) for MLS access and listing information. As of 07/31/2024 this MLS service no longer displays seller concession information due to nationwide legal settlements with brokerages and realtors. Attempts were made to verify with the agents of comparables 3-4, but queries went unanswered. Analysis of the transactions do indicate a significant likelihood of seller concessions based on known concession data from prior appraisals and conversations with agents. However, since the information could not be verified in the normal course of business, I am making the extraordinary assumption that there were none. Use of this extraordinary assumption may affect assignment results.

Sales Comparison Approach *(continued)*

Sales Comparison Map



Sales Comparison Approach Exhibits

Comparable #1



Comparable #2



Sales Comparison Approach *(continued)*

Comparable #3



Comparable #4



Comparable #5



Comparable #6



Cost Approach

Indicated Value by Cost Approach $469,561

Depreciated Cost of Dwellings	$349,561
As Is Value of Site Improvements	$20,000
Opinion of Site Value	$100,000

Depreciated Cost - Dwelling

Above Grade Finished Area	1,545	Sq. Ft. @	$206.69	$319,336
Built-in Garage	479	Sq. Ft. @	$63.10	$30,225
Physical Depreciation	0%			$0
Functional Depreciation	0%			$0
External Depreciation	0%			$0
			Total	**$349,561**

Remaining Economic Life	70
Effective Age	0 years

Commentary on Remaining Economic Life Subject is new construction.

Commentary on Effective Age Subject is new construction.

As Is Value of Site Improvements

Description	Amount
Landscaping, hardscaping, driveway	$20,000
Total	**$20,000**

Cost Approach *(continued)*

Site Value

Primary Site Valuation Method	Extraction	Opinion of Site Value	$100,000

Reconciliation of Site Value The site extraction method (with cost data from DwellingCost) was utilized in arriving at the opinion of site value. Based on extraction, the opinion of site value is $100,000.

General Description

Cost Type	Replacement	**Cost Method**	Comparative Unit
Cost Data Source	Dwelling Cost	**Depreciation Method**	Economic Age-Life
Quality Rating	Good		
Effective Date	09/17/2026		

Cost Approach Commentary

Cost data was modified using a multiplier based on the zip code 89138. The quality rating of 4.5 describes a property that is custom or tract built enhanced with an elevated tier of materials like upgraded flooring, stone counters, appliances, roof materials with increased life expectancy, additional millwork, etc. This quality meets or exceeds building code requirements. Utilization of standard or adapted building plans is employed, incorporating improved fenestration.

Reconciliation

Approaches to Value

	Sales Comparison Approach	Income Approach	Cost Approach
Indicated Value	$450,000		$469,561
Reason for Exclusion		Not Necessary for Credible Results	

Appraisal Summary

Contract Price	$429,750	**Reasonable Exposure Time**	30-90 days
Opinion of Market Value	$450,000	**Effective Date of Appraisal**	09/22/2026
Market Value Condition	As Is		

Reconciliation of Market Value

Cost Approach Completed Per Client Request / Income Approach Not Completed
-The appraiser has determined that the sales comparison approach is the most relevant analysis in this assignment and that there is sufficient information to develop a credible opinion of value by this approach alone, however, per client request, the cost approach has been developed. Because there is limited measurable market evidence to support the site value & derivation of total depreciation due to the subjects age, the cost approach, while developed, WAS NOT considered by the appraiser when determining the final estimate of value. The income approach was not developed for several reasons: 1) while units were being rented in the area, tenant occupied properties highly similar to the subject were not sold in sufficient numbers from which to develop a reliable GRM and 2) investors were buying, renovating and selling properties as opposed to renting and holding for investment cash flow. Effectively, the income data was not sufficient to provide a reasonable and consistent value indication via this method.

