

IN THE SUPREME COURT OF THE STATE OF NEVADA

FEDERAL HOUSING FINANCE
AGENCY, IN ITS CAPACITY AS
CONSERVATOR FOR THE FEDERAL
NATIONAL MORTGAGE
ASSOCIATION

Petitioner,

vs.

THE EIGHTH JUDICIAL DISTRICT
COURT OF THE STATE OF
NEVADA, IN AND FOR THE
COUNTY OF CLARK; AND THE
HONORABLE NADIA KRALL,
DISTRICT JUDGE,

Respondents,

and

WESTLAND LIBERTY VILLAGE,
LLC, a Nevada Limited Liability
Company; and WESTLAND VILLAGE
SQUARE, LLC, a Nevada Limited
Liability Company,

Real Parties in Interest.

Electronically Filed
May 27 2021 01:11 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

Supreme Court Case No. 82666

Dist. Court Case No. A-20-819412-B

**REAL PARTIES IN INTEREST WESTLAND LIBERTY VILLAGE, LLC
AND WESTLAND VILLAGE SQUARE LLC'S SUPPLEMENTAL
APPENDIX IN SUPPORT OF THEIR ANSWER TO PETITIONER'S WRIT
OF PROHIBITION [VOLUME XI]**

J. Colby Williams, Esq. (#5549)
Philip R. Erwin, Esq. (#11563)
CAMPBELL & WILLIAMS
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¹ Additional counsel for Respondents identified below.

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>²	<u>DATE</u>	<u>PAGES</u>
16	9	Affidavit of Shimon Greenspan in Support of Counterclaimant's Motion for Temporary Restraining Order and Motion for Preliminary Injunction	September 18, 2020	SA01964 – SA01969
7	8	Affidavit of Yakoov Greenspan in Opposition to Application to Appoint Receiver and In Support of Defendant's Motion for Temporary Restraining Order and Motion for Preliminary Injunction	August 31, 2020	SA01633 – SA01641
1	1-6	Appendix of Exhibits to Verified Complaint	August 12, 2020	SA00001 – SA01277
13	9	Assumption Approval Letter for Liberty Village Apartments dated August 20, 2018 (Exhibit "J" to Motion for Preliminary Injunction)	September 1, 2020	SA01927 – SA01936
14	9	Assumption Approval Letter for Village Square Apartments dated August 22, 2018 (Exhibit "K" to Motion for Preliminary Injunction)	September 1, 2020	SA01937 – SA01946
11	9	Assumption Closing Statement for Liberty Village Apartments dated August 29, 2018 (Exhibit "H" to Motion for Preliminary Injunction)	September 1, 2020	SA01920 – SA01922
12	9	Assumption Closing Statement for Liberty Village Apartments dated August 29, 2018 (Exhibit "I" to Motion for Preliminary Injunction)	September 1, 2020	SA01923 - SA01926

² For brevity, Westland did not include the voluminous filings to which the identified exhibits were attached in its Supplemental Appendix, *see* NRAP 30(b), but will do so should the Court request it.

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>	<u>DATE</u>	<u>PAGES</u>
9	8	CBRE Property Condition Assessment Report for Liberty Village Apartments dated August 8, 2017 (Exhibit “D” to Motion for Preliminary Injunction)	September 1, 2020	SA01650 – SA01762
10	9	CBRE Property Condition Assessment Report for Liberty Village Apartments dated August 8, 2017 (Exhibit “E” to Motion for Preliminary Injunction)	September 1, 2020	SA01763 – SA01919
22	11	Declaration of James Noakes In Support of Plaintiff’s Reply In Support of Motion to Strike Defendants’ Demand for Jury Trial	December 3, 2020	SA02097 – SA02127
27	13	Declaration of Nathan Kanute In Support of Plaintiff’s Opposition To Application On Order Shortening Time For Court To Hear Defendant’s Motion for (1) An Order of Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02512- SA02528
18	10	Emails to Lenders Regarding Reserve Requests from Westland Liberty Village (Exhibit “5” to Reply In Support of Motion for Preliminary Injunction)	September 18, 2020	SA01975 – SA02019
20	10	Federal Housing Finance Agency’s Conservator Approval Process for Fannie Mae and Freddie Mac Business Decisions	September 27, 2012	SA02027 – SA02072
26	13	Grandbridge Real Estate Capital, LLC’s Opposition to Defendants’ Motion for (1) An Order for Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02492- SA02511

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>	<u>DATE</u>	<u>PAGES</u>
15	9	Lender's Counsel's Non-Waiver Letters dated February 19, 2020 (Exhibit "T" to Motion for Preliminary Injunction)	September 1, 2020	SA01947 – SA01963
19	10	Letter of John Benedict to Robert Olson, Esq.	November 6, 2020	SA02020 – SA02026
5	8	Letter of John Hofsaess dated December 23, 2019 (Exhibit "R" to Counterclaim)	August 31, 2020	SA01626 – SA01629
6	8	Letter of John Hofsaess dated January 6, 2020 (Exhibit "S" to Counterclaim)	August 31, 2020	SA01630 – SA01632
4	8	Letter of John Hofsaess dated November 13, 2019 (Exhibit "Q" to Counterclaim)	August 31, 2020	SA01620 – SA01625
25	13	Notice of Entry of Order Regarding Order Shortening Time For Court To Hear Defendants' Motion for (1) An Order For Immediate Plaintiff Compliance and (2) Accounting	April 29, 2021	SA02404- SA02491
8	8	Nuisance Notice dated April 4, 2017 from Las Vegas Metropolitan Police Department (Exhibit "A" to Motion for Preliminary Injunction)	September 1, 2020	SA01642 – SA01649
28	13	Opposition to Application On Order Shortening Time For Court To Hear Defendants' Motion for (1) Order for Immediate Plaintiff Compliance and (2) Accounting	May 5, 2021	SA02529- SA02578
2	6	Order Appointing Receiver (Exhibit "4" to Application for Receiver)	August 12, 2020	SA01278 – SA01296

<u>TAB</u>	<u>VOLUME</u>	<u>DOCUMENT</u>	<u>DATE</u>	<u>PAGES</u>
21	10	Oversight by Fannie Mae and Freddie Mac of Compliance with Forbearance Requirements Under the CARES Act and Implementing Guidance by Mortgage Servicers	July 27, 2020	SA02073 – SA02096
23	11	Property Condition Assessment for Liberty Village Apartments (4870 Nellis Oasis Lane, Las Vegas, Nevada 89115)	March 4-5, 2021	SA02128 – SA02269
24	12	Property Condition Assessment for Village Square Apartments (5025 Nellis Oasis Lane, Las Vegas, Nevada 89115)	March 4-5, 2021	SA02270- SA02403
17	9	Supplemental Affidavit of Yakoov Greenspan in Support of Counterclaimant’s Motion for Temporary Restraining Order and Motion for Preliminary Injunction	September 18, 2020	SA01970 – SA01974
3	6-7	Westland Strategic Improvement Plan for Liberty Village and Village Square dated November 27, 2019 (Exhibit “N” to Counterclaim)	August 31, 2020	SA01297 – SA01619

Respectfully submitted,

Dated: May 27, 2021

CAMPBELL & WILLIAMS

By /s/ J. Colby Williams

J. COLBY WILLIAMS, ESQ. (5549)

PHILIP R. ERWIN, ESQ. (11563)

JOHN BENEDICT, ESQ. (5581)

The Law Offices of John Benedict

JOHN W. HOFSAESS, ESQ. (pro hac vice)

Westland Real Estate Group

Attorneys for Respondents

CERTIFICATE OF SERVICE

Pursuant to NRAP 25, I hereby certify that, in accordance therewith and on this 27th day of May 2021, I caused true and correct copies of the foregoing **REAL PARTIES IN INTEREST WESTLAND LIBERTY VILLAGE, LLC AND WESTLAND VILLAGE SQUARE LLC'S SUPPLEMENTAL APPENDIX IN SUPPORT OF THEIR ANSWER TO PETITIONER'S WRIT OF PROHIBITION [VOLUME XI]** to be delivered to the following counsel and parties:

VIA ELECTRONIC AND U.S. MAIL:

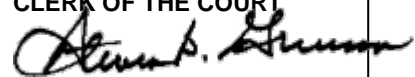
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Las Vegas, Nevada 89134

/s/ **John Y Chong**

An Employee of Campbell & Williams

22



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Attorneys for Plaintiff Federal National Mortgage Association

DISTRICT COURT

CLARK COUNTY, NEVADA

FEDERAL NATIONAL MORTGAGE
ASSOCIATION,

Plaintiff,

vs.

WESTLAND LIBERTY VILLAGE, LLC, and
WESTLAND VILLAGE SQUARE, LLC,

Defendants.

Case No. A-20-819412-B

Dept No. 13

**DECLARATION OF JAMES NOAKES
IN SUPPORT OF PLAINTIFF'S REPLY
IN SUPPORT OF MOTION TO STRIKE
DEFENDANTS' DEMAND FOR JURY
TRIAL**

ALL RELATED ACTIONS

I, James Noakes, declare as follows:

1. I am a Senior Asset Manager for Federal National Mortgage Association ("Plaintiff"). I make this declaration in support of Plaintiff's Reply in Support of its Motion to Strike Defendants' Demand for Jury Trial.

2. As to the facts in this declaration, I know them to be true of my own knowledge or have obtained knowledge of them from employees who I supervise or work with and from my review of the business records of Plaintiff concerning the loans between Plaintiff and Westland Village Square, LLC and Westland Liberty Village, LLC (collectively, "Defendants"), as well as Defendants' parent company, Westland Real Estate Group ("Westland") and its affiliates. If called

1 upon to testify as to the matters set forth in this declaration, I could and would competently testify
2 thereto. As to those matters stated in this declaration on information and belief, I believe them to
3 be true.

4 3. I have also reviewed Defendants' Counterclaim, including page 17, wherein
5 Defendants allege to have over \$300 million in loans from Fannie Mae and can confirm that
6 Defendants' representation is accurate. (Counterclaim, 17:22-24).

7 4. I have determined that Defendants, Westland, and their affiliates have at least forty
8 active and inactive loans with Plaintiff. *See* List of Loans between Plaintiff and Defendants,
9 attached hereto as **Exhibit 1**.

10 5. One of those loans, the Regency Heights Apartments loan in Las Vegas, was
11 assumed by Westland in 2015 through an Assumption and Release Agreement signed by Yaakov
12 Greenspan. As part of the assumption of that loan, Westland agreed to a jury trial waiver that is
13 identical to the jury waiver contained in the Assumption and Release Agreements for Liberty
14 Village and Village Square. A true and correct copy of the Regency Heights Apartments
15 assumption agreement is attached hereto as **Exhibit 2**. The jury waiver in the Regency Heights
16 assumption is contained in Section 24.

17 I declare under penalty of perjury under the laws of the State of Nevada that the foregoing
18 is true and correct.

19 Executed this 3rd day of December, 2020 in Collin County, Texas.

21 /s/James Noakes

22 James Noakes
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CERTIFICATE OF SERVICE

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen years, and I am not a party to, nor interested in, this action. On this date, I caused to be served a true and correct copy of the foregoing **DECLARATION OF JAMES NOAKES IN SUPPORT OF PLAINTIFF'S REPLY IN SUPPORT OF MOTION TO STRIKE DEFENDANTS' DEMAND FOR JURY TRIAL** by the method indicated:

_____ U. S. Mail
_____ U.S. Certified Mail
_____ Facsimile Transmission
_____ Federal Express
 X Electronic Service
_____ E-mail

and addressed to the following:

John Benedict, Esq.
Law Offices of John Benedict
2190 E. Pebble Road, Suite 260
Las Vegas, Nevada 89123
John@BenedictLaw.com

*Attorneys for
Defendants/Counterclaimants/Third Party
Plaintiffs Westland Liberty Village, LLC &
Westland Village Square LLC*

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*Attorneys for Third Party Defendant
Grandbridge Real Estate Capital, LLC*

DATED: December 3, 2020

/s/ Lara J. Taylor
An Employee of Snell & Wilmer L.L.P.