Apparent Defects, Damages, Deficiencies

None

Supplemental Information

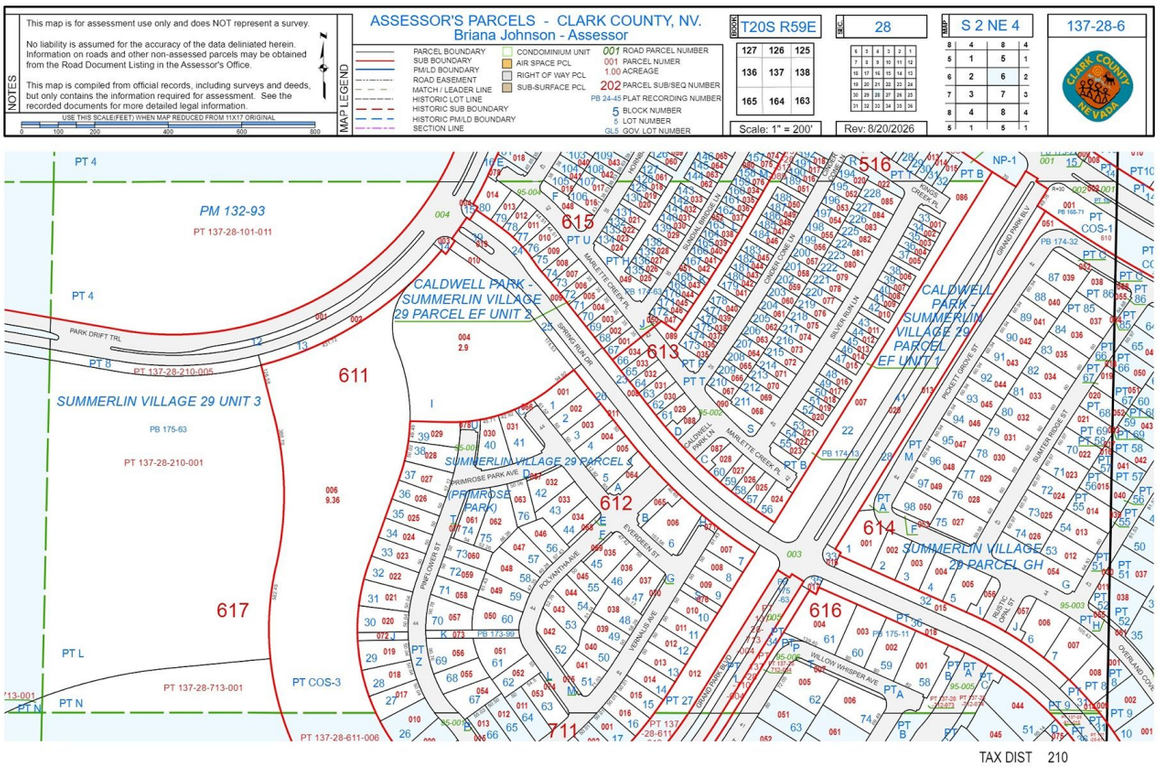
Supplemental Information Exhibits

Aerial Map



Supplemental Information *(continued)*

Plat Map



Supplemental Information *(continued)*

Comparable Farm List

Copy of Agent Single Line

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Rep	Sho	Cou	Solar/PV
1	2786332	S	11952 Angle Cliff AVE		$590,000	$323.46	2STORY	1,824	3	3	2,614	2	N	N	2025	09/11/202	Summerlin Village 2	N	N	N	None
2	2770777	S	12107 Red Iris Ave		$652,750	$315.34	2STORY	2,070	3	3	3,049	2	N	N	2026	09/11/202	Summerlin Village 2	N	N	N	None
3	2787083	S	1153 Notch Peak ST #103	103	$515,000	$286.43	2STORY	1,798	3	4	4,792	2	N	N	2021	09/02/202	Charleston & 215 A	N	N	N	None
4	2782657	S	650 Fortis Creek ST		$700,000	$346.71	3STORY PLUS	2,019	4	4	1,307	2	N	N	2025	08/31/202	Summerlin Village 2	N	N	N	None
5	2770775	S	12135 Red Iris AVE		$619,950	$293.82	2STORY	2,110	3	3	3,049	2	N	N	2026	08/31/202	Summerlin Village 2	N	N	N	None
6	2786318	S	1187 Blossom Point ST		$555,982	$357.31	3STORY	1,556	3	3	871	2	N	N	2023	08/28/202	City Loft Twnhms	N	N	N	None
7	2770771	S	12111 Red Iris AVE		$642,950	$304.72	2STORY	2,110	3	3	3,049	2	N	N	2026	08/28/202	Summerlin Village 2	N	N	N	None
8	2803655	S	11446 Contour AVE		$530,000	$315.10	2STORY	1,682	3	3	1,742	2	N	N	2025	08/27/202	Summerlin Village 2	N	N	N	None
9	2799691	S	120 Alamere Falls DR		$500,000	$286.37	2STORY	1,746	3	3	3,920	2	N	N	2018	08/20/202	Santa Rosa Twnhms	N	N	N	None
10	2799530	S	647 Fortis Creek ST		$650,000	$301.76	3STORY	2,154	4	4	1,742	2	N	N	2026	08/18/202	Summerlin Village 2	N	N	N	None
11	2779520	S	1257 Venue ST #102	102	$540,000	$263.03	3STORY	2,053	2	2	4,792	2	N	N	2017	08/06/202	Charleston & 215 A	N	N	N	None
12	2767113	S	643 Fortis Creek ST		$585,952	$324.99	3STORY	1,803	4	4	1,307	2	N	N	2026	07/27/202	Summerlin Village 2	N	N	N	None
13	2746457	S	600 North Carriage Hill DR #1045	1045	$510,000	$259.41	2STORY	1,966	4	3	5,001	2	N	N	2022	07/24/202	Highline -Village 21	N	N	N	None
14	2784873	S	1470 Hopeful Lark LN		$570,000	$262.67	2STORY	2,170	4	3	2,178	2	N	N	2025	07/24/202	Lark Hill Summerlin	N	N	N	None
15	2792435	S	11335 Gravitation DR		$630,000	$285.97	3STORY	2,203	4	3	1,742	2	N	N	2019	07/23/202	Charleston & 215 A	N	N	N	None
16	2769286	S	1578 Song Lark LN		$568,545	$345.62	2STORY	1,645	3	3	1,724	2	N	N	2026	07/23/202	Lark Hill by Taylor M	N	N	N	None
17	2767026	S	659 Fortis Creek ST		$637,756	$296.08	3STORY	2,154	4	4	1,742	2	N	N	2026	07/22/202	Summerlin Village 2	N	N	N	None
18	2768884	S	600 North Carriage Hill DR #1008	1008	$435,000	$244.11	2STORY	1,782	3	3	5,001	2	N	N	2023	07/20/202	Highline -Village 21	N	N	N	None
19	2770774	S	12127 Red Iris AVE		$644,950	$305.66	2STORY	2,110	3	3	3,049	2	N	N	2026	07/17/202	Summerlin Village 2	N	N	N	None
20	2784348	S	600 North Carriage Hill DR #1134	1134	$529,000	$298.70	2STORY	1,771	3	3	9,148	2	N	N	2023	07/15/202	Highline -Village 21	N	N	N	None
21	2770847	S	507 Fairview Hills ST		$484,900	$277.56	2STORY, 2LEVEL	1,747	3	3	1,742	2	N	N	2022	07/10/202	Summerlin Village 2	N	N	N	None
22	2767082	S	663 Fortis Creek ST		$620,000	$307.08	3STORY	2,019	4	4	1,307	2	N	N	2026	07/10/202	Summerlin Village 2	N	N	N	None
23	2749058	S	11556 Alpine Cove AVE		$445,000	$278.30	2STORY	1,599	3	3	2,178	2	N	N	2023	06/30/202	Summerlin Village 2	N	N	N	None
24	2774921	S	64 Hornbeck LN		$449,750	$291.10	2STORY	1,545	3	3	1,742	2	N	N	2026	06/29/202	Caldwell Park - Sum	N	N	N	None
25	2753195	S	11935 Glide Reflection AVE		$523,624	$311.13	2STORY	1,683	3	3	2,059	2	N	N	2024	06/29/202	Summerlin Village 2	N	N	N	None
26	2770168	S	12103 Red Iris AVE		$663,589	$314.50	2STORY	2,110	3	3	3,049	2	N	N	2026	06/26/202	Summerlin Village 2	N	N	N	None
27	2782909	S	11692 Emerald Lake AVE		$505,000	$327.50	2STORY	1,542	3	3	2,614	2	N	N	2023	06/25/202	Moro Pointe	N	N	N	None
28	2760711	S	647 Agate Bridge ST		$650,000	$301.76	3STORY	2,154	4	4	1,742	2	N	N	2025	06/25/202	Summerlin Village 2	N	N	N	None
29	2767902	S	1246 Bow Peak ST #103	103	$560,000	$267.81	2STORY	2,091	4	3	4,631	2	N	N	2022	06/24/202	Charleston & 215 A	N	N	N	None
30	2767685	S	600 North Carriage Hill DR #1061	1061	$487,000	$273.29	2STORY	1,782	3	3	5,001	2	N	N	2023	06/24/202	Highline -Village 21	N	N	N	None
31	2740903	S	11935 Angle Cliff AVE		$600,000	$328.95	2STORY	1,824	3	3	2,200	2	N	N	2025	06/22/202	Summerlin Village 2	N	N	N	None
32	2768461	S	11395 Peak Landing AVE		$505,000	$323.72	2STORY	1,560	3	3	1,742	2	N	N	2024	06/22/202	Summerlin Village 2	N	N	N	Owned
33	2764893	S	1494 Hopeful Lark LN		$525,000	$292.32	2STORY	1,796	3	3	0	2	N	N	2025	06/12/202	Lark Hill by Taylor M	N	N	N	None
34	2759025	S	91 Cinder Cone LN		$466,899	$276.76	2STORY	1,687	3	3	2,178	2	N	N	2026	06/09/202	Caldwell Park - Sum	N	N	N	None
35	2759013	S	83 Cinder Cone LN		$454,133	$293.94	2STORY	1,545	3	3	2,178	2	N	N	2026	05/27/202	Caldwell Park - Sum	N	N	N	None
36	2733221	S	1476 Hopeful Lark LN		$529,900	$295.04	2STORY	1,796	3	3	0	2	N	N	2025	05/22/202	Lark Hill by Taylor M	N	N	N	None
37	2767076	S	1761 Sparrow Nest ST		$589,950	$304.10	2STORY	1,940	3	3	2,178	2	N	N	2026	05/22/202	Summerlin Village 2	N	N	N	None
38	2737268	S	658 Fortis Creek ST		$758,610	$321.58	3STORY PLUS	2,359	4	4	1,742	2	N	N	2026	05/21/202	Summerlin Village 2	N	N	N	None
39	2718221	S	667 Fortis Creek ST		$599,000	$332.22	3STORY	1,803	4	4	1,307	2	N	N	2025	05/19/202	Summerlin Village 2	N	N	N	None
40	2718222	S	654 Fortis Creek ST		$694,967	$360.27	3STORY PLUS	1,929	4	4	1,307	2	N	N	2025	05/19/202	Summerlin Village 2	N	N	N	None
41	2760767	S	1570 Hopeful Lark LN		$544,605	$331.07	2STORY	1,645	3	3	0	2	N	N	2025	05/15/202	Lark Hill by Taylor M	N	N	N	None