EXHIBIT 1 - Westland Loans

EXHIBIT 1 - Westland Loans

Property Name	Loan Number	Current UPB	City
Queen Street Apartments	5493	5,290,239.28	INGLEWOOD
Cudahy Apartments	5493	5,290,239.28	BELL GARDENS
Nicholas Gardens Apartments	5494	14,221,484.73	INGLEWOOD
Pacific Apartments	5494	14,221,484.73	LONG BEACH
Hyde Park Apartments	5494	14,221,484.73	INGLEWOOD
Pinafore Apartments	5494	14,221,484.73	LOS ANGELES
Buford Apartments	5494	14,221,484.73	INGLEWOOD
Regency Heights Apartments	7164	2,721,051.58	LAS VEGAS
Park View Apartments	1741	10,568,538.75	LONG BEACH
Westland Estates Long Beach	5450	9,449,713.99	LONG BEACH
Westland Estates Pico Rivera	5451	6,991,998.52	PICO RIVERA
Westland Estates Pomona	5452	10,125,246.15	POMONA
Meridian Terrace MHC	7706	12,847,838.39	SAN BERNARDINO
Alondra Park Apartments	8524	8,144,900.04	COMPTON
Park View Apartments	1741	10,568,538.75	LONG BEACH
CARONDELET Apartments	0058	2,655,829.20	LOS ANGELES
Esther Apartments	0059	9,759,278.28	LONG BEACH
Burlington Apartments	0060	2,568,172.21	LOS ANGELES
Liberty Village Apartments	3617	29,000,000.00	LAS VEGAS
Village Square Apartments	3618	9,366,000.00	LAS VEGAS
Westland Village MHP	5219	5,827,185.77	COMPTON
Westland Estates Long Beach	5450	9,449,713.99	LONG BEACH
		221,731,907.83	
133 S PALM DR			BEVERLY HILLS
Santa Rosalia Apartments			LOS ANGELES
812 East Hyde Park Boulevard Apartments			INGLEWOOD
818 North Eucalyptus Avenue Apartments			INGLEWOOD
948 South Inglewood Avenue Apartments			INGLEWOOD
1000-1006 East Carson Apartments			LONG BEACH
3062-3066 West 7th Street Apartments			LOS ANGELES
Esther Apartments			LONG BEACH
Burlington Apartments	0060	2,568,172.21	LOS ANGELES
Roxanne Apartments			LOS ANGELES
Bear Valley MHP			APPLE VALLEY
Carondelet Street Apartments	0058	2,655,829.20	LOS ANGELES
Tudor Apartments			LOS ANGELES
Irolo Apartments			LOS ANGELES
Carlin Terrace Apartments			LYNWOOD
Regina Apartments			LOS ANGELES
Coliseum Apartments			LOS ANGELES
Aspen Meadows Apartments			LAS VEGAS
		5,224,001.41	
		226,955,909.24	

EXHIBIT 2 - Assumption Agreement

EXHIBIT 2 - Assumption Agreement

Prepared by, and after recording
Return to:

Cassin & Cassin LLP
711 Third Avenue – 20th Floor
New York, New York 10017
Attention: Recording Department

APN: 140-19-202-003
County: Clark

ASSUMPTION AND RELEASE AGREEMENT

**Regency Heights Apartments
3650 East Lake Mead Boulevard
Las Vegas, Nevada**

ASSUMPTION AND RELEASE AGREEMENT

This ASSUMPTION AND RELEASE AGREEMENT ("**Agreement**") is dated as of July 15, 2015 by and among **REGENCY HEIGHTS LAS VEGAS LLC**, a Delaware limited liability company ("**Transferor**"), **WESTLAND REGENCY HEIGHTS LLC**, a Delaware limited liability company ("**Transferee**"), **CHARLES HILL, EDWARD LORIN, THE HILL FAMILY LIVING TRUST DATED SEPTEMBER 24, 1998** and **THE LORIN FAMILY TRUST, DATED MARCH 21, 2001** (collectively, "**Original Guarantor**"), **ALEVY DESCENDANTS TRUST NUMBER 1** ("**New Guarantor**") and **FANNIE MAE**, the corporation duly organized under the Federal National Mortgage Association Charter Act, as amended, 12 U.S.C. §1716 et seq. and duly organized and existing under the laws of the United States ("**Fannie Mae**").

RECITALS:

A. Pursuant to that certain Multifamily Loan and Security Agreement dated as of November 1, 2012, executed by and between Transferor and **PILLAR MULTIFAMILY, LLC**, a Delaware limited liability company ("**Original Lender**") (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Loan Agreement**"), Original Lender made a loan to Transferor in the original principal amount of **THREE MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$3,200,000.00)** (the "**Mortgage Loan**"), as evidenced by, among other things, that certain Multifamily Note dated as of November 1, 2012, executed by Transferor and made payable to Original Lender in the amount of the Mortgage Loan (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Note**"), which Note has been assigned to Fannie Mae. The current servicer of the Mortgage Loan is Original Lender ("**Loan Servicer**").

B. In addition to the Loan Agreement, the Mortgage Loan and the Note are secured by, among other things, (i) a Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of November 1, 2012 and recorded November 2, 2012 in Book 20121102 as Instrument No. 04044 in the Office of the County Clerk, Clark County, Nevada (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Security Instrument**") encumbering the land as more particularly described in Exhibit A attached hereto (the "**Mortgaged Property**"); and (ii) an Environmental Indemnity Agreement by Transferor for the benefit of Original Lender dated as of the date of the Loan Agreement (the "**Environmental Indemnity**").

C. The Security Instrument has been assigned to Fannie Mae pursuant to that certain Assignment of Security Instrument dated as of November 1, 2012 and recorded November 2, 2012 in Book 20121102 as Instrument No. 04047 in the Office of the County Clerk, Clark County, Nevada.

D. The Loan Agreement, the Note, the Security Instrument, the Environmental Indemnity and any other documents executed in connection with the Mortgage Loan, including but not limited to those listed on Exhibit B to this Agreement, are referred to collectively as the

{01023316;1}

“Loan Documents.” Transferor is liable for the payment and performance of all of Transferor’s obligations under the Loan Documents.

E. Original Guarantor is liable under the Guaranty of Non-Recourse Obligations dated as of November 1, 2012 (the **“Guaranty”**).

F. Each of the Loan Documents has been duly assigned or endorsed to Fannie Mae.

G. Fannie Mae has been asked to consent to (i) the transfer of the Mortgaged Property to Transferee and the assumption by Transferee of the obligations of Transferor under the Loan Documents (the **“Transfer”**) and (ii) the release of Original Guarantor from its obligations under the Guaranty and accept the assumption by New Guarantor of Original Guarantor’s obligations under the Guaranty (the **“Guarantor Assumption”**).

H. Fannie Mae has agreed to consent to the Transfer and Guarantor Assumption subject to the terms and conditions stated below.

AGREEMENTS:

NOW, THEREFORE, in consideration of the mutual covenants in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals.

The recitals set forth above are incorporated herein by reference.

2. Defined Terms.

Capitalized terms used and not specifically defined herein have the meanings given to such terms in the Loan Agreement. The following terms, when used in this Agreement, shall have the following meanings:

“Amended Loan Agreement” means either (a) the Amendment to Multifamily Loan and Security Agreement executed by Transferee and Fannie Mae dated as of even date herewith, together with the Loan Agreement, or (b) the Amended and Restated Multifamily Loan and Security Agreement executed by Transferee and Fannie Mae dated as of even date herewith.

“Claims” means any and all possible claims, demands, actions, costs, expenses and liabilities whatsoever, known or unknown, at law or in equity, originating in whole or in part, on or before the date of this Agreement, which Transferor, Original Guarantor, or any of their respective partners, members, officers, agents or employees, may now or hereafter have against the Indemnitees, if any and irrespective of whether any such claims arise out of contract, tort, violation of laws, or regulations, or otherwise in connection with any of the Loan Documents, including, without limitation, any contracting for, charging, taking, reserving, collecting or receiving interest in excess of the highest lawful rate applicable thereto and any loss, cost or

damage, of any kind or character, arising out of or in any way connected with or in any way resulting from the acts, actions or omissions of the Indemnitees, including any requirement that the Loan Documents be modified as a condition to the transactions contemplated by this Agreement, any charging, collecting or contracting for prepayment premiums, transfer fees, or assumption fees, any breach of fiduciary duty, breach of any duty of fair dealing, breach of confidence, breach of funding commitment, undue influence, duress, economic coercion, violation of any federal or state securities or Blue Sky laws or regulations, conflict of interest, negligence, bad faith, malpractice, violations of the Racketeer Influenced and Corrupt Organizations Act, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander, conspiracy or any claim for wrongfully accelerating the Note or wrongfully attempting to foreclose on any collateral relating to the Mortgage Loan, but in each case only to the extent permitted by applicable law.

"Indemnitees" means, collectively, Original Lender, Fannie Mae, Loan Servicer and their respective successors, assigns, agents, directors, officers, employees and attorneys, and each current or substitute trustee under the Security Instrument.

"Transfer Fee" means \$30,516.42.

3. Assumption of Transferor's Obligations.

Transferor hereby assigns and Transferee hereby assumes all of the payment and performance obligations of Transferor set forth in the Note, the Security Instrument, the Loan Agreement, and the other Loan Documents in accordance with their respective terms and conditions, as the same may be modified from time to time, including payment of all sums due under the Loan Documents. Transferee further agrees to abide by and be bound by all of the terms of the Loan Documents, all as though each of the Loan Documents had been made, executed and delivered by Transferee.

4. Assumption by New Guarantor; Release of Transferor and Original Guarantor.

New Guarantor hereby assumes all liability of Original Guarantor under the provisions of the Guaranty.

In reliance on Transferor's, Original Guarantor's and Transferee's and New Guarantor's representations and warranties in this Agreement, Fannie Mae releases Transferor and Original Guarantor from all of their respective obligations under the Loan Documents other than for any liability pursuant to this Agreement, the Guaranty and the Environmental Indemnity for any liability that relates to the period prior to the date hereof, regardless of when such environmental liability is discovered. If any material element of the representations and warranties made by Transferor and Original Guarantor contained herein is false as of the date of this Agreement, then the release set forth in this Section 4 will be deemed cancelled as of the date of this Agreement and Transferor and Original Guarantor will remain obligated under the Loan Documents as though there had been no such release.

5. Transferor's and Original Guarantor's Representations and Warranties.

Transferor and Original Guarantor represent and warrant to Fannie Mae as of the date of this Agreement that:

(a) the Note has an unpaid principal balance of \$3,051,641.55 and prior to default currently bears interest at the rate of four and 10/100 percent (4.10%) per annum;

(b) the Loan Documents require that monthly payments of principal and interest in the amount of \$15,462.35 be made on or before the first (1st) day of each month, continuing to and including November 1, 2022, when all sums due under the Loan Documents will be immediately due and payable in full;

(c) there are no defenses, offsets or counterclaims to the Note, the Security Instrument, the Loan Agreement, the Guaranty or the other Loan Documents;

(d) there are no defaults by Transferor under the provisions of the Note, the Security Instrument, the Loan Agreement, the Guaranty or the other Loan Documents;

(e) all provisions of the Note, the Security Instrument, the Loan Agreement, the Guaranty and other Loan Documents are in full force and effect; and

(f) there are no subordinate liens covering or relating to the Mortgaged Property, nor are there any mechanics' liens or liens for unpaid taxes or assessments encumbering the Mortgaged Property, nor has notice of a lien or notice of intent to file a lien been received except for mechanics' or materialmen's liens which attach automatically under the laws of the Governmental Authority upon the commencement of any work upon, or delivery of any materials to, the Mortgaged Property and for which Transferor is not delinquent in the payment for any such services or materials.

6. Transferee's and New Guarantor's Representations and Warranties.

Transferee and New Guarantor represent and warrant to Fannie Mae as of the date of this Agreement that neither Transferee nor any New Guarantor has any knowledge that any of the representations made by Transferor and Original Guarantor in Section 5 above are not true and correct.

7. Consent to Transfer.

(a) Fannie Mae hereby consents to the Transfer and to the assumption by Transferee of all of the obligations of Transferor under the Loan Documents, subject to the terms and conditions set forth in this Agreement. Fannie Mae's consent to the transfer of the Mortgaged Property to Transferee is not intended to be and shall not be construed as a consent to any subsequent transfer which requires Lender's consent pursuant to the terms of the Loan Agreement.

(b) Transferor, Transferee, New Guarantor and Original Guarantor understand and intend that Fannie Mae will rely on the representations and warranties contained herein.

8. Consent to Guarantor Assumption.

Fannie Mae hereby consents to the Guarantor Assumption, subject to the terms and conditions set forth in this Agreement. Fannie Mae's consent to the Guarantor Assumption is not intended to be and shall not be construed as a consent to any subsequent transfer which requires Lender's consent pursuant to the terms of the Loan Agreement.

9. Amendment and Modification of Loan Documents.

As additional consideration for Fannie Mae's consent to the Transfer and Guarantor Assumption as provided herein, Transferee, New Guarantor and Fannie Mae hereby agree to a modification and amendment of the Loan Documents as set forth in the Amended Loan Agreement.

10. Consent to Key Principal Change.

The parties hereby agree that the party identified as the Key Principal in the Loan Agreement is hereby changed to **YAAKOV GREENSPAN and ALEVY DESCENDANTS TRUST NUMBER 1.**

11. Limitation of Amendment.

Except as expressly stated herein, all terms and conditions of the Loan Documents, including the Loan Agreement, Note, Security Instrument and Guaranty, shall remain unchanged and in full force and effect.

12. Further Assurances.

Transferee and New Guarantor agree at any time and from time to time upon request by Fannie Mae to take, or cause to be taken, any action and to execute and deliver any additional documents which, in the opinion of Fannie Mae, may be necessary in order to assure to Fannie Mae the full benefits of the amendments contained in this Agreement.

13. Modification.

This Agreement embodies and constitutes the entire understanding among the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument. Except as expressly modified by this Agreement, the Loan Documents shall remain in full force and effect

and this Agreement shall have no effect on the priority or validity of the liens set forth in the Security Instrument or the other Loan Documents, which are incorporated herein by reference. Transferee and New Guarantor hereby ratify the agreements made by Transferor and Original Guarantor to Fannie Mae in connection with the Mortgage Loan and agree(s) that, except to the extent modified hereby, all of such agreements remain in full force and effect.

14. Priority; No Impairment of Lien.

Nothing set forth herein shall affect the priority, validity or extent of the lien of any of the Loan Documents, nor, except as expressly set forth herein, release or change the liability of any party who may now be or after the date of this Agreement, become liable, primarily or secondarily, under the Loan Documents.

15. Costs.

Transferee and Transferor agree to pay all fees and costs (including attorneys' fees) incurred by Fannie Mae and the Loan Servicer in connection with Fannie Mae's consent to and approval of the Transfer, Guarantor Assumption, and the Transfer Fee in consideration of the consent to that transfer.

16. Financial Information.

Transferee and New Guarantor represent and warrant to Fannie Mae that all financial information and information regarding the management capability of Transferee and New Guarantor provided to the Loan Servicer or Fannie Mae was true and correct as of the date provided to the Loan Servicer or Fannie Mae and remains materially true and correct as of the date of this Agreement.