Supplemental Information *(continued)*

Comparable Farm List

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Repr	Shoi	Cou	Solar/PV
42	2760042	S	664 Fortis Creek ST		$875,000	$408.12	3STORY PLUS	2,144	4	4	1,307	2	N	N	2025	05/15/202	Summerlin Village 2	N	N	N	None
43	2767666	S	486 Fairview Hills ST		$492,450	$264.76	2STORY	1,860	3	3	2,178	2	N	N	2022	05/11/202	Summerlin Village 2	N	N	N	None
44	2726296	S	11905 Angle Cliff AVE		$586,275	$318.97	2STORY	1,838	3	3	2,178	2	N	N	2025	05/04/202	Summerlin Village 2	N	N	N	None
45	2754974	S	1482 Hopeful Lark LN		$474,900	$288.69	2STORY	1,645	3	3	0	2	N	N	2025	04/30/202	Lark Hill by Taylor M	N	N	N	None
46	2763281	S	11273 Gravitation DR		$635,000	$288.24	3STORY	2,203	4	3	2,178	2	N	N	2018	04/29/202	Charleston & 215 Al	N	N	N	None
47	2731312	S	1537 Stone Perch ST		$650,000	$282.61	3STORY	2,300	4	4	1,307	2	N	N	2025	04/24/202	Summerlin Village 2	N	N	N	None
48	2751402	S	11941 Glide Reflection AVE		$587,980	$319.90	2STORY	1,838	3	3	1,742	2	N	N	2025	04/24/202	Summerlin Village 2	N	N	N	None
49	2749005	S	11399 Gravitation DR		$530,000	$261.47	3STORY	2,027	3	3	1,742	2	N	N	2018	04/20/202	Charleston & 215 Al	N	N	N	None
50	2720338	S	11528 Hillrise AVE		$675,000	$293.48	3STORY	2,300	4	4	1,742	2	N	N	2025	04/17/202	Summerlin Village 2	N	N	N	None
51	2758813	S	600 North Carriage Hill DR #1152	1152	$480,000	$292.68	2STORY	1,640	3	3	4,792	2	N	N	2024	04/15/202	Highline -Village 21	N	N	N	None
52	2723335	S	1526 Stone Perch ST		$840,000	$353.54	3STORY PLUS	2,376	4	4	2,376	2	N	N	2026	04/13/202	Summerlin Village 2	N	N	N	None
53	2748223	S	11850 Angle Cliff AVE		$630,000	$345.21	2STORY	1,825	3	3	3,049	2	N	N	2025	04/01/202	Summerlin Village 2	N	N	N	None
54	2758346	S	11462 Ethereal Landing AVE		$505,000	$323.72	2STORY	1,560	3	3	1,742	2	N	N	2024	04/01/202	Summerlin Village 2	N	N	N	None
55	2739627	S	659 Agate Bridge ST		$665,000	$308.73	3STORY	2,154	4	4	1,742	2	N	N	2025	03/31/202	Summerlin Village 2	N	N	N	None
56	2736681	S	1479 Melodic Lark DR		$529,900	$295.04	2STORY	1,796	3	3	1,742	2	N	N	2025	03/30/202	Lark Hill by Taylor M	N	N	N	None
57	2755155	S	1524 Hopeful Lark LN		$579,900	$268.10	2STORY	2,163	4	3	0	2	N	N	2025	03/30/202	Lark Hill by Taylor M	N	N	N	None
58	2749743	S	11899 Glide Reflection AVE		$535,000	$298.88	2STORY	1,790	2	3	1,742	2	N	N	2024	03/26/202	Summerlin Village 2	N	N	N	None
59	2720210	S	11522 Hillrise AVE		$765,000	$319.28	3STORY	2,396	4	4	2,178	2	N	N	2025	03/20/202	Summerlin Village 2	N	N	N	None
60	2756151	S	693 Echelon ST		$600,000	$313.81	2STORY	1,912	3	3	2,614	2	N	N	2024	03/20/202	Summerlin Village 2	N	N	N	None
61	2733430	S	1488 Hopeful Lark LN		$560,000	$258.90	2STORY	2,163	4	3	0	2	N	N	2025	03/16/202	Lark Hill by Taylor M	N	N	N	None
62	2751640	S	11379 Gravitation DR		$615,000	$303.40	3STORY	2,027	3	3	1,742	2	N	N	2018	03/11/202	Charleston & 215 Al	N	N	N	None
63	2724666	S	11454 Crimson Ledge AVE		$450,799	$272.55	2STORY	1,654	3	3	1,742	2	N	N	2025	03/06/202	Summerlin Village 2	N	N	N	None
64	2724644	S	11462 Crimson Ledge AVE		$450,000	$272.07	2STORY	1,654	3	3	1,742	2	N	N	2025	03/06/202	Summerlin Village 2	N	N	N	None
65	2723761	S	2467 Altitude ST		$505,000	$290.90	2STORY	1,736	3	3	1,742	2	N	N	2025	03/06/202	Summerlin Village 2	N	N	N	None
66	2724147	S	11469 Dune Ledge AVE		$520,000	$278.22	2STORY	1,869	3	3	2,178	2	N	N	2025	03/01/202	Summerlin Village 2	N	N	N	None
67	2751007	S	11442 Crimson Ledge AVE		$515,000	$296.66	2STORY	1,736	3	3	1,742	2	N	N	2025	02/28/202	Summerlin Village 2	N	N	N	None
68	2723850	S	2463 Altitude ST		$440,000	$266.02	2STORY	1,654	3	3	1,742	2	N	N	2025	02/27/202	Summerlin Village 2	N	N	N	None
69	2723861	S	2455 Altitude ST		$440,000	$266.02	2STORY	1,654	3	3	1,742	2	N	N	2025	02/26/202	Summerlin Village 2	N	N	N	None
70	2730991	S	12492 Kings Creek PL		$521,364	$288.21	2STORY	1,809	3	3	2,614	2	N	N	2026	02/25/202	Caldwell Park - Sum	N	N	N	None
71	2721349	S	549 Tokopah Falls ST		$450,000	$289.20	2STORY	1,556	3	3	2,178	2	N	N	2021	02/25/202	Summerlin Village 2	N	N	N	None
72	2731490	S	135 Cinder Cone LN		$441,656	$261.80	2STORY	1,687	3	3	2,340	2	N	N	2026	02/20/202	Caldwell Park	N	N	N	None
73	2725381	S	11703 Emerald Lake AVE		$455,000	$292.42	2STORY	1,556	3	3	2,614	2	N	N	2022	02/19/202	Moro Pointe	N	N	N	Financed
74	2729382	S	1153 Notch Peak ST #101	101	$540,000	$258.25	2STORY	2,091	4	3	4,762	2	N	N	2021	02/18/202	Charleston & 215 Al	N	N	N	None
75	2738972	S	28 Alamere Falls DR		$505,000	$289.23	2STORY	1,746	3	3	3,485	2	N	N	2020	02/10/202	Santa Rosa Twnhms	N	N	N	None
76	2731115	S	139 Cinder Cone		$445,179	$246.09	2STORY	1,809	3	3	2,340	2	N	N	2026	02/09/202	Caldwell Park	N	N	N	None
77	2706611	S	2479 Altitude ST		$460,330	$278.31	2STORY	1,654	3	3	1,742	2	N	N	2025	02/07/202	Summerlin Village 2	N	N	N	None
78	2726597	S	11899 Angle Cliff AVE		$515,172	$287.81	2STORY	1,790	3	3	2,059	2	N	N	2024	02/05/202	Summerlin Village 2	N	N	N	None
79	2734019	S	11736 Redwood Mountain AVE		$490,000	$314.91	2STORY	1,556	3	3	2,614	2	N	N	2021	02/02/202	Summerlin Village 2	N	N	N	None
80	2681320	S	11946 Glide Reflection AVE		$550,000	$301.54	2STORY	1,824	3	3	2,178	2	N	N	2025	01/30/202	Summerlin Village 2	N	N	N	None
81	2740088	S	11629 Cedar Shore AVE		$512,000	$293.07	2STORY	1,747	3	3	2,614	2	N	N	2021	01/28/202	Summerlin Village 2	N	N	N	None
82	2721278	S	11739 Emerald Lake AVE		$485,000	$311.70	2STORY	1,556	3	3	2,614	2	N	N	2022	01/21/202	Moro Pointe	N	N	N	None
83	2727023	S	658 Spotted Falcon ST		$1,000,000	$423.01	3STORY	2,364	4	4	1,742	2	N	N	2023	01/20/202	Summerlin Village 2	N	N	N	None
84	2699356	S	11469 Panoledge AVE		$525,000	$280.90	2STORY	1,869	3	3	2,178	2	N	N	2025	01/15/202	Summerlin Village 2	N	N	N	None
85	2735071	S	1536 Hopeful Lark LN		$450,000	$273.56	2STORY	1,645	3	3	0	2	N	N	2025	01/09/202	Lark Hill by Taylor M	N	N	N	None
86	2723960	S	11473 Dune Ledge AVE		$460,797	$278.60	2STORY	1,654	3	3	1,742	2	N	N	2025	01/08/202	Summerlin Village 2	N	N	N	None
87	2707155	S	11476 Panoledge AVE		$450,000	$272.07	2STORY	1,654	3	3	1,742	2	N	N	2025	01/08/202	Summerlin Village 2	N	N	N	None
88	2711567	S	11398 Crimson Ledge AVE		$450,000	$272.07	2STORY	1,654	3	3	1,742	2	N	N	2025	01/06/202	Summerlin Village 2	N	N	N	None

Supplemental Information *(continued)*

Comparable Farm List

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Repr	Shor	Cou	Solar/PV
89	2723280	S	2459 Altitude ST		$508,000	$292.63	2STORY	1,736	3	3	1,742	2	N	N	2025	01/06/2026	Summerlin Village 2	N	N	N	None
90	2709043	S	600 North Carriage Hill DR #1108	1108	$455,000	$256.92	2STORY	1,771	3	3	9,583	2	N	N	2022	12/31/2025	Highline -Village 21	N	Y	N	None
91	2698106	S	1509 Melodic Lark DR		$549,900	$254.23	2STORY	2,163	4	3	2,178	2	N	N	2025	12/30/2025	Lark Hill by Taylor M	N	N	N	None
92	2733236	S	1470 Hopeful Lark LN		$540,900	$250.07	2STORY	2,163	4	3	0	2	N	N	2025	12/30/2025	Lark Hill by Taylor M	N	N	N	None
93	2732867	S	157 Alamere Falls DR		$520,000	$315.73	3STORY	1,647	3	4	1,307	2	N	N	2018	12/30/2025	Santa Rosa Twnhms	N	N	N	None
94	2673390	S	647 Spotted Falcon ST		$600,000	$278.55	3STORY	2,154	3	4	1,742	2	N	N	2024	12/29/2025	Summerlin Village 2	N	N	N	None
95	2698086	S	1521 Melodic Lark LN		$469,900	$285.65	2STORY	1,645	3	3	1,724	2	N	N	2025	12/16/2025	Lark Hill by Taylor M	N	N	N	None
96	2698665	S	11434 Crimson Ledge AVE		$479,390	$276.15	2STORY	1,736	3	3	0	2	N	N	2024	12/12/2025	Summerlin Village 2	N	N	N	None
97	2707846	S	2475 Altitude ST		$497,888	$266.39	2STORY	1,869	3	3	1,742	2	N	N	2025	12/12/2025	Summerlin Village 2	N	N	N	None
98	2683122	S	136 Silver Run LN		$434,734	$257.70	2STORY	1,687	3	3	2,340	2	N	N	2025	12/10/2025	Caldwell Park	N	N	N	None
99	2728898	S	11261 Essence Point AVE #101	101	$690,000	$294.12	3STORY	2,346	3	3	4,792	2	N	N	2017	12/09/2025	Charleston & 215 A	N	N	N	None
100	2723655	S	36 Alamere Falls DR		$490,000	$280.64	2STORY	1,746	3	3	3,049	2	N	N	2020	12/08/2025	Santa Rosa Twnhms	N	N	N	None
101	2692533	S	1485 Melodic Lark LN		$450,000	$273.56	2STORY	1,645	3	3	0	2	N	N	2025	12/03/2025	Lark Hill by Taylor M	N	N	N	None
102	2716872	S	11689 Bearpaw Meadow AVE		$435,000	$282.10	2STORY	1,542	3	3	2,614	2	N	N	2021	12/03/2025	Summerlin Village 2	N	N	N	None
103	2713911	S	664 Fortis Creek ST		$699,000	$326.03	3STORY PLUS	2,144	4	4	1,307	2	N	N	2025	12/03/2025	Summerlin Village 2	N	N	N	None
104	2705271	S	108 Silver Run LN		$429,965	$254.87	2STORY	1,687	3	3	2,340	2	N	N	2025	11/26/2025	Caldwell Park	N	N	N	None
105	2703973	S	167 Cinder Cone LN		$452,000	$249.86	2STORY	1,809	3	3	2,340	2	N	N	2025	11/25/2025	Caldwell Park	N	N	N	None
106	2627776	S	639 Spotted Falcon ST		$599,000	$296.68	3STORY	2,019	3	4	1,307	2	N	N	2023	11/25/2025	Summerlin Village 2	N	N	N	None
107	2604696	S	681 Echelon ST		$510,088	$284.97	2STORY	1,790	2	3	1,849	2	N	N	2024	11/25/2025	Summerlin Village 2	N	N	N	None
108	2723965	S	11477 Dune Ledge AVE		$483,650	$278.60	2STORY	1,736	3	3	1,742	2	N	N	2025	11/25/2025	Summerlin Village 2	N	N	N	None
109	2706582	S	2487 Altitude ST		$499,145	$267.07	2STORY	1,869	3	3	1,742	2	N	N	2025	11/25/2025	Summerlin Village 2	N	N	N	None
110	2723892	S	2451 Altitude ST		$497,172	$266.01	2STORY	1,869	3	3	1,742	2	N	N	2025	11/25/2025	Summerlin Village 2	N	N	N	None
111	2723298	S	2471 Altitude ST		$483,181	$258.52	2STORY	1,869	3	3	1,742	2	N	N	2025	11/25/2025	Summerlin Village 2	N	N	N	None
112	2697916	S	1515 Melodic Lark DR		$509,900	$283.91	2STORY	1,796	3	3	1,742	2	N	N	2025	11/24/2025	Lark Hill by Taylor M	N	N	N	None
113	2705815	S	11315 GRAVITATION DR		$630,000	$285.97	3STORY	2,203	3	3	1,742	2	N	N	2019	11/21/2025	Charleston & 215 A	N	N	N	None
114	2692510	S	1491 Melodic Lark DR		$599,900	$277.35	2STORY	2,163	4	3	0	2	N	N	2025	11/19/2025	Lark Hill by Taylor M	N	N	N	None
115	2707867	S	11468 Panoledge AVE		$475,000	$254.15	2STORY	1,869	3	3	1,742	2	N	N	2025	11/15/2025	Summerlin Village 2	N	N	N	None
116	2724653	S	11458 Crimson Ledge AVE		$492,858	$283.90	2STORY	1,736	3	3	1,742	2	N	N	2025	11/14/2025	Summerlin Village 2	N	N	N	None
117	2707885	S	11480 Panoledge AVE		$484,144	$259.04	2STORY	1,869	3	3	1,742	2	N	N	2025	11/14/2025	Summerlin Village 2	N	N	N	None
118	2650576	S	1473 Melodic Lark DR		$545,000	$251.96	2STORY	2,163	4	3	0	2	N	N	2025	11/12/2025	Lark Hill by Taylor M	N	N	N	None
119	2726323	S	11450 Crimson Ledge AVE		$484,144	$278.88	2STORY	1,736	3	3	1,742	2	N	N	2025	11/10/2025	Summerlin Village 2	N	N	N	None
120	2682701	S	132 Silver Run LN		$432,448	$279.90	2STORY	1,545	3	3	2,430	2	N	N	2025	11/06/2025	Caldwell Park	N	N	N	None
121	2716314	S	11297 Essence Point AVE #102	102	$572,500	$278.72	3STORY	2,054	2	2	4,606	2	N	N	2019	11/06/2025	Charleston & 215 A	N	N	N	None
122	2677070	S	11485 Vibrant Heights DR #32	32	$580,000	$330.11	3STORY	1,757	3	5	871	2	N	N	2023	11/05/2025	Thrive	N	N	N	None
123	2705437	S	151 Cinder Cone LN		$469,990	$259.81	2STORY	1,809	3	3	2,340	2	N	N	2025	10/27/2025	Caldwell Park	N	N	N	None
124	2712740	S	160 Silver Run LN		$442,697	$286.54	2STORY	1,545	3	3	1,963	2	N	N	2025	10/24/2025	Caldwell Park	N	N	N	None
125	2717584	S	148 Silver Run LN		$498,470	$256.02	2STORY	1,947	3	3	2,340	2	N	N	2025	10/24/2025	Caldwell Park	N	N	N	None
126	2701444	S	171 Cinder Cone LN		$489,990	$251.66	2STORY	1,947	3	3	2,340	2	N	N	2025	10/24/2025	Caldwell Park	N	N	N	None
127	2714062	S	1531 Stone Perch ST		$725,000	$302.59	3STORY	2,396	4	4	1,742	2	N	N	2025	10/23/2025	Summerlin Village 2	N	N	N	None
128	2713295	S	11459 Ethereal Landing AVE		$470,000	$301.28	2STORY	1,560	3	3	1,742	2	N	N	2024	10/22/2025	Summerlin Village 2	N	N	N	None
129	2713388	S	11455 Ethereal Landing AVE		$460,000	$269.01	2STORY	1,710	2	3	1,742	2	N	N	2024	10/17/2025	Summerlin Village 2	N	N	N	None
130	2681156	S	128 Silver Run LN		$465,032	$257.07	2STORY	1,809	3	3	1,500	2	N	N	2025	10/15/2025	Caldwell Park	N	N	N	None
131	2713819	S	11463 Ethereal Landing AVE		$503,000	$299.05	2STORY	1,682	3	3	1,742	2	N	N	2024	10/10/2025	Summerlin Village 2	N	N	N	None
132	2641127	S	651 Agate Bridge ST		$655,693	$324.76	3STORY	2,019	4	4	1,307	2	N	N	2024	10/09/2025	Summerlin Village 2	N	N	N	None
133	2702055	S	600 North Carriage Hill DR #1143	1143	$474,000	$267.65	2STORY	1,771	3	3	1,771	2	N	N	2024	10/08/2025	Highline -Village 21	N	N	N	None