17. Indemnification.

(a) Transferee and Transferor and Original Guarantor and New Guarantor each unconditionally and irrevocably releases and forever discharges the Indemnitees from all Claims, agrees to indemnify the Indemnitees, and hold them harmless from any and all claims, losses, causes of action, costs and expenses of every kind or character in connection with the Claims or the transfer of the Mortgaged Property. Notwithstanding the foregoing, Transferor and Original Guarantor shall not be responsible for any Claims arising from the action or inaction of Transferee and New Guarantor, and Transferee and New Guarantor shall not be responsible for any Claims arising from the action or inaction of Transferor or Original Guarantor.

(b) This release is accepted by Fannie Mae and Loan Servicer pursuant to this Agreement and shall not be construed as an admission of liability on the part of any party.

(c) Each of Transferor and Transferee and Original Guarantor and New Guarantor hereby represents and warrants that it has not assigned, pledged or contracted to assign or pledge any Claim to any other person.

18. Non-Recourse.

Article 3 (Personal Liability) of the Loan Agreement is hereby incorporated herein as if fully set forth in the body of this Agreement.

19. Governing Law; Consent to Jurisdiction and Venue.

Section 15.01 (Governing Law; Consent to Jurisdiction and Venue) of the Loan Agreement is hereby incorporated herein as if fully set forth in the body of this Agreement.

20. Notice.

(a) Process of Serving Notice.

All notices under this Agreement shall be:

(1) in writing and shall be:

(A) delivered, in person;

(B) mailed, postage prepaid, either by registered or certified delivery, return receipt requested;

(C) sent by overnight courier; or

(D) sent by electronic mail with originals to follow by overnight courier;

(2) addressed to the intended recipient at its respective address set forth at the end of this Agreement; and

(3) deemed given on the earlier to occur of:

(A) the date when the notice is received by the addressee; or

(B) if the recipient refuses or rejects delivery, the date on which the notice is so refused or rejected, as conclusively established by the records of the United States Postal Service or any express courier service.

(b) Change of Address.

Any party to this Agreement may change the address to which notices intended for it are to be directed by means of notice given to the other parties to this Agreement in accordance with this Section 20.

(c) Default Method of Notice.

Any required notice under this Agreement which does not specify how notices are to be given shall be given in accordance with this Section 20.

(d) Receipt of Notices.

No party to this Agreement shall refuse or reject delivery of any notice given in accordance with this Agreement. Each party is required to acknowledge, in writing, the receipt of any notice upon request by the other party.

21. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall constitute one and the same instrument.

22. Severability; Entire Agreement; Amendments.

The invalidity or unenforceability of any provision of this Agreement or any other Loan Document shall not affect the validity or enforceability of any other provision of this Agreement, all of which shall remain in full force and effect. This Agreement contains the complete and entire agreement among the parties as to the matters covered, rights granted and the obligations assumed in this Agreement. This Agreement may not be amended or modified except by written agreement signed by the parties hereto.

23. Construction.

(a) The captions and headings of the sections of this Agreement are for convenience only and shall be disregarded in construing this Agreement.

(b) Any reference in this Agreement to an "Exhibit" or "Schedule" or a "Section" or an "Article" shall, unless otherwise explicitly provided, be construed as referring, respectively, to an exhibit or schedule attached to this Agreement or to a Section or Article of this Agreement. All exhibits and schedules attached to or referred to in this Agreement, if any, are incorporated by reference into this Agreement.

(c) Any reference in this Agreement to a statute or regulation shall be construed as referring to that statute or regulation as amended from time to time.

(d) Use of the singular in this Agreement includes the plural and use of the plural includes the singular.

(e) As used in this Agreement, the term "including" means "including, but not limited to" or "including, without limitation," and is for example only and not a limitation.

(f) Whenever a party's knowledge is implicated in this Agreement or the phrase "to the knowledge" of a party or a similar phrase is used in this Agreement, such party's knowledge or such phrase(s) shall be interpreted to mean to the best of such party's knowledge after reasonable and diligent inquiry and investigation.

(g) Unless otherwise provided in this Agreement, if Lender's approval is required for any matter hereunder, such approval may be granted or withheld in Lender's sole and absolute discretion.

(h) Unless otherwise provided in this Agreement, if Lender's designation, determination, selection, estimate, action or decision is required, permitted or contemplated hereunder, such designation, determination, selection, estimate, action or decision shall be made in Lender's sole and absolute discretion.

(i) All references in this Agreement to a separate instrument or agreement shall include such instrument or agreement as the same may be amended or supplemented from time to time pursuant to the applicable provisions thereof.

"Lender may" shall mean at Lender's discretion, but shall not be an obligation.

24. WAIVER OF TRIAL BY JURY.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, EACH OF THE PARTIES HERETO (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT, OR THE RELATIONSHIP BETWEEN THE PARTIES, THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the parties have signed and delivered this Agreement under seal (where applicable) or have caused this Agreement to be signed and delivered under seal (where applicable) by its duly authorized representative. Where applicable law so provides, the parties intend that this Agreement shall be deemed to be signed and delivered as a sealed instrument.

TRANSFEROR:

REGENCY HEIGHTS LAS VEGAS LLC, a
Delaware limited liability company

By: **SRC LAS VEGAS III, LLC**, a
Nevada limited liability company, its
Sole Member

By: _____ (SEAL)
Name: Charles Hill
Title: Manager

By: _____ (SEAL)
Name: Edward Lorin
Title: Manager

Notice Address: 1411 5th Street, Suite 406
Santa Monica, California 90401

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 7/10/15 before me, Myron Chung, notary public, personally appeared **CHARLES HILL**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Signature]
Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

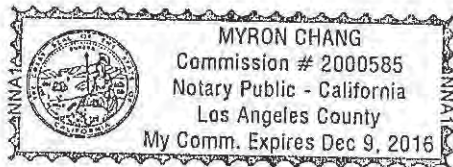
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 7/10/15 before me, Myron Chang, Notary Public, personally appeared **EDWARD LORIN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Signature]
Signature of Notary Public

ORIGINAL GUARANTOR:


CHARLES HILL

Notice Address: 1411 5th Street, Suite 406
Santa Monica, California 90401

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 7/10/15 before me, Myron Chang, notary public personally appeared **CHARLES HILL**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature


Signature of Notary Public

ORIGINAL GUARANTOR:


EDWARD LORIN

Notice Address: 1411 5th Street, Suite 406
Santa Monica, California 90401

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of Los Angeles)

On 7/10/15 before me, Myron Chang, notary public personally appeared EDWARD LORIN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature


Signature of Notary Public

ORIGINAL GUARANTOR:

THE HILL FAMILY TRUST DATED SEPTEMBER 24, 1998

By: _____ (SEAL)
Name: Charles Hill
Title: Trustee

Notice Address: 1411 5th Street, Suite 406
Santa Monica, California 90401

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California)
County of Los Angeles)

On 7/10/15 before me, Myron Chang, notary public, personally appeared **CHARLES HILL**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

ORIGINAL GUARANTOR:

THE LORIN FAMILY TRUST, DATED MARCH 21, 2001

By:  (SEAL)
Name: Edward Lorin
Title: Trustee

Notice Address: 1411 5th Street, Suite 406
Santa Monica, California 90401

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 7/10/15 before me, Myron Chang, notary public, personally appeared **EDWARD LORIN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature 
Signature of Notary Public

TRANSFeree:

WESTLAND REGENCY HEIGHTS LLC, a
Delaware limited liability company

By:  (SEAL)

Name: Yaakov Greenspan

Title: Manager

The name, chief executive office and organizational identification number of Borrower (as Debtor under any applicable Uniform Commercial Code) are:

Debtor Name/Record Owner: **WESTLAND**
REGENCY HEIGHTS LLC, a Delaware limited
liability company

Debtor Chief Executive Office Address:

520 West Willow Street
Long Beach, California 90806

Debtor Organizational ID Number: N/A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On July 10, 2015 before me, Maria R. Scandalios, personally appeared YAAKOV GREENSPAN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

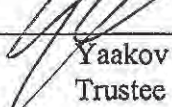
WITNESS my hand and official seal.

Signature _____

Signature of Notary Public

NEW GUARANTOR:

ALEVY DESCENDANTS TRUST NUMBER 1

By:  (SEAL)
Name: Yaakov Greenspan
Title: Trustee

Notice Address: 520 West Willow Street
Long Beach, California 90806

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On July 10, 2015 before me, Maria R. Scandalios, personally appeared **YAAKOV GREENSPAN**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Signature of Notary Public

FANNIE MAE:

FANNIE MAE

By: **PILLAR MULTIFAMILY, LLC**, a
Delaware limited liability company, its
Attorney-in-Fact

By: *Paul A. Sherrington* (SEAL)
Name: Paul Sherrington
Title: Authorized Signatory

Notice Address: 8245 Boone Boulevard, Suite 710
Vienna, Virginia 22182

STATE OF NEW YORK)
 :ss.
COUNTY OF NEW YORK)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **PAUL SHERRINGTON**, the **AUTHORIZED SIGNATORY** of **PILLAR MULTIFAMILY, LLC**, a Delaware limited liability company, the **ATTORNEY-IN-FACT** for **FANNIE MAE**, the limited liability company that executed the foregoing instrument, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said limited liability company, and that he executed the same as the act of such limited liability company for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of July, 2015.

Madeline E. Mooney-Harte
Notary Public in and for New York
County, State of New York
My Commission Expires: Feb. 23, 2019

MADELINE E. MOONEY-HARTE Notary Public, State of New York Registration #01MO6319622 Qualified In New York County Commission Expires Feb. 23, 2019

**EXHIBIT A to
ASSUMPTION AND RELEASE AGREEMENT**

[Description of the Land]

PARCEL I:

A PORTION OF THE EAST (E 1/2) OF GOVERNMENT LOT TWO (2), SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. &M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT TWO (2); THENCE NORTH 89°33'46" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT TWO (2), 360.91 FEET; THENCE NORTH 00°44'27" WEST 703.69 FEET; THENCE NORTH 89°33'46" WEST, 314.35 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF (E 1/2); THENCE NORTH 00°52'52" WEST ALONG SAID WEST LINE 649.45 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT TWO (2); THENCE SOUTH 89°38'21" EAST ALONG SAID NORTH LINE 669.36 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT TWO (2); THENCE SOUTH 01°03'25" EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT TWO (2), 1354.18 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 40.00 FEET, THE EAST 20.00 FEET, THE NORTH 30.00 FEET AND THE WEST 30.00 FEET ALONG THAT PORTION DESCRIBED ABOVE OF THE SAID WEST LINE OF THE EAST HALF (E 1/2) OF GOVERNMENT LOT TWO (2).

ALSO EXCEPTING THEREFROM A PORTION LYING AND BEING WITHIN THE BOUNDARIES OF REGATTA ESTATES AS SHOWN BY MAP THEREOF ON FILE IN BOOK 22 OF PLATS, PAGE 98, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE EAST HALF (E 1/2) OF GOVERNMENT LOT TWO (2), SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. &M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT TWO (2); THENCE NORTH 01°03'25" WEST, ALONG THE EASTERLY LINE THEREOF, 425.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°03'25" WEST, 329.32 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF REGATTA ESTATES AS SHOWN BY A PLAT ON FILE AS BOOK 22 OF PLATS, PAGE 98, ON FILE IN THE CLARK COUNTY, NEVADA, OFFICIAL RECORDS; THENCE ALONG THE SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES: SOUTH 88°56'35" WEST, 140.00 FEET; NORTH 01°03'25" WEST, 457.72 FEET; NORTH 89°38'21" WEST, 529.77 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID EAST HALF (E 1/2) OF THE GOVERNMENT LOT TWO (2); THENCE ALONG SAID LINE, SOUTH 00°52'52" EAST, 503.92 FEET; THENCE DEPARTING SAID LINE, SOUTH 89°33'46" EAST, 314.35 FEET; THENCE SOUTH 00°44'27" EAST, 278.69 FEET; THENCE SOUTH 89°33'46" EAST, 358.57 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT TWO (2); THENCE NORTH 01°03'25" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT TWO (2), 76.46 FEET; THENCE SOUTH 88°56'35" WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°56'35" WEST, 10.00 FEET; THENCE NORTH 01°03'26" WEST ALONG A LINE 30.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE, 349.38 FEET; THENCE SOUTH 89°33'46" EAST, 10.00 FEET; THENCE SOUTH 01°03'25" EAST, 349.12 FEET TO THE TRUE POINT OF BEGINNING AS CONVEYED TO CLARK COUNTY BY DEED RECORDED AUGUST 27, 1985 IN BOOK 2174 AS DOCUMENT NO. 2133168 OF OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM THOSE PORTIONS OF LAKE MEAD BOULEVARD AND SANDY LANE AS THE SAME NOW EXISTS.

PARCEL II:

{01023316;1}

**Assumption and Release Agreement
Fannie Mae**

**Form 6625
08-13**

**Page A-1
© 2013 Fannie Mae**

SA02124

BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. &M.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°24'44" EAST 675.555 FEET ALONG SAID SECTION LINE; THENCE SOUTH 0°25'41" EAST, 2002.84 FEET TO A POINT; THENCE CONTINUING SOUTH 0°25'41" EAST, 703.69 FEET TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT TWO (2); THENCE SOUTH 89°15'29" EAST, 338.888 FEET TO A POINT; THENCE NORTH 0°25'41" WEST, 550 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°25'41" WEST, 153.69 FEET TO A POINT; THENCE NORTH 89°15'29" WEST, 169.444 FEET TO A POINT; THENCE SOUTH 153.69 FEET TO A POINT 139.44 FEET WESTERLY OF THE EASTERLY LINE OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED; THENCE EASTERLY ON A LINE PARALLEL TO THE NORTHERLY LINE OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED 169.444 FEET TO THE TRUE POINT OF BEGINNING.