Supplemental Information *(continued)*

Comparable Farm List

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Repr	Shor	Cou	Solar/PV
134	2708277	S	500 Pear Lake St ST		$566,500	$364.07	2STORY	1,556	3	3	2,178	2	N	N	2021	10/08/202	Summerlin Village 2N	N	N	N	None
135	2709092	S	11475 Contour AVE		$525,000	$312.13	2STORY	1,682	3	3	1,742	2	N	N	2025	10/03/202	Summerlin Village 2N	N	N	N	None
136	2688716	S	11394 Crimson Ledge AVE		$515,000	$296.66	2STORY	1,736	3	3	1,742	2	N	N	2025	10/03/202	Summerlin Village 2N	N	N	N	None
137	2699390	S	11481 Panoledge AVE		$540,415	$289.15	2STORY	1,869	3	3	2,178	2	N	N	2025	10/03/202	Summerlin Village 2N	N	N	N	None
138	2698030	S	1527 Melodic Lark DR		$555,000	$256.59	2STORY	2,163	4	3	2,178	2	N	N	2025	10/02/202	Lark Hill by Taylor M	N	N	N	None
139	2700596	S	140 Silver Run LN		$476,770	$263.55	2STORY	1,809	3	3	2,430	2	N	N	2025	09/30/202	Caldwell Park	N	N	N	None
140	2666664	S	1452 Melodic Lark DR		$450,000	$273.56	2STORY	1,645	3	3	0	2	N	N	2025	09/30/202	Lark Hill by Taylor M	N	N	N	None
141	2698713	S	11477 Panoledge AVE		$500,000	$288.02	2STORY	1,736	3	3	1,742	2	N	N	2025	09/30/202	Summerlin Village 2N	N	N	N	None
142	2683120	S	124 Silver Run LN		$497,415	$255.48	2STORY	1,947	3	3	2,340	2	N	N	2025	09/26/202	Caldwell Park	N	N	N	None
143	2699338	S	11473 Panoledge AVE		$475,000	$287.18	2STORY	1,654	3	3	1,742	2	N	N	2025	09/26/202	Summerlin Village 2N	N	N	N	None
144	2705954	S	11467 Ethereal Landing AVE		$508,000	$274.00	2STORY	1,854	4	3	1,742	2	N	N	2024	09/26/202	Summerlin Village 2N	N	N	N	None
145	2692642	S	658 Agate Bridge ST		$810,858	$343.00	3STORY	2,364	4	4	1,742	2	N	N	2024	09/25/202	Summerlin Village 2N	N	N	N	None
146	2712300	S	1536 Unison WAY #102	102	$585,000	$284.95	3STORY	2,053	2	2	4,852	2	N	N	2018	09/24/202	Charleston & 215 Al	N	N	N	None
147	2697899	S	860 Echelon ST		$637,000	$346.57	2STORY	1,838	3	3	2,500	2	N	N	2025	09/24/202	Summerlin Village 2N	N	N	N	None
148	2705214	S	11325 Gravitation DR		$664,000	$288.95	3STORY	2,298	4	3	1,742	2	N	N	2019	09/22/202	Charleston & 215 Al	N	N	N	None
149	2696723	S	650 Agate Bridge ST		$750,000	$349.81	3STORY	2,144	3	4	1,307	2	N	N	2024	09/22/202	Summerlin Village 2N	N	N	N	None
150	2692585	S	11922 Glide Reflection AVE		$500,000	$279.33	2STORY	1,790	3	3	2,059	2	N	N	2025	09/18/202	Summerlin Village 2N	N	N	N	None
151	2812158	A-ER	103 Sundial Bridge LN		$429,750	$278.16	2STORY	1,545	3	3	1,742	2	N	N	2026		Caldwell Park - Sum	N	N	N	None
152	2774918	UCNS	44 Hornbeck LN		$464,480	$300.63	2STORY	1,545	3	3	1,742	2	N	N	2026		Caldwell Park - Sum	N	N	N	None
153	2792535	UCNS	144 Sundial Bridge LN		$429,750	$278.16	2STORY	1,545	3	3	1,742	2	N	N	2026		Caldwell Park - Sum	N	N	N	None
154	2792620	A-ER	148 Sundial Bridge LN		$449,750	$266.60	2STORY	1,687	3	3	1,742	2	N	N	2026		Caldwell Park - Sum	N	N	N	None
155	2812160	A-ER	107 Sundial Bridge LN		$449,750	$248.62	2STORY	1,809	3	3	1,742	2	N	N	2026		Caldwell Park - Sum	N	N	N	None
156	2792595	A-ER	140 Sundial Bridge LN		$449,750	$248.62	2STORY	1,809	3	3	1,742	2	N	N	2026		Caldwell Park - Sum	N	N	N	None
157	2814372	A-ER	1251 Venue ST #103	103	$630,000	$310.19	2STORY	2,031	3	3	4,792	2	N	N	2017		Charleston & 215 Al	N	N	N	None
158	2811681	A-ER	1253 Cloud Tower ST #102	102	$600,000	$292.11	3STORY PLUS	2,054	2	2	4,792	2	N	N	2017		Charleston & 215 Al	N	N	N	None
159	2765623	A-ER	1252 Rocky Gap ST #102	102	$534,000	$325.81	2STORY	1,639	3	3	4,766	1	N	N	2021		Charleston & 215 Al	N	N	N	None
160	2802351	A-ER	11423 Gravitation DR		$659,900	$287.16	3STORY	2,298	4	3	2,178	2	N	N	2018		Charleston & 215 Al	N	N	N	None
161	2796173	A-ER	1118 Prospering Creek ST		$574,900	$369.47	3STORY	1,556	3	3	871	2	N	N	2023		City Loft Twnhms	N	N	N	None
162	2786337	A-ER	1164 Prospering Creek ST		$582,985	$331.81	3STORY	1,757	3	5	871	2	N	N	2023		City Loft Twnhms	N	N	N	None
163	2786329	A-ER	1124 Prospering Creek ST		$580,649	$330.48	3STORY	1,757	3	5	871	2	N	N	2023		City Loft Twnhms	N	N	N	None
164	2786312	A-ER	1181 Blossom Point ST		$579,679	$329.93	3STORY	1,757	3	5	871	2	N	N	2023		City Loft Twnhms	N	N	N	None
165	2819029	A-ER	11469 Vibrant Heights DR		$524,999	$298.80	3STORY	1,757	4	5	871	2	N	N	2023		City Loft Twnhms	N	N	N	None
166	2805850	A-ER	2021 Harmony Gardens ST		$699,990	$446.14	1STORY	1,569	2	3	5,233	2	N	N	2026		Esplanade at Red Rc	N	N	N	None
167	2806012	A-ER	1985 Harmony Gardens ST		$843,057	$478.19	1STORY	1,763	2	3	4,431	2	N	N	2026		Esplanade at Red Rc	N	N	N	None
168	2808947	A-ER	600 North Carriage Hill DR #1035	1035	$528,500	$298.42	2STORY	1,771	3	3	9,583	1	N	N	2024		Highline -Village 21	N	N	N	None
169	2799282	A-ER	600 North Carriage Hill DR #1034	1034	$529,900	$289.09	2STORY	1,833	3	3	4,792	2	N	N	2023		Highline -Village 21	N	N	N	None
170	2809011	A-ER	600 North Carriage Hill DR #1039	1039	$500,000	$272.78	2STORY, PATIOHM	1,833	3	3	4,792	2	N	N	2022		Highline -Village 21	N	N	N	None
171	2798137	A-ER	600 North Carriage Hill DR #1056	1056	$489,995	$267.32	2STORY	1,833	3	3	4,792	2	N	N	2022		Highline -Village 21	N	N	N	None
172	2805740	A-ER	1444 Song Lark LN		$524,990	$319.14	2STORY	1,645	3	3	1,645	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
173	2788765	A-ER	1462 Song Lark LN		$524,990	$319.14	2STORY	1,645	3	3	1,645	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
174	2788706	A-ER	1560 Song Lark LN		$509,990	$310.02	2STORY	1,645	3	3	1,645	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
175	2803760	A-ER	1465 Song Lark LN		$489,990	$297.87	2STORY	1,645	3	3	1,742	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
176	2803873	UCNS	1524 Song Lark LN		$499,990	$303.95	2STORY	1,645	3	3	1,645	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
177	2805984	A-ER	1438 Song Lark LN		$571,837	$318.39	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
178	2805710	A-ER	1536 Song Lark LN		$568,990	$316.81	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None