SAVE AND EXCEPT THE EAST 30 FEET TO BE USED FOR ROAD PURPOSES.

PARCEL III:

BEING THE SOUTHERLY 550 FEET OF THE EAST HALF (E 1/2) OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.B. &M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°24'44" EAST, 675.555 FEET TO A POINT; THENCE SOUTH 0°25'41" EAST, 2002.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°25'41" EAST, 703.69 FEET TO A POINT; THENCE SOUTH 89°15'29" EAST, 338.888 FEET TO A POINT; THENCE NORTH 0°28'26" WEST, 703.29 FEET TO A POINT; THENCE NORTH 89°24'44" WEST, 338.888 FEET TO THE TRUE POINT OF BEGINNING OF THE PREMISES HEREINABOVE DESCRIBED.

SAVING AND EXCEPTING THEREFROM ALL ROAD AND HIGHWAYS.

SAVING AND EXCEPTING THEREFROM THE EAST 30 FEET AND THE SOUTH 40 FEET THEREFROM FOR ROAD PURPOSES.

ALSO EXCEPTING THEREFROM, THAT PORTION OF LAKE MEAD BOULEVARD AS THE SAME NOW EXISTS.

AS TO PARCEL I AND III:

FURTHER EXCEPTING THEREFROM THE INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

PORTION OF THE EAST HALF (E 1/2) OF GOVERNMENT LOT TWO (2), SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT TWO (2); THENCE NORTH 01°03'25" WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT TWO (2), 76.46 FEET; THENCE SOUTH 88°56'35" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°03'25" EAST ALONG A LINE 30.00 FEET WEST OF THE PARALLEL OF SAID EAST LINE OF GOVERNMENT LOT TWO (2), 35.66 FEET; THENCE NORTH 89°33'46" WEST ALONG A LINE OF 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT TWO (2), 470.12 FEET; THENCE NORTH 00°44'27" WEST, 10.00 FEET; THENCE SOUTH 89°33'46" EAST, 444.41 FEET TO A POINT OF CURVE, SAID CURVE BEING

CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF $91^{\circ}29'39''$; THENCE CURVING TO THE LEFT ALONG THE ARC OF SAID CURVE, 39.92 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO CLARK COUNTY BY DEED RECORDED AUGUST 27, 1985 IN BOOK 2174 AS DOCUMENT NO. 2133168 OF OFFICIAL RECORDS.

PARCEL IV:

BEING A PORTION OF GOVERNMENT LOT TWO (2) LYING WITHIN THE NORTHWEST QUARTER (NW1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT TWO (2); THENCE NORTH $89^{\circ}33'46''$ WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT TWO (2) A DISTANCE OF 360.91 FEET; THENCE NORTH $00^{\circ}44'27''$ WEST, A DISTANCE OF 50.01 FEET TO THE NORTHERLY LINE OF LAKE MEAD BLVD. AND BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH $00^{\circ}44'27''$ WEST, A DISTANCE OF 653.64 FEET TO THE SOUTHERLY LINE OF A PARCEL CONVEYED TO REGENCY MEADOWS NEVADA, LLC RECORDED IN BOOK 20051229, INSTRUMENT NUMBER 0001527, DATED DECEMBER 29, 2005; THENCE NORTH $89^{\circ}33'46''$ WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 5.46 FEET TO THE EAST LINE OF THE WEST 308.89 FEET OF SAID GOVERNMENT LOT TWO (2) AS RECORDED IN FILE 22, PAGE 98 OF SURVEYS; THENCE SOUTH $00^{\circ}52'51''$ EAST ALONG SAID EAST LINE A DISTANCE OF 653.68 FEET TO SAID NORTHERLY LINE OF LAKE MEAD BLVD.; THENCE SOUTH $89^{\circ}33'46''$ EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 3.87 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 02, 2012 IN BOOK 20121102 AS INSTRUMENT NO. 04043.

SAID PROPERTY BEING FURTHER DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 62 EAST, MOUNT DIABLO BASE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT TWO (2); THENCE NORTH $01^{\circ}03'25''$ WEST FOR A DISTANCE OF 76.46 FEET TO A POINT ON THE CENTERLINE OF SANDY LANE; THENCE LEAVING THE CENTERLINE OF SANDY LANE, SOUTH $88^{\circ}56'35''$ WEST FOR A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE ALONG A NON-TANGENT CURVE CONCAVING NORTHWESTERLY WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $91^{\circ}29'24''$, A TANGENT DISTANCE OF 25.66 FEET FOR AN ARC LENGTH OF 39.92 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAKE MEAD BOULEVARD;

THENCE NORTH $89^{\circ}33'46''$ WEST FOR A DISTANCE OF 448.27 FEET TO A POINT;
THENCE NORTH $00^{\circ}52'51''$ WEST FOR A DISTANCE OF 653.68 FEET TO A POINT;
THENCE SOUTH $89^{\circ}33'46''$ EAST FOR A DISTANCE OF 144.90 FEET TO A POINT;
THENCE SOUTH $00^{\circ}44'27''$ EAST FOR A DISTANCE OF 278.56 FEET TO A POINT;
THENCE SOUTH $89^{\circ}33'46''$ EAST FOR A DISTANCE OF 328.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SANDY LANE; THENCE SOUTH $01^{\circ}03'25''$ EAST FOR A DISTANCE OF 349.47 FEET TO THE POINT OF BEGINNING

**EXHIBIT B to
ASSUMPTION AND RELEASE AGREEMENT**

1. Multifamily Loan and Security Agreement (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of November 1, 2012 by and between **REGENCY HEIGHTS LAS VEGAS LLC**, a Delaware limited liability company and **PILLAR MULTIFAMILY, LLC**, a Delaware limited liability company.
2. Multifamily Note dated as of November 1, 2012 by **REGENCY HEIGHTS LAS VEGAS LLC**, a Delaware limited liability company for the benefit of **PILLAR MULTIFAMILY, LLC**, a Delaware limited liability company, (including any amendments, riders, exhibits, addenda or supplements, if any).
3. Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, (including any amendments, riders, exhibits, addenda or supplements, if any) dated as of November 1, 2012, by **REGENCY HEIGHTS LAS VEGAS LLC**, a Delaware limited liability company for the benefit of **PILLAR MULTIFAMILY, LLC**, a Delaware limited liability company.
4. Environmental Indemnity Agreement dated as of November 1, 2012, by **REGENCY HEIGHTS LAS VEGAS LLC**, a Delaware limited liability company for the benefit of **PILLAR MULTIFAMILY, LLC**, a Delaware limited liability company.
5. Guaranty of Non-Recourse Obligations dated as of November 1, 2012, by Charles Hill, Edward Lorin, **THE HILL FAMILY LIVING TRUST DATED SEPTEMBER 24, 1998** and **THE LORIN FAMILY TRUST, DATED MARCH 21, 2001** for the benefit of **PILLAR MULTIFAMILY, LLC**, a Delaware limited liability company.

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Property Condition Assessment

Liberty Village Apartments

4870 Nellis Oasis Lane
Las Vegas (Sunrise Manor), NV 89115

March 4, 2021 & March 5, 2021

Project Number: 20.0540

Prepared for:

Snell & Wilmer L.L.P.
50 West Liberty Street, Suite 510
Reno, NV 89501

REAL PROPERTY CONSULTANTS



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REAL PROPERTY CONSULTANTS

Section 1 - Executive Summary

The following Property Condition Assessment (PCA) summarizes the conclusions representing the best professional judgment of f3, Incorporated (f3, inc.). The assessment is based upon information and data available to us during the course of this assignment and of the day(s) of the site survey. Factual information regarding operations, conditions, and test data provided by the Property owner, and/or their representative(s) has been assumed to be correct and complete. Additionally, the conclusions presented herein are based solely upon the conditions that existed at the time of the assessment. Note that on-site observation of the Property consisted of readily visible, accessible areas only. There may be physical deficiencies that were not easily accessible for discovery, readily visible, or which could have been inadvertently overlooked.

This report is the property of f3, inc. and Snell & Wilmer L.L.P. and was prepared for a specific use purpose and reliance as defined within the agreement between f3, inc. and Snell & Wilmer L.L.P. and this report. This report may not be used or relied upon by any other party without the express written permission of f3, inc. There shall be no third party beneficiaries, intended or implied, unless specifically identified herein. Snell & Wilmer L.L.P. and its client Federal National Mortgage Association may use this report in pending litigation styled Federal National Mortgage Association, v. Westland Liberty Village, et.al., Case No. A-20-819412-B pending before the Eighth District Court in Clark County, Nevada (the "Litigation").

The opinions f3, inc. express in this report were formed utilizing the level of skill and care ordinarily exercised by members of the profession and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. f3, inc. assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent f3's professional judgment based on information obtained during the course of this assignment. f3's evaluations, analyses and opinions are not representations regarding either the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

This assessment is based on the evaluator's opinion of the physical condition of the improvements and the estimated expected remaining useful life of those improvements, based on his observations in the field at the time of the survey, and the written or verbal information received. The conclusions presented are based on the evaluator's professional judgment.



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The actual performance of individual components or systems may vary from a reasonably expected standard and may be affected by circumstances that are not readily ascertainable or viewable, or that occur after the date of the survey.

This report is prepared solely for the use and benefit of Snell & Wilmer L.L.P in accordance with Fannie Mae Selling and Servicing Guide and Form 4099, Instructions for Performing a Multifamily Property Condition Assessment as well as updated Appendix C, Structural Risk Evaluation Questionnaire. f3, inc. also utilizes the standards set forth by ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. This report is understood to be used in the Litigation. It is not intended to provide advice or guidance with regard to the purchase of the real estate referenced herein. The on-site Field Observer and the Report Reviewer meet the requirements of Form 4099.

This report is the property of f3, inc. and Snell & Wilmer L.L.P and was prepared for a specific use purpose and reliance as defined within the agreement between f3, inc. and Snell & Wilmer L.L.P and this report. This report may not be used or relied upon by any other party without the express written permission of f3, inc. There shall be no third party beneficiaries, intended or implied, unless specifically identified herein.

The following tables provide a brief overview of the Property.

**REAL PROPERTY CONSULTANTS****Executive Summary Title Page Table**

PCA Consultant (Firm)	f3, inc.
PCA Consultant Street Address	15 Ellis Avenue
PCA Consultant (City, State and Zip Code)	Troy, MO 63379
PCA Consultant Signatory	Chris Davis

Property Assessment Date (Mo/Day/Year)	03/04/2021 & 03/05/2021
Date Report Signed (Mo/Day/Year)	04/27/2021 Final

Property Name	Liberty Village Apartments
Street Address	4870 Nellis Oasis Lane
City	Las Vegas (Sunrise Manor)
State	NV
Zip	89115
MSA	Las Vegas - Henderson - Paradise, NV

Lender Prepared for	Snell & Wilmer L.L.P
Engaged by Lender?	Lender's Counsel
Individual at Lender who engaged PCA	Nathan G. Kanute
Requested Turn time	Two Weeks

Fannie Mae Identifiers	
Deal Identifier	900589
Collateral Reference Number	0004567891

Modules Completed:	
Student Housing Module?	No
Seniors Housing Module?	No
Manufactured Housing Module?	No
Cooperative Property Module?	No
Commercial/Retail Use Module?	No
Solar PV System Module?	No
Integrated Pest Management Plan Module?	No
HPB Module or Report?	No

OVERALL PROPERTY RATING	3
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REAL PROPERTY CONSULTANTS

Quick Facts Table

Property Name	Liberty Village Apartments
Street Address	4870 Nellis Oasis Lane
City	Las Vegas (Sunrise Manor)
State	NV
Zip	89115
MSA	Las Vegas - Henderson - Paradise, NV
Site acreage	38.96
No. of Parcels	3
Assessor's Parcel Number	140-08-711-273, 140-08-710-161, 140-08-712-289
Adjoining Parcel?	Yes
Scattered Parcel?	No
Total # of apartment buildings	90
Total # of other buildings	6
Building Type	Garden
Building Type Description	Type 1
No. of Stories (if multiple provide each)	2
Use of Ground Floor	Residential
Use of Ground Floor Description	None
Total # of dwelling units	720
Total # of Beds	0
Occupancy on Inspection Date	0.93
Down Units on Date of Inspection	7
Total Parking Spaces	1275
Total Handicap Accessible Parking Spaces	10
Parking Ratio	1.77
Total Net Rentable SF	684,216
Total Gross SF	692,766
Year(s) Built / Date of construction	1986-1987
Age of building (years)	35
Moisture or Microbial Growth Present?	No
Pest Present?	No
Property High Seismic Risk Zone?	No
Peak Ground Acceleration (PGA) value	0.0922 g
Catastrophic Event Prone?	No
Zoning, Building or Fire Code Violation?	No
Zoning Designation	R3 Multifamily Residential
ADA/FHA Compliance Issues?	No
Flood Zone (FEMA)	Shaded Zone X
Interior common stairways or hallways present?	No



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Covered common breezeways present?	No
Roof Type	Pitched
Roof Type Description	Concrete Tile
Multifamily Building Construction Type	Wood Frame
Multifamily Building Construction Type Description	Reinforced Masonry
Walkway Construction Type	Wood Frame
Walkway Construction Type Description	None
Energy Compliance and Reporting?	No
Units inspected selected by PCA Consultant?	Yes
No. of Units Inspected	49
Percent of Units Inspected	6.81%
Estimated Annual Unit Turnover	Not Reported



REAL PROPERTY CONSULTANTS

1.1 Property Description

The Property is located on the west side of North Lamont Street in Las Vegas (Sunrise Manor), Nevada. Adjacent properties include undeveloped land to the north; East Colton Avenue followed by a large commercial facility occupied by DHL to the south; North Lamont Street followed by mixed use to the east; and undeveloped land followed by Marion Drive and single family residential to the west. The Property consists of 90 two story residential buildings containing 720 one, two and three bedroom apartment units. There is also a separate leasing office building, four laundry buildings, and a former fitness center (currently not operational) on the Property. The site is located on a main thoroughfare with good street visibility, and the main entrances from North Lamont Street and East Colton Street are easily identified. The Property is relatively flat and is moderately landscaped with mature trees, shrubs, lava rock, and lawn areas. The buildings were constructed in one phase between 1986 and 1987 according to the Clark County Assessor's records. Construction is typical light wood framing with slab on grade foundations, pitched concrete tile roofs, and painted stucco exteriors.

Our survey of the Property was conducted by Jeff Roden on March 04, 2021 & March 5, 2021. The weather at the time of our survey was sunny and 70 degrees. At the Property, we met with Asset Manager Ruth Garcia. Ms. Garcia escorted us through the vacant dwelling units and the common areas. Ms. Garcia has been with the Property for approximately 5+ years and had a thorough knowledge of the history of the physical asset. Due to current health concerns (COVID-19 Virus) f3, inc. observed vacant and/or down units, and common areas. Occupied units were not inspected. f3, inc. enacts all the rules of social distancing per the guidelines implemented by the CDC. No additional limitations or constraints prevented the PCA Consultant from performing the entire required scope of the PCA as set forth in the instructions.



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1.1.1 Overall Condition Assessment

Of note, management has completed a significant amount of interior and exterior renovations since f3, inc. conducted a Property Condition Assessment for the Property on September 9-11, 2019. The following repairs were recommended at that time followed by the current percentage of completion:

1. Sidewalk Repair - 100% complete
2. Stairways/Landings/Patios/Balconies - 90% complete
3. Smoke & CO Detectors - 100% complete
4. Roof Repairs - 100% complete
5. Swimming Pool Repairs - 50% complete
6. Laundry Facility Renovation - 0% complete
7. Fitness Center Renovation - 0% complete
8. Moisture Management Plan - 0% complete
9. Pest Management - 100% complete
10. Vacant and Down Apartment Renovation/Repair - 90% complete
11. Carport Repair - 100% complete
12. Building Cladding - 95% complete
13. Sport Court Repair - 100% complete

f3 inspected the interiors of all 48 vacant units, 6 of which are in rent ready condition and 7 of which are "down" (unleasable). A complete listing of all units inspected and estimated repair/replacement costs required to return the 42 vacant/down units to rent ready condition (\$97,835) is attached to this report.

Buildings 3426 and 3517, containing a total of 16 units (2216, 1216, 2213, 1213, 2215, 1215, 2214, 1214, 2169, 2172, 1169, 1172, 2170, 1170, 2171, & 1171) were previously damaged by fire, have been renovated, and are completely occupied. Clark County performed fire damage assessment reports in 2018; however, the fees for these inspections (\$330) were never paid and subsequently two ACET-Liens have been imposed against the Property.

Additional corrective deferred maintenance is required to improve and maintain the overall quality of the asset.



REAL PROPERTY CONSULTANTS

Overall the Property is in acceptable condition, and is equivalent when compared to properties of similar age and construction type. It is our opinion that the estimated useful life of the Property, in its current use, is at least an additional 30 years, if the repairs described in the report are made, the physical improvements receive continuing maintenance and if the various components and/or systems are replaced or repaired on a timely basis as needed.



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1.3 Cost Estimates

The summary of the opinion of probable costs for life safety, critical and deferred items, as well as a 12-year capital expenditure estimate is as follows

Summary of Recommended Repairs and Replacement Cost Estimates		
	Cost	Reference
Immediate Repairs: Life Safety Items (may impact health or safety)	\$ -	Section 2.4
Immediate Repairs: Critical Items (Recommend Completion within 6 months)	\$ 187,835	Section 2.4
Immediate Repairs: Deferred Maintenance (Recommended Completion with 12 months)	\$ 5,150	Section 2.4
Total of Immediate Repairs	\$ 192,985	Section 2.4
Replacement of Capital Items (Uninflated per unit / per annum)	\$ 359	Section 2.5
Replacement of Capital Items (Inflated per unit/ per annum)	\$ 422	Section 2.5
Inflation Rate:	3.0%	

The cost estimates for the repair or replacement of all systems or components are based on parts and equipment that meet the most stringent of either minimum specifications mandated by applicable federal, state and local building codes and regulations for renovations or the minimum guidelines established by the Environmental Protection Agency (EPA). No contingency factors are included in our cost estimates, since it is assumed that contingency amounts will be added by the Property owner and/or lender. The reserve replacements in Section 2.5 include the approximate total costs to complete the anticipated repairs and replacements over the loan term; It is the opinion of f3, inc., that a general contractor will not be required to complete the repairs outlined in our replacement reserve schedule.

A more detailed breakdown of the estimated costs is provided in the Cost Estimate Schedule located in Section 2:

- Section 2.4 Cost Estimate Schedules - Immediate Repairs and Replacement of Capital Items
- Section 2.5 Replacement of Capital Items Schedule



REAL PROPERTY CONSULTANTS

1.4 Known Problematic Building Materials

Item	Identified (Yes / No)	Action Recommended (Yes / No)	Section Reference
KPBM Action Recommended		No	
Fire Retardant Treated Plywood (FRTD)	No	No	3.2.3
Compressed Wood or Composite Board Siding	No	No	3.2.4
Exterior Insulation and Finishing (EIFS)	No	No	3.2.4
Problem Drywall (aka "Chinese Drywall")	No	No	3.4.4
Unit electrical capacity less than 60 amps	No	No	3.3.5
Aluminum Branch Wiring	No	No	3.3.5
Electrical Overload Protection - Fused Subpanels	No	No	3.3.5
Federal Pacific Electric Stab-Lok panels	No	No	3.3.5
Ground Fault Circuit Interrupter (GFCI) in wet / exterior locations	Yes	No	3.3.5
Polybutylene Water Distribution Lines	No	No	3.3.1
Galvanized Steel Water Distribution Lines	No	No	3.3.1
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	No	3.3.6
ABS Sanitary Piping	No	No	3.3.2
Recalled Cadet Brand Electric in-Wall Heaters	No	No	3.3.3
Recalled General Electric / Hotpoint dishwashers	No	No	3.4.6
Microbial Growth	No	No	4.1
Wood Destroying Organisms	No	No	4.2
Other	No	No	
KPBM Other Description	No Other KPBM Present		



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1.5 Project Team

The project team consisted of the following individuals:

Field Observer and PCA writer:

Jeff Roden, f3, inc.

PCA Reviewer:

Chris Davis, f3, inc.

A handwritten signature in black ink, appearing to read 'JR', followed by a stylized flourish.

Jeff Roden
Project Manager

A handwritten signature in black ink, appearing to read 'CD', followed by a stylized flourish.

Chris Davis
Principal, f3, inc.
Construction Management



REAL PROPERTY CONSULTANTS

SECTION 2 - LIFE SAFETY, CRITICAL, DEFERRED MAINTENANCE AND REPLACEMENT

Life Safety, Critical and Deferred Maintenance listings are discussed in this section. Following the sections pertaining to each specific type of recommended repair is the Immediate Repairs schedule which lists each of the designated immediate repairs, required remediation related to the presence of moisture, microbial growth, and pests; and/or repairs necessary for the Property to comply with all federal, state or local retro-commissioning, energy audit and reporting, or other energy-related compliance requirements as well as the estimated cost for completion.

2.1 Immediate Repair / Life Safety Issues

Life Safety concerns are items that have the potential to impact the health or safety of individuals living at, working at, or visiting the Property. Estimated costs for these items are included in the Immediate Repairs Table in Section 2.4.

No Life Safety items were noted during our survey.



REAL PROPERTY CONSULTANTS

2.2 Immediate Repair / Critical Repair Items

Critical repair items are issues that f3, inc. recommends be addressed within the next six (6) months to prevent additional substantial deterioration to a particular system, to address an immediate need observed, or to extend the life of a system critical to the operation of the Property. Estimated costs for these items are included in the Immediate Repairs Table in Section 2.4.

Balconies and Patios

Condition/Cause	Immediate Needs
Twenty (20) of the patios and balconies at the vacant apartments inspected have indoor/outdoor carpet installed that has been damaged by pigeon droppings and exposure to the elements. (Photos 18-20)	f3 recommends damaged carpet be removed from patios and balconies and the areas be cleaned and waterproofed as needed.

Swimming Pool

Condition/Cause	Immediate Needs
Four in-ground swimming pools are located at the Property. The pool located near the center of the Property has been drained and the plaster is cracked and damaged. In addition, there are large cracks in the concrete deck surrounding the pool due to a lack of timely repairs. (Photos 26-27)	f3 recommends the central swimming pool and concrete deck be repaired as needed and returned to service.

Laundry Facilities

Condition/Cause	Immediate Needs
There are four (4) laundry buildings located on the Property. The laundry room on the southwest side of the Property has been damaged by vandals and is missing all of the laundry equipment. In addition, the walls, ceiling, and flooring are damaged and the water heater has been disconnected. (Photo 29)	f3 recommends the laundry building at the southwest side of the Property be refurbished, the vendor be contacted to replace the equipment, install a water heater, and the facility be returned to service.



REAL PROPERTY CONSULTANTS

Fitness Center

Condition/Cause	Immediate Needs
The fitness center is located in a stand-alone building adjacent to the swimming pool in the center of the Property. There are four small sets of equipment in the building; however, it is not in service. (Photo 31)	f3 recommends the fitness center be refurbished, the missing fitness equipment be replaced, and the center returned to service.

Vacant and Down Units

Condition/Cause	Immediate Needs
f3 inspected the interiors of all 48 vacant units, 6 of which are in rent ready condition and 7 of which are "down" (unleasable). Thirty-five (35) vacant units have missing/damaged appliances, missing/damaged floor coverings, and require cleaning and painting. The 7 "down" units have missing/damaged appliances, floor coverings, HVAC systems, cabinets/countertops, and/or drywall walls and ceilings, and require cleaning and painting. These conditions are due to a lack of timely maintenance. (Photos 53-60)	f3 recommends 42 vacant/down units be renovated as needed and returned to rent ready condition. Renovation activities will include all or some of the following: repair/replacement of appliances, floor coverings, HVAC systems, cabinets/countertops, drywall repairs, cleaning and painting. A complete listing of units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report (total estimated cost is \$97,835).



REAL PROPERTY CONSULTANTS

2.3 Immediate Repair / Deferred Maintenance Items

Deferred maintenance items are typically major non-recurring capital items f3, inc. recommends to be addressed within the next 12 months to prevent failure or substantial deterioration of a particular system, to address an issue management has identified as a major non-recurring capital expense that f3, inc. agrees must be completed, or to extend the life of a system critical to the operation of the Property. Estimated costs for these items are included in the Immediate Repairs Table in Section 2.4.

Building Cladding

Condition/Cause	Immediate Needs
Building cladding consists of painted concrete stucco. There are small areas of damaged stucco at select locations throughout the Property due to poor stucco preparation prior to the previous painting activities. (Photo 14)	f3 recommends the damaged stucco be repaired and the paint on the buildings be touched up with matching paint.

Moisture Management Plan

Condition/Cause	Immediate Needs
Microbial growth was not observed at common areas or dwelling units; however, suspect mold was observed in three dwelling units and one laundry room during f3's 2019 investigation.	Based on evidence of past water intrusion/plumbing leaks and mold, a Moisture Management Plan should be developed and implemented. At a minimum, the MMP must contain provision for (i) staff training, (ii) information to be provided to tenants, (iii) documentation of the plan, (iv) the appropriate protocol for incident response and remediation and (v) routine, scheduled inspections of common space and unit interiors.



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4/29/2021

Section 2.4: Immediate Repairs

Assessment Date:	3/4/2021
Year Built:	1986-1987
Age:	35
Total Net Rentable SF:	684,216
No. Dwelling Units:	720
Inflation Rate	3.00%
Estimated Annual Unit Turnover:	Not Reported

Life Safety: Items that may impact the health or safety of residents, employees or visitors

Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section
None				\$0		
Subtotal: Life Safety				\$ -		

Critical Repair: Items recommended for completion within the next six months.

Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section
Balconies and Patios	20	EA	\$1,000.00	\$20,000	Twenty (20) of the patios and balconies at the vacant apartments inspected have indoor/outdoor carpet installed that has been damaged by pigeon droppings and exposure to the elements. (Photos 18-20) f3 recommends damaged carpet be removed from patios and balconies and the areas be cleaned and waterproofed as needed.	3.2.7
Swimming Pool	1	Allow	\$20,000.00	\$20,000	Four in-ground swimming pools are located at the Property. The pool located near the center of the Property has been drained and the plaster is cracked and damaged. In addition, there are large cracks in the concrete deck surrounding the pool due to a lack of timely repairs. (Photos 26-27) f3 recommends the central swimming pool and concrete deck be repaired as needed and returned to service.	3.2.9
Laundry Facilities	1	EA	\$10,000.00	\$10,000	There are four (4) laundry buildings located on the Property. The laundry room on the southwest side of the Property has been damaged by vandals and is missing all of the laundry equipment. In addition, the walls, ceiling, and flooring are damaged and the water heater has been disconnected. (Photo 29) f3 recommends the laundry building at the southwest side of the Property be refurbished, the vendor be contacted to replace the equipment, install a water heater, and the facility be returned to service.	3.2.9
Fitness Center	1	Allow	\$40,000.00	\$40,000	The fitness center is located in a stand-alone building adjacent to the swimming pool in the center of the Property. There are four small sets of equipment in the building; however, it is not in service. (Photo 31) f3 recommends the fitness center be refurbished, the missing fitness equipment be replaced, and the center returned to service.	3.2.9



REAL PROPERTY CONSULTANTS

Vacant and Down Units	1	Allow	\$97,835.00	\$97,835	f3 inspected the interiors of all 48 vacant units, 6 of which are in rent ready condition and 7 of which are "down" (unleasable). Thirty-five (35) vacant units have missing/damaged appliances, missing/damaged floor coverings, and require cleaning and painting. The 7 "down" units have missing/damaged appliances, floor coverings, HVAC systems, cabinets/countertops, and/or drywall walls and ceilings, and require cleaning and painting. These conditions are due to a lack of timely maintenance. (Photos 53-60) f3 recommends 42 vacant/down units be renovated as needed and returned to rent ready condition. Renovation activities will include all or some of the following: repair/replacement of appliances, floor coverings, HVAC systems, cabinets/countertops, drywall repairs, cleaning and painting. A complete listing of units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report (total estimated cost is \$97,835).	3.4.3
Subtotal: Critical Repair				\$ 187,835		
Deferred Maintenance: Non-recurring capital items typically recommended for completion within 12 months.						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section
Building Cladding	1	Allow	\$4,500.00	\$4,500	Building cladding consists of painted concrete stucco. There are small areas of damaged stucco at select locations throughout the Property due to poor stucco preparation prior to the previous painting activities. (Photo 14) f3 recommends the damaged stucco be repaired and the paint on the buildings be touched up with matching paint.	3.2.4
Moisture Management Plan	1	Allow	\$650.00	\$650	Microbial growth was not observed at common areas or dwelling units; however, suspect mold was observed in three dwelling units and one laundry room during f3's 2019 investigation. Based on evidence of past water intrusion/plumbing leaks and mold, a Moisture Management Plan should be developed and implemented. At a minimum, the MMP must contain provision for (i) staff training, (ii) information to be provided to tenants, (iii) documentation of the plan, (iv) the appropriate protocol for incident response and remediation and (v) routine, scheduled inspections of common space and unit interiors.	4.1
Subtotal: Deferred Maintenance				\$ 5,150		
Total Immediate Repairs				\$ 192,985		



REAL PROPERTY CONSULTANTS

4/29/2021

Section 2.5 Replacement of Capital Items Schedule

Assessment Date:	3/4/2021
Year Built:	1986-1987
Age:	35
Total Net Rentable SF:	684,216
No. Dwelling Units:	720
Inflation Rate:	3.00%
Estimated Annual Unit Turnover:	Not Reported

Location Factor:	1.08
Annual Cost Per Unit/Year (uninflated)	\$359
Annual Cost Per Unit / Year (inflated)	\$422

Section No.	Item	Capital Expense Category	Average EUL (yr.)	Effective Age (yr.)	RUL (yr.)	Quantity	Unit of Measure	Unit Cost	Total Cost over Eval. Period	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	
3.1	Site																					
	Asphalt Seal Coat and Striping	Site Components	5	3	2	669,375	SF	\$0.20	\$133,875		\$44,625					\$44,625					\$44,625	
	Swimming Pool Repairs/Refurbishment		8	0-6	2+	2	Allow	\$20,000.00	\$40,000		\$20,000								\$20,000			
3.2	Structural Frame and Building Envelope (Architectural Components)																					
	Exterior Walls - Paint/Finish/Power Wash	Structural Frame and Building Envelope (Architectural Components)	10	6	4	720	EA	\$500.00	\$360,000				\$360,000									
3.3	Mechanical / Electrical / Plumbing Systems																					
	Gas Water Heaters - Individual	Mechanical; Electrical and Plumbing Systems	15	1+	1+	540	EA	\$450.00	\$243,000	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	\$20,250	
	Pad / Roof Mounted Condenser	Mechanical; Electrical and Plumbing Systems	20	1+	1+	360	EA	\$900.00	\$324,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	\$27,000	
	Gas Forced Air Units (FAU's) - Replacement	Mechanical; Electrical and Plumbing Systems	20	1+	1+	360	EA	\$900.00	\$189,000	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	\$15,750	
3.4	Interior Elements (Dwelling Units / Common Area)																					
	Carpet	Interior Elements (Dwelling Units and Common Areas)	7	1+	1+	1,008	Unit	\$850.00	\$856,800	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	\$71,400	
	Vinyl Flooring	Interior Elements (Dwelling Units and Common Areas)	10	1+	1+	720	Unit	\$300.00	\$216,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	
	Refrigerator	Interior Elements (Dwelling Units and Common Areas)	10	1+	1+	696	EA	\$500.00	\$348,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	
	Range / Oven Gas	Interior Elements (Dwelling Units and Common Areas)	15	1+	1+	420	EA	\$400.00	\$168,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	
	Dishwasher	Interior Elements (Dwelling Units and Common Areas)	10	1+	1+	720	EA	\$315.00	\$226,800	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	
	Miscellaneous/Other																					
	None	Other Capital Items																				
Total Uninflated										\$3,105,475	\$214,300	\$278,925	\$214,300	\$574,300	\$214,300	\$214,300	\$258,925	\$214,300	\$214,300	\$234,300	\$214,300	\$258,925
Total, Inflated (annual inflation factor @3%)											\$214,300	\$287,293	\$227,351	\$627,553	\$241,197	\$248,432	\$309,170	\$263,562	\$271,469	\$305,708	\$288,001	\$358,413
Cumulative Total											\$214,300	\$501,593	\$728,944	\$1,356,497	\$1,597,693	\$1,846,126	\$2,155,296	\$2,418,858	\$2,690,326	\$2,996,035	\$3,284,036	\$3,642,449
Annual Cost Per Unit / Year (uninflated)										\$359												
Annual Cost Per Unit / Year (inflated)										\$422												



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RATING CATEGORY AND DESCRIPTION OF PROPERTY SYSTEM/COMPONENT	
PCR 1: No concerns observed. No further action required.	
Summary	Excellent condition; typically newer property or property with recent major rehab/significant investment
Life Safety	No Life Safety issues observed
Deferred Maintenance	No observed or reported Deferred Maintenance issues
Routine Maintenance	Superior Routine Maintenance practices that are extending the RUL of systems and components
Capital Needs	Capital needs are addressed; major components and systems are like new, in excellent condition and high probability they will significantly exceed the loan term
RUL	The specified system or component has an Effective Age that is significantly less than the actual age due to quality materials and/or superior Property maintenance practices. The RUL and the Effective Age may exceed the actual age and/or the average EUL.
PCR 2: Some minor issues noted. Limited follow-up required.	
Summary	Very Good/Good condition with isolated and relatively minor issues that are unlikely to negatively impact operations and can be addressed in-house
Life Safety	No/minor Life Safety issues observed
Deferred Maintenance	Isolated or minor Deferred Maintenance can be addressed in-house and/or at limited expense
Routine Maintenance	Proactive Routine Maintenance practices ensuring good overall system performance and functionality
Capital Needs	Majority of capital needs are being addressed, property performance does not appear to be impacted; components and systems in good condition and very likely will exceed the loan term
RUL	The specified system or component is expected to have an Effective Age that is less than or equal to the actual age due to quality materials and/or adequate Property maintenance practices. The RUL and the Effective Age may exceed or equal the actual age and/or the average EUL.



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PCR 3: Overall declining condition or isolated deterioration. Documented follow-up required.	
Summary	Average to Fair condition; requiring investment
Life Safety	Some Life Safety issues observed requiring immediate attention; but no capital expenditure
Deferred Maintenance	Deferred Maintenance of heightened concern; likely not addressed in-house
Routine Maintenance	Some reactive Routine Maintenance practices impacting a limited number of components requiring attention
Capital Needs	Critical capital needs are being addressed as needed, but additional capital required to maintain asset quality and system functionality; RUL of major systems/components may not meet or exceed the loan term
RUL	The specified system or component is anticipated to have a lower RUL due to the quality of materials and or maintenance and may have a greater Effective Age than the actual age. Generally, the quality of materials and/or maintenance practices is below average.
PCR 4: Substantial issues noted. Documented follow-up with possible action plan required.	
Summary	Deteriorated overall conditions, substandard materials and practices, or major issues have not been addressed since prior inspection; requiring significant investment
Life Safety	Life Safety issues observed that require immediate attention and possible capital expenditure
Deferred Maintenance	Substantial Deferred Maintenance affecting major/several property areas/systems, requiring significant investment
Routine Maintenance	Reactive Routine Maintenance practices that do not address concerns in a timely manner
Capital Needs	Some critical capital needs are not being addressed, and property performance may be negatively impacted; very likely that the RUL of major systems/components will not meet or exceed the loan term
RUL	The RUL of the system or component is less than 3 years and/or the Effective Age is greater than the actual age. Generally, the quality of materials is substandard, the system or component has exceeded its Estimated Useful Life, and/or materials are poorly maintained.



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PCR 5: Severe Deferred Maintenance observed. Follow-up and substantial action plan required.	
Summary	Unacceptable overall conditions. Widespread neglect or casualty event; condition materially impacts marketability. Functionality of systems and components is compromised.
Life Safety	Significant Life Safety issues requiring capital expenditure
Deferred Maintenance	Excessive Deferred Maintenance affecting multiple areas/property systems, requiring significant investment; impacting collateral value
Routine Maintenance	Inadequate Routine Maintenance practices that do not ensure reasonable functionality of the property systems and components and may impact collateral value
Capital Needs	Major and pervasive issues with major components and systems; critical capital needs are not being addressed, property performance is being impacted and RUL of major systems/components has been exceeded
RUL	The RUL of the system or component has been exceeded or, based on the quality of materials and/or inferior maintenance practices, may have an Effective Age that exceeds the actual age and requires immediate capital expenditures. Generally, the quality of original materials is poor, the system has exceeded its EUL by a significant margin, and maintenance is poor.

The systems or components are additionally identified as follows:

R&M = Repairs & Maintenance

IM = Immediate Repair

RR = Replacement Reserve

Repairs & Maintenance or "R&M" items are those that can typically be addressed by in-house maintenance staff or have a cost that should be included as a routine budget item. Immediate Repair or "IM" items require immediate attention (Life Safety, Critical Repair and Deferred Maintenance items) and are addressed in detail in Section 2 of this report. Replacement Reserve or "RR" items are those that are generally non-routine and should be anticipated to require expenditures over the term of the loan. The estimated reserve costs are presented in Table 2.



REAL PROPERTY CONSULTANTS

3.1 Site Components

3.1.1 Site Configuration and Size

No. of Parcels	Site Acreage	Configuration
3	38.96	Irregular; contiguous

3.1.2 Site Utilities

Item	Utility Provider	Individually Metered
Electricity	Nevada Energy	Yes
Fuel Oil (include type)	NA	NA
Natural Gas	Southwest Gas	Yes
Gas (Propane, other)	NA	NA
Water & Sewage	City of North Las Vegas	No

3.1.3 Landscaping, Grading and Drainage

Item	Description	Category	Action*
Signage	Monument	3	R&M
Landscaping	Landscaping includes trees, shrubs, lava rock, and lawn areas	3	R&M
Irrigation System	An underground sprinkler is installed in the landscaped areas	3	R&M
Storm Water Drainage	Drains to Municipal System	3	R&M
Detention/Retention	NA	NA	--
Topography	relatively flat	NA	--
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.1.4 Site Water and Sanitary Lines

Item	Type	Description	Category	Action*
Water Lines	Copper	Management reports no problems or failures with the site water lines.	3	R&M
Sanitary Lines	Cast iron and PVC	Management reports no problems or failures with the site sanitary lines. Anticipate drain cleaning as part of routine maintenance as necessary.	3	R&M
Comments				

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.1.5 Ingress/Egress

Item	Description		
Ingress/Egress	Off North Lamont Street		
Walkable Neighborhood?	No	Sidewalks connected to neighborhood walkways?	No
Security Gate?	Yes	Security Guard?	Yes

3.1.6 Flatwork: Parking Areas and Walkways

Item	Description		Category	Action *	
Pavement	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Brick Pavers	No of Spaces	3	RR
	<input type="checkbox"/> Concrete		1275		
	<input type="checkbox"/> Alligator cracking	<input type="checkbox"/> Surface ravelling			
	<input type="checkbox"/> Potholes	<input type="checkbox"/> Transverse Longitudinal Cracks			
	<input checked="" type="checkbox"/> Cracking - general				
Seal Coat	Approximate Age:	3 years Years	3	RR	
Garages/ Carports	71 carports provide covered parking for 712 spaces.		3	R&M	
Sidewalks	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	3	R&M	
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick Pavers			
	<input checked="" type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking			
	<input type="checkbox"/> Trip Hazard(s)				
Patios	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	3	R&M	
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Brick Pavers			
	<input type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking			
	<input type="checkbox"/> Trip Hazard(s)				
Pool Decks	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick Pavers	3	R&M	
	<input type="checkbox"/> Moderate cracking	<input type="checkbox"/> Severe cracking			
	<input type="checkbox"/> Trip Hazard(s)				
Comments					

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.1.7 Site Lighting

Item	Description		Category	Action *
Exterior	Pole and building mounted	Controls: Dusk to dawn	3	R&M
Lighting Adequacy	Appears to be appropriate for visibility and security			
Comments	light fixtures are operational; - lamp covers are free from excessive staining; - light fixtures are non-obstructed by landscaping or other material			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.1.8 Site Fencing / Retaining Walls

Item	Description	Category	Action *
Fencing	<input checked="" type="checkbox"/> Chain link	3	R&M
	<input type="checkbox"/> Wood		
	<input type="checkbox"/> Wrought Iron		
	<input type="checkbox"/> Metal		
	<input type="checkbox"/> Partial perimeter		
	<input checked="" type="checkbox"/> Full perimeter		
Retaining Walls	<input type="checkbox"/> Railroad tie	NA	--
	<input type="checkbox"/> Concrete block		
	<input type="checkbox"/> Concrete		
	<input type="checkbox"/> Stone		
Comments	The Property is enclosed with a CMU fence topped with J-hooks for security purposes. The swimming pools are enclosed with wrought iron fencing and the sports court is enclosed with chain link fences.		