Supplemental Information *(continued)*

Comparable Farm List

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Rep	Sho	Cou	Solar/PV
179	2805727	A-ER	1456 Song Lark LN		$563,853	$313.95	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
180	2802469	A-ER	1569 Song Lark LN		$549,990	$306.23	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
181	2806009	A-ER	1533 Song Lark LN		$543,990	$302.89	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
182	2806002	A-ER	1551 Song Lark LN		$543,990	$302.89	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
183	2805721	A-ER	1459 Song Lark LN		$514,990	$286.74	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
184	2802497	UCNS	1554 Song Lark LN		$583,990	$325.16	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
185	2802298	UCNS	1518 Song Lark LN		$568,990	$316.81	2STORY	1,796	3	3	1,796	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
186	2769359	UCNS	1530 Hopeful Lark LN		$515,990	$287.30	2STORY	1,796	3	3	1,724	2	N	N	2025		Lark Hill by Taylor M	N	N	N	None
187	2736684	UCNS	1477 Hopeful Lark LN		$499,990	$278.39	2STORY	1,796	3	3	0	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
188	2802712	A-ER	1471 Song Lark LN		$594,990	$275.08	2STORY	2,163	4	3	2,163	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
189	2788746	UCNS	1548 Song Lark LN		$670,355	$309.92	2STORY	2,163	4	3	2,163	2	N	N	2026		Lark Hill by Taylor M	N	N	N	None
190	2813256	A-ER	11755 Emerald Lake AVE		$494,900	$318.06	2STORY	1,556	3	3	2,614	2	N	N	2022		Moro Pointe	N	N	N	None
191	2813766	A-ER	11676 Hamilton Lake AVE		$475,000	$305.27	2STORY	1,556	3	3	2,614	2	N	N	2022		Moro Pointe	N	N	N	None
192	2784037	A-ER	180 Petaluma Valley DR		$579,000	$317.96	3STORY	1,821	3	3	1,742	2	N	N	2018		Santa Rosa Twnhms	N	N	N	None
193	2779426	A-ER	181 Petaluma Valley DR		$525,000	$288.30	3STORY	1,821	3	3	1,742	2	N	N	2019		Santa Rosa Twnhms	N	N	N	None
194	2797294	A-ER	11593 Cedar Shore AVE		$525,000	$300.52	2STORY	1,747	3	3	2,614	2	N	N	2022		Summerlin Village 2	N	N	N	None
195	2804863	UCNS	11553 Cedar Shore AVE		$529,000	$302.80	2STORY	1,747	3	3	2,178	2	N	N	2022		Summerlin Village 2	N	N	N	None
196	2786314	A-ER	510 Mahogany Ridge ST		$489,990	$263.44	2STORY	1,860	4	3	2,614	2	N	N	2022		Summerlin Village 2	N	N	N	None
197	2644688	A-ER	495 Granite Arch ST		$485,000	$260.75	2STORY	1,860	3	3	2,178	2	N	N	2022		Summerlin Village 2	N	N	N	None
198	2794733	A-ER	11656 Redwood Mountain AVE		$495,000	$318.12	2STORY	1,556	3	3	2,614	2	N	N	2021		Summerlin Village 2	N	N	N	None
199	2757526	UCNS	11681 Redwood Mountain AVE		$439,990	$282.77	2STORY	1,556	3	3	2,614	2	N	N	2021		Summerlin Village 2	N	N	N	None
200	2804078	A-ER	654 Talon Ridge ST		$615,000	$341.10	3STORY	1,803	4	4	1,307	2	N	N	2026		Summerlin Village 2	N	N	N	None
201	2818627	A-ER	655 Talon Ridge ST		$590,000	$327.23	3STORY	1,803	4	4	1,307	2	N	N	2027		Summerlin Village 2	N	N	N	None
202	2777467	A-ER	635 Talon Ridge ST		$625,000	$309.56	3STORY	2,019	4	4	1,307	2	N	N	2026		Summerlin Village 2	N	N	N	None
203	2779410	UCNS	639 Fortis Creek ST		$590,000	$292.22	3STORY	2,019	4	4	1,307	2	N	N	2026		Summerlin Village 2	N	N	N	None
204	2815890	A-ER	659 Grey Saker ST		$675,000	$313.37	3STORY	2,154	3	4	1,742	2	N	N	2023		Summerlin Village 2	N	N	N	None
205	2808224	A-ER	643 Talon Ridge ST		$650,000	$301.76	3STORY	2,154	4	4	1,742	2	N	N	2026		Summerlin Village 2	N	N	N	None
206	2789308	A-EA	642 Talon Ridge ST		$630,000	$292.48	3STORY	2,154	4	4	1,742	2	N	N	2025		Summerlin Village 2	N	N	N	None
207	2752674	A-ER	1784 Sparrow Nest ST		$599,950	$350.85	2STORY	1,710	3	3	1,742	2	N	N	2026		Summerlin Village 2	N	N	N	None
208	2767175	A-ER	1749 Sparrow Nest ST		$574,950	$336.23	2STORY	1,710	3	3	1,742	2	N	N	2026		Summerlin Village 2	N	N	N	None
209	2783032	A-ER	1773 Sparrow Nest ST		$564,950	$330.38	2STORY	1,710	2	3	1,742	2	N	N	2026		Summerlin Village 2	N	N	N	None
210	2754417	A-ER	1772 Sparrow Nest ST		$614,950	$316.98	2STORY	1,940	3	3	2,178	2	N	N	2026		Summerlin Village 2	N	N	N	None
211	2779736	A-ER	1785 Sparrow Nest ST		$584,950	$301.52	2STORY	1,940	3	3	2,178	2	N	N	2026		Summerlin Village 2	N	N	N	None
212	2767180	A-ER	1821 Sparrow Nest ST		$594,950	$282.64	2STORY	2,105	3	3	2,178	2	N	N	2026		Summerlin Village 2	N	N	N	None
213	2768039	A-EA	11519 Morning Leap CT		$650,000	$293.85	3STORY PLUS	2,212	4	4	1,307	2	N	N	2025		Summerlin Village 2	N	N	N	None
214	2767690	UCNS	11513 Morning Leap CT		$700,000	$301.46	3STORY PLUS	2,322	4	4	1,742	2	N	N	2025		Summerlin Village 2	N	N	N	None
215	2777410	A-EA	1583 Stone Agave ST		$665,000	$277.55	3STORY PLUS	2,396	4	4	1,742	2	N	N	2026		Summerlin Village 2	N	N	N	None
216	2767961	A-EA	11898 Glide Reflection AVE		$546,663	$324.81	2STORY	1,683	3	3	2,000	2	N	N	2025		Summerlin Village 2	N	N	N	None
217	2771325	A-EA	11940 Glide Reflection AVE		$552,572	$308.70	2STORY	1,790	3	3	2,000	2	N	N	2025		Summerlin Village 2	N	N	N	None
218	2807303	A-EA	11970 Angle Cliff AVE		$628,866	$344.77	2STORY	1,824	3	3	2,614	2	N	N	2025		Summerlin Village 2	N	N	N	None
219	2812403	A-EA	11977 Angle Cliff AVE		$618,841	$339.28	2STORY	1,824	3	3	2,614	2	N	N	2025		Summerlin Village 2	N	N	N	None
220	2796134	A-ER	740 Echelon ST		$585,000	$320.55	2STORY	1,825	3	3	2,178	2	N	N	2024		Summerlin Village 2	N	N	N	None
221	2796273	A-ER	681 Infinity Ridge ST		$609,000	$318.51	2STORY	1,912	3	3	2,614	2	N	N	2023		Summerlin Village 2	N	N	N	None
222	2788636	A-ER	633 Infinity Ridge ST		$599,000	$313.28	2STORY	1,912	3	3	3,049	2	N	N	2023		Summerlin Village 2	N	N	N	None
223	2812263	A-EA	11965 Angle Cliff AVE		$620,386	$324.13	2STORY	1,914	3	3	2,200	2	N	N	2026		Summerlin Village 2	N	N	N	None
224	2771168	UCNS	12131 Red Iris Ave		$665,950	$321.71	2STORY	2,070	3	3	3,049	2	N	N	2026		Summerlin Village 2	N	N	N	None

Supplemental Information *(continued)*

Comparable Farm List

#	ML #	St	Address	Unit#	Price	Price/SqFt	BldgDes	Sq Ft Total	Bd	Bth	Lot Sqft	Gr	Pl	Spa	YrBl	ActClose	Subdivision Name	Repr	Shoi	Cou	Solar/PV
225	2799570	A-ER	12126 Red Iris AVE		$667,384	$316.30	2STORY	2,110	3	3	3,049	2	N	N	2026		Summerlin Village 2N		N	N	None
226	2799535	A-ER	11439 Peak Landing AVE		$549,888	$316.76	2STORY	1,736	2	3	1,742	2	N	N	2024		Summerlin Village 2N		N	N	None
227	2807007	A-ER	11390 Crimson Ledge AVE		$589,000	$317.69	2STORY	1,854	3	3	1,742	2	N	N	2025		Summerlin Village 2N		N	N	None
228	2814087	A-ER	2545 Monolith ST		$575,000	$310.14	2STORY	1,854	3	3	1,742	2	N	N	2025		Summerlin Village 2N		N	N	None

Search Criteria

Property Type is 'Residential'
Status is 'Under Contract - No Show' 09/17/2026 to 09/17/2025
Status is 'Comp Only Sold' 09/17/2026 to 03/21/2026
Status is 'Sold' 09/17/2026 to 09/17/2025
Status is one of 'Active', 'Under Contract - Show'
Property Sub Type is 'Townhouse'
Latitude, Longitude is around 36.18, -115.36
Approx Liv Area is 1500 to 2400
Year Built is 2015+
Selected 228 of 228 results.

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

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 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 Intended Use, Intended User, and the certifications are also not permitted. However, additional Intended Use, Intended User, and 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 assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

Intended Use

The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

Intended User

The intended user of this report is the lender/client.

Definition of Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently and 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 costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable because 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 assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.

The appraiser will not be required to 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.

The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of 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 assumes 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.

Certifications

Appraiser Certifications

The Appraiser certifies and agrees that:

1. I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.

3. I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

4. I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.

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

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

7. I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.

8. 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.

9. 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.

10. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

11. 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 transmitted.

12. Using information available in the normal course of business, 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.

13. Using information available in the normal course of business, 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.

14. I based my valuation on the available properties that are most similar to the subject property.

15. 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.

16. I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.

17. To the extent possible, 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.

18. I have taken into consideration the factors that have an impact on value with respect to the subject property, and its location, including its proximity 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.) that I became aware of during the development of 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.

19. 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.

20. 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 analyses 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).

21. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.

22. 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.

23. 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.

24. I am aware that any disclosure or distribution of this appraisal report or any of its contents by me or by 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.

Certifications *(continued)*

25. 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. Any of the foregoing persons or entities who receive this appraisal report may choose to store, copy, reproduce, analyze, use and distribute the data in the appraisal report for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. 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). A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

26. 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 choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

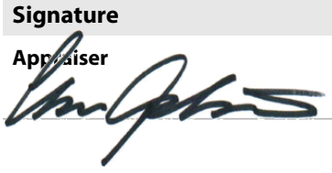
27. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

28. 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.

29. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

Signature

Appraiser



09/22/2026
Date of Signature and Report

Level	
ID	A.0205627-CR
State	NV
Expires	01/31/2027