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.2 Architectural Components

3.2.1 Apartment Structure(s)

The buildings were constructed in one phase between 1986 and 1987 according to the Clark County Assessor's records. Construction is typical light wood framing with slab on grade foundations, pitched concrete tile roofs, and painted stucco exteriors.

The construction for all buildings is identical with roofs, exteriors, and interiors all of the same quality and design.

3.2.2 Foundations

Item	Description	Category	Action *
Construction Plans	Not available for review		
Foundation Type	Concrete spread footings with a concrete slab-on-grade		
Condition	No significant issues observed or reported	2	R&M
Moisture	No leaking or excess moisture observed		--
Crawl Space	<input type="checkbox"/> Accessible <input type="checkbox"/> Other - see below <input type="checkbox"/> Not Accessible	NA	--
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.2.3 Framing (Floors, Walls, Roof)

Item	Description	Category	Action *
Type of Structure(s)	<input checked="" type="checkbox"/> Wood frame <input type="checkbox"/> Steel frame <input type="checkbox"/> Cast-in-place concrete <input type="checkbox"/> Precast concrete <input type="checkbox"/> Concrete block <input type="checkbox"/> Tilt up concrete	2	R&M
Floors	Wood joists with wood sheathing and lightweight concrete topping	2	R&M
Roof	Pitched with prefabricated wood truss framing and plywood sheathing	2	R&M
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.2.4 Building Cladding (Exterior Wall Finishes)

Item	Description	Category	Action *
Material	<input type="checkbox"/> Aluminum siding <input type="checkbox"/> Brick veneer <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Cement fiber siding <input type="checkbox"/> Concrete block <input type="checkbox"/> EIFS <input type="checkbox"/> Composition board <input type="checkbox"/> Vinyl siding <input type="checkbox"/> Split faced block <input type="checkbox"/> T1-11 Plywood <input type="checkbox"/> Wood clapboard <input type="checkbox"/> Wood shake <input type="checkbox"/> Stone veneer	3; See Section 2	IM/RR
Condition	No significant issues observed or reported		
Soffits	Wood	2	R&M
Fascia	Wood	2	R&M
Trim	Wood	2	R&M
Type and Age of Insulation			
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.2.5 Roof Systems

Item	Description	Category	Action *	
Roof Type	<div><input checked="" type="checkbox"/> Pitched</div> <div><input type="checkbox"/> Flat</div> <div><input type="checkbox"/> Low-slope</div> <div><input type="checkbox"/> Mansard</div> <div><input type="checkbox"/> See Below</div>	3	R&M	
Material	Concrete tile	Color: orange		
Age, years	35	Original? Yes		
Warranty	None reported	Duration: --		
Access	Ladder	Public access?	No	--
Roof Insulation	Fiberglass batt	35	3	R&M
Drains	None present		NA	--
Gutters/ Downspouts	None observed		NA	--
Ancillary Features	Parapet walls: No	Chimneys: No	NA	--
	Flashing: No	Coping: No		
Green Technology	No	No		
Comments				

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.2.6 Solar PV System

Item	Description	Category	Action *
Solar PV System	None Present	NA	--

3.2.7 Appurtenances: Stairways, Patios, Balconies, Decks, Breezeways

Item	Description			Category	Action *
First Level Unit Access	Concrete sidewalks			3	R&M
Upper Level Unit Access	Exterior stairways	Steel risers with precast concrete stairs		3	R&M
Stair/Landing Railings	Wood			3	R&M
Corridors	<input type="checkbox"/> Breezeway	<input type="checkbox"/> Interior	<input type="checkbox"/> Carpeted	NA	--
	<input type="checkbox"/> Vinyl tile/sheet	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> None present		
Balconies	Inset balcony	Deck: Wood frame	3; See Section 2	IM/R&M	
		Rail: Wood frame	3; See Section 2	IM/R&M	
Patios	All ground floor units	Type: Concrete	2; See Section 2	IM/R&M	
		Encl: Stucco	3	R&M	
Comments					

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.2.8 Doors and Windows

Item	Description		Category	Action *
Building Entrance Door(s), (for buildings with interior access to units)	<input type="checkbox"/> Wood with wood frames <input type="checkbox"/> Wood with metal frames <input type="checkbox"/> Aluminum storefront	<input type="checkbox"/> Metal in wood frames <input type="checkbox"/> Metal with metal frames <input type="checkbox"/> See below	NA	--
Stairwell and Corridor Fire Doors	<input type="checkbox"/> Solid core wood with metal <input type="checkbox"/> Insulated metal with metal	<input type="checkbox"/> See below	NA	--
Common Area Doors	<input type="checkbox"/> Wood with wood frames <input type="checkbox"/> Metal in wood frames <input type="checkbox"/> Aluminum storefront <input checked="" type="checkbox"/> Metal in wood frames	<input type="checkbox"/> Metal with metal frames <input type="checkbox"/> Wood with metal frames <input type="checkbox"/> See below	NA	—
Unit Entry Doors	<input type="checkbox"/> Wood in wood frames <input type="checkbox"/> Wood in metal frames <input type="checkbox"/> Metal in metal frames	<input type="checkbox"/> Fiberglass with metal frames <input type="checkbox"/> Fiberglass with wood	3	R&M
Interior Doors	<input checked="" type="checkbox"/> Wood, flat <input type="checkbox"/> Louvered closet	<input type="checkbox"/> Wood, raised panel <input type="checkbox"/> See below	3	R&M
Patio/Balcony Doors	<input type="checkbox"/> Vinyl double pane sliding <input type="checkbox"/> Aluminum single pane <input type="checkbox"/> Metal in wood frames <input type="checkbox"/> See below	<input checked="" type="checkbox"/> Aluminum double <input type="checkbox"/> French style <input type="checkbox"/> Wood in wood frames	3	R&M
Weather-stripping Condition			3	R&M
Door Sweep Condition			3	R&M
Overhead Doors	None Present		NA	--
Common Area Windows	NA	Framing: NA	NA	--
Unit Windows	Double pane sliding	Framing: Metal	2	R&M
Comments	Hardware replacements and adjustments for doors and windows are anticipated as part of routine maintenance			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.2.9 Common Areas and Amenities

Item	Description				Category	Action *
Leasing Office	Separate building onsite				2	R&M
Leasing Office Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Gas range <input type="checkbox"/> Electric range				2	R&M
	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Washer <input type="checkbox"/> Dryer					
	<input type="checkbox"/> Vent hood w/ microwave <input type="checkbox"/> Other - See below					
Energy Star						
Watersense Rated						
Clubhouse	NA				NA	--
Mail Center(s)	Kiosks				2	R&M
Swimming Pool	Outdoor				4; See Section 2	IM/RR
Laundry Room	4	Buildings	No of Washers: 16	Owned by: Vendor	4; See Section 2	IM/R&M
			No of Dryers: 16	ENERGY STAR: No		
Fitness Room	Located in clubhouse building				4; See Section 2	IM/R&M
Tot Lot	NA				NA	--
Sports Court(s)	Two present on site				2	R&M
Bicycle Storage	None present				NA	--
Comments	One laundry room is down, and the fitness room is not operational; see Section 2.					

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



3.3.1 Water Distribution and Hot Water System

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.3.3 Heating / Cooling / HVAC / Renewable Energy Systems

Item	Description	Category	Action *
Unit Heating	Split system	3	RR
	Location: Closet Energy: Gas		
Manufacturer(s)	various Capacity: 24,000 btu	-	-
Unit Cooling	Split system	3	RR
Manufacturer(s)	Various Capacity: 1.5 to 2 tons	-	-
Maintenance	Filter Replacement: Yes		
	Duct Cleaning: Unknown		
	Maintenance Plan: Yes		
Unit Controls	<input type="checkbox"/> Programmable Thermostat <input type="checkbox"/> Manual Thermostat <input type="checkbox"/> Pre-programmed Thermostat <input type="checkbox"/> None <input type="checkbox"/> Programmable radiator controls <input type="checkbox"/> See below <input type="checkbox"/> Manual radiator controls	2	R&M
HVAC Distribution Functioning	<input type="checkbox"/> Ducted supply and open plenum <input type="checkbox"/> Ductless <input type="checkbox"/> Ducted air with hot water terminal <input type="checkbox"/> Baseboard heat units <input type="checkbox"/> 2-pipe hot water system with fan coil terminal units <input type="checkbox"/> Other - see below <input type="checkbox"/> 4-pipe system with fan coil terminal <input checked="" type="checkbox"/> Conditioned air supplied through		
Energy Management System	None reported		
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.3.4 Ventilation Systems

Item	Description	Category	Action *
Ventilation	<input checked="" type="checkbox"/> Bath exhaust <input checked="" type="checkbox"/> Range hood <input type="checkbox"/> Inline fan <input type="checkbox"/> Int exhaust fan <input type="checkbox"/> Ext. exhaust fan <input type="checkbox"/> HRZ / ERV <input type="checkbox"/> None <input type="checkbox"/> See below	3	R&M
Ventilation Control	<input checked="" type="checkbox"/> Switch <input type="checkbox"/> Timer <input type="checkbox"/> Continuous	3	R&M
Vent Condition	<input type="checkbox"/> Clean <input type="checkbox"/> Dirt build up <input checked="" type="checkbox"/> Varies	3	R&M
Air Ducts	Appear to be sealed Condition: Clean	3	R&M
Roof Fans	None observed	NA	--
Smoking Policy	Designated smoke free areas		
Comments	The common areas are smoke free.		

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.3.5 Electrical Service

Item	Description	Category	Action *
Transformers	Pad mounted		
Branch Wiring	Copper	2	R&M
Unit Meters	Individual		
Service Amps	100-125		
Unit Panels	Circuit breakers Labeled: Yes	2	R&M
GFCI	Observed at kitchen and bath wet areas	2	R&M
Comments	No significant issues were observed or reported with the electrical distribution systems. The electrical service is adequate by today's standards to service the lighting and power needs of the Property with respect to current electrical loads.		

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.3.6 Fire and Life Safety Systems

Item	Description	Category	Action *
Fire Extinguishers	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	2	R&M
	<input checked="" type="checkbox"/> Leasing Office <input type="checkbox"/> Common Areas		
	Inspection: None Present		
Sprinkler System	None observed Inspection: NA	NA	--
Smoke Detectors	Hard wired with battery backup	2	R&M
Fire Alarm	None observed	NA	--
CO Detectors	Observed in units	2	R&M
Exit Signs	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	2	R&M
	<input checked="" type="checkbox"/> Leasing Office <input type="checkbox"/> Common Areas		
Emergency Lights	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	2	R&M
	<input checked="" type="checkbox"/> Leasing Office <input type="checkbox"/> Common Areas		
Hydrants	<input checked="" type="checkbox"/> Along public right of way <input checked="" type="checkbox"/> Located on Property		
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.3.7 Elevators

Item	Description			Category	Action *
Type	None present	Number: --	Capacity: --	NA	--

3.3.8 Site Security

Item	Description	Category	Action *
Component	<input checked="" type="checkbox"/> Fence <input type="checkbox"/> Alarm System <input type="checkbox"/> Cameras <input checked="" type="checkbox"/> Guard(s)	2	R&M
Monitoring	On site		
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.4 Dwelling Unit Components and Observations

3.4.1 Common Area Finishes

Item	Description	Category	Action *
Leasing Office	Floors: Carpet	Walls: Drywall Ceilings: Drywall	2 R&M
Clubhouse	NA	NA	--
Interior Corridors	Floors: NA	Walls: NA Ceilings: NA	NA --
Laundry	Floors: Vinyl tile	Walls: Painted drywall Ceilings: Painted drywall	4; See Section 2 IM/R&M
Other	NA	NA	--
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.4.2 Dwelling Unit Summary

Number of buildings: 90	No. of Units: 720	Vacant: 48	No. Down: 7
Comments			

Units Inspected						
Occupied Units						
Unit number						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached		15	13	13		
Down Units						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached		5	1	1		

In accordance with the scope of work, f3 physically inspected all of the vacant units which comprise approximately 7% of the dwelling units.

The inoperative swimming pool and laundry room and the closed fitness center are impacting the property's marketability.



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Unit Mix - 720 Units			
Unit Type	# of Units	Unit Square Footage	Total Square Footage
1bed/1bath	280	720	201,600
2bed/2bath	296	1,035	306,360
3bed/2bath	144	1,224	176,256
Total:			684,216

3.4.3 Vacant and Down Units

f3 inspected the interiors of all 48 vacant units, 6 of which are in rent ready condition and 7 of which are "down" (unleasable). Thirty-five (35) vacant units have missing / damaged appliances, missing / damaged floor coverings, and require cleaning and painting. The 7 "down" units have missing / damaged appliances, floor coverings, HVAC systems, cabinets / countertops, and / or drywall walls and ceilings, and require cleaning and painting. These conditions are due to a lack of timely maintenance.

f3 recommends 42 vacant/down units be renovated as needed and returned to rent ready condition. Renovation activities will include all or some of the following: repair/replacement of appliances, floor coverings, HVAC systems, cabinets/countertops, drywall repairs, cleaning and painting. A complete listing of units inspected and estimated repair/replacement costs required to return each unit to rent ready condition is attached to this report (total estimated cost is \$97,835).

f3, inc. recommends management improve its unit turn practices as part of standard maintenance procedures.

3.4.4 Unit Finishes

Item	Description	Category	Action *
Walls / Ceilings	Drywall walls with drywall ceilings	4; See Section 2	IM/R&M
Flooring - Living Areas	<input type="checkbox"/> Carpet <input type="checkbox"/> Sheet Vinyl <input type="checkbox"/> Ceramic Tile	4; See Section 2	IM/RR
	<input checked="" type="checkbox"/> Vinyl Tile <input type="checkbox"/> Marble Tile <input type="checkbox"/> Hardwood		
	<input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Vinyl Strip <input type="checkbox"/> Other		
Flooring - Kitchen and Bath	<input type="checkbox"/> Carpet <input type="checkbox"/> Sheet Vinyl <input type="checkbox"/> Ceramic Tile	4; See Section 2	IM/RR
	<input checked="" type="checkbox"/> Vinyl Tile <input type="checkbox"/> Marble Tile <input type="checkbox"/> Hardwood		
	<input checked="" type="checkbox"/> Laminate <input type="checkbox"/> Vinyl Strip <input type="checkbox"/> Other		
Mold	None observed	NA	--
Maintenance Practices	<input type="checkbox"/> Acceptable <input checked="" type="checkbox"/> Needs Improvement		
Unit Inspection	Performed at unit turn		
Comments			

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.4.5 Cabinets, Counters, Sinks

Item	Description	Category	Action *
Kitchen Cabinets	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Particle Board <input type="checkbox"/> Other <input type="checkbox"/> Laminated Particle Board <input type="checkbox"/> Composite Wood	4; See Section 2	IM/R&M
Kitchen Sinks	<input checked="" type="checkbox"/> Double Bowl <input type="checkbox"/> Single Bowl <input checked="" type="checkbox"/> Stainless Steel <input checked="" type="checkbox"/> Porcelain <input type="checkbox"/> Corian <input type="checkbox"/> Undermount <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Kitchen Countertops	<input type="checkbox"/> Laminate <input type="checkbox"/> Granite <input checked="" type="checkbox"/> Corian <input type="checkbox"/> Concrete <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Comments	<p>Some of the cabinets and countertops have been replaced on an as needed basis.</p> <p>Low flow faucets were observed.</p> <p>Anticipate re-facing and repairs / replacements (door and drawer faces) as needed during unit turn over as part of routine maintenance to extend the life of the millwork.</p> <p>Anticipate moderate refurbishments as part of routine maintenance to extend the life of the sinks and counter tops.</p>		

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.4.6 Appliances

Item	Description	Category	Action *
Management Provides	<input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Electric range <input checked="" type="checkbox"/> Gas range <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Vent hood w/ microwave <input type="checkbox"/> Other - see below	4; See Section 2	IM/RR
	<input checked="" type="checkbox"/> Vent hood <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Garbage disposal <input type="checkbox"/> Other - see below	4; See Section 2	IM/R&M
	Appliance Package	4; See Section 2	IM/RR
Comments	<p>Or No EnergyGuide labels were observed.</p> <p>As appliances are replaced, they should be upgraded to ENERGY STAR rated units. The approximate cost for these is presented in the Reserve Cost Table.</p> <p>Anticipate replacement of vent hoods and garbage disposals during the loan term as part of normal operating expenses.</p>		

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve



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3.4.7 Bathroom Vanities, Shower/Tub and Toilet

Item	Description	Category	Action *
Bath Vanities	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Composite Wood <input type="checkbox"/> Particle Board <input type="checkbox"/> Laminated Particle Board <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Bathroom Sinks	<input type="checkbox"/> Drop-in <input checked="" type="checkbox"/> Integral <input type="checkbox"/> Wall Hung <input type="checkbox"/> Pedestal <input type="checkbox"/> Undermount <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Bathroom Countertops	<input type="checkbox"/> Laminate <input checked="" type="checkbox"/> Granite <input type="checkbox"/> Corian <input type="checkbox"/> Other <input type="checkbox"/> Fiberglass Reinforced Plastic <input checked="" type="checkbox"/> Cultured Marble	4; See Section 2	IM/R&M
Bathtub/Shower Surround	<input checked="" type="checkbox"/> Ceramic <input type="checkbox"/> Fiberglass <input type="checkbox"/> Plastic <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Fixtures	Standard grade	3	R&M
Comments	<p>Some of the vanities and tops have been replaced on an as needed basis.</p> <p>Low flow devices such as faucets and toilets were observed.</p> <p>Anticipate re-facing and repairs / replacements (door and drawer faces) as needed during unit turn over as part of routine maintenance to extend the life of the millwork.</p> <p>Anticipate moderate refurbishments as part of routine maintenance to extend the life of the sinks and counter tops.</p>		

*R&M = Repairs & Maintenance, IM = Immediate Repair, RR = Replacement Reserve

3.4.8 Cable or Internet Availability

Item	Description	Provider
Cable Available	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other - see below	Various Providers
Internet Access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Wired <input type="checkbox"/> Wireless <input type="checkbox"/> Broadband <input type="checkbox"/> Other - see below	Various Providers
Comments		



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SECTION 4 - MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

4.1 Moisture and Microbial Growth

Microbial growth was not observed at common areas or dwelling units; however, suspect mold was observed in three dwelling units and one laundry room during f3's 2019 investigation.

Based on evidence of past water intrusion/plumbing leaks and mold, a Moisture Management Plan should be developed and implemented. At a minimum, the MMP must contain provision for (i) staff training, (ii) information to be provided to tenants, (iii) documentation of the plan, (iv) the appropriate protocol for incident response and remediation and (v) routine, scheduled inspections of common space and unit interiors.

f3, inc. recommends the mold be remediated immediately; see Section 2. Mold growth in buildings is recognized by the EPA to pose a potential threat to human health, however, the extent of repercussions of prolonged exposure to mold is yet to be determined. Studies have shown that toxins produced by some molds may cause health problems in some individuals. These health risks can range from minor irritation to more serious respiratory and/or nervous system problems. It is therefore recommended that management survey the unit noted above for the presence of moisture intrusion, moisture damage and/or mold growth.

All sources of moisture intrusion should be repaired and/or replaced to prevent further damage and/or future mold growth. Additionally, all dwelling units should be surveyed for mold growth upon tenant turn-over. Tenant education and disclosures should be distributed to educate tenants on conditions of mold growth and sources of water infiltration (closed windows, non-operable bathroom exhaust fans and leaks under sinks) that may result in mold growth. Unit inspections and tenant education will help eliminate the possibility of future mold growth at the Property. Moisture damaged areas and areas of mold growth should be repaired and remediated in strict compliance with EPA guidelines.

The Environmental Protection Agency (EPA) indicates that remediation of minor mold growth (less than 10 square feet at each location) can be conducted by regular building maintenance staff during routine maintenance activities. Maintenance personnel involved with mold remediation should receive adequate training on proper clean up methods, personal protection, and potential health hazards associated with mold.

This training can be performed as part of a program to comply with the requirements of the EPA and OSHA Hazard Communication Standard (29 CFR 1910.1200). Should additional information be required on clean-up methods, consultation with a Certified Industrial Hygienist (CIH) is recommended.



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4.2 Pest Management

According to property management, the Property is not part of a termite bond with a preventative maintenance program in effect.

At the time of our survey we noted no current evidence of termite or other pest infestation damage.



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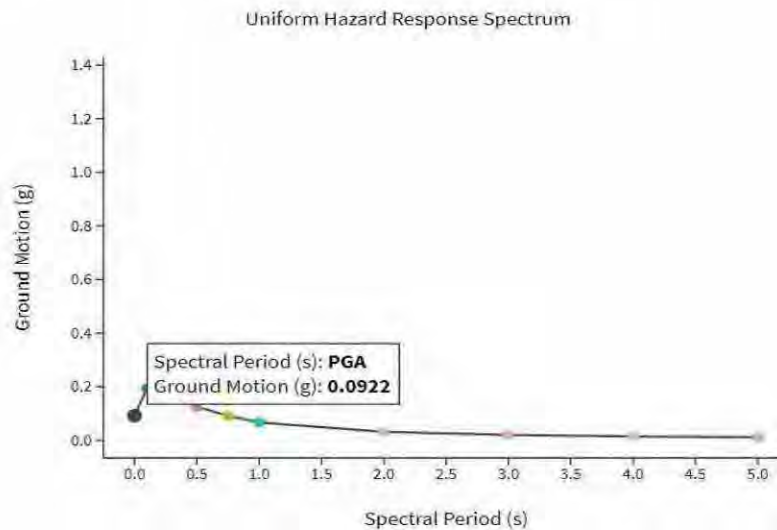
SECTION 5 - SPECIAL HAZARDS, ZONING, BUILDING CODE VIOLATIONS AND REGULATORY COMPLIANCE

Although it is assumed that the noted improvements were constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the Property remains adequate for present day use, our survey does not include a review to determine compliance with local Building Department codes, Fire Department requirements, or Planning Department ordinances. However, the following information is provided.

5.1 Special Hazard Assessment

5.1.1 Peak Ground Acceleration

According to the USGS National Seismic Hazard Maps (2008), the Property is not in an area that has a 10% or greater probability of exceeding a Peak Ground Acceleration (PGA) value of 0.15g (or greater) in 50 years. Based on the Property's location, the PGA is 0.0922g. Because of this designation, a Structural Risk Evaluation Questionnaire (Form 4099C) is not required.





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5.1.2 Hazards/Geographic Conditions/Catastrophic Loss Potential

The following are geological or meteorological hazards that, if occurring or present, could affect the Property, causing a potentially significant loss.

Hazard	Risk
Tornadoes	Low
Hurricanes	Low
Expansive soils	Not Likely
Floods	Low
Sinkholes	Low
Landslides	Low
Wind	Low
Volcanic activity	Low

No detailed investigation has been made into the presence of these hazards; our conclusions are based solely on observations made during our site visit, review of available documents or interviews with others.

A Structural Risk Evaluation (SRE) Questionnaire has not been completed for the Property. According to Fannie Mae Guidelines, a seismic risk assessment is not required due to the lack of risk factors.

5.1.3 Flood Zone

A review of FEMA flood zone map 32003C2177F, dated 9/16/2011, indicates the Property buildings are in shaded Zone X, designated as an Area with Reduced Risk due to Levee.



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5.2 Zoning and Code Information

5.2.1 Building Zoning

The Property is zoned R3 Multifamily Residential by the Clark County Planning Department. The Property appears to conform to the zoning designation.

5.2.2 Building Code Violations

f3 researched online records maintained by the Clark County Building and Code Enforcement Departments. No records of open violations were found for the Property. However, Clark County performed fire damage assessment reports at Buildings 3426 and 3517 in 2018. The fees assessed for these assessments (\$330) have not been paid and two ACET-Liens have been imposed against the Property. These are administrative code enforcement liens that should prevent future permits from being issued / approved until the fees are paid and the liens removed. f3 recommends the Owner pay the fees assessed by Clark County and resolve the ACET-Liens.

5.2.3 Fire Code Violations

f3 researched online records maintained by the Clark County Fire Prevention Department. No records of open violations were found for the Property.



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5.3 Regulatory Compliance

5.3.1 Americans With Disabilities (ADA) Compliance

Because apartment projects are considered a place of residence, they typically do not fall under ADA criteria. The possible exception to this is rental offices or common area amenities (swimming pool) that are made available to the general public, not just tenants and their guests. An example of a common area amenity that may be subject to ADA criteria is a recreation center that sold memberships to the general public. A rental office may generally be considered a place of public accommodation as the public is invited into that area.

Building codes, both current and past, have included barrier free and handicapped access requirements. These requirements may or may not coincide with the precise ADA Accessibility Guidelines (ADAAG). In such cases where access features were provided according to standards other than ADAAG, barrier free access features can enable disabled access but do not necessarily provide compliance with the ADAAG.

Section 36.304 of the ADA requires a place of public accommodation to remove architectural and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable. The law defines readily achievable as meaning easily accomplishable and able to be carried out without much difficulty or expense. Readily achievable is determined on an individual basis. What the readily achievable standard will mean in any particular public accommodation will depend on the individual circumstances. No numerical formula or threshold of any kind has been set by the Justice Department. In order to determine what is readily achievable, an entity should consult with a team consisting of a lawyer and an accountant.

The obligation to engage in readily achievable barrier removal is a continuing responsibility of a public accommodation. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for an ongoing assessment of their compliance with the barrier removal requirements.



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ADA Evaluation Checklist					
No.	Building Access	Yes	No	N/A	Comments
1	Are there accessible parking space(s) available (96" wide/60" aisle) at public access areas? (i.e. leasing office)	Yes			
2	Is there at least one wheelchair accessible van parking space (96" wide/96" aisle at public access areas?	Yes			
3	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance?	Yes			
4	Does signage exist designating wheelchair accessible parking?	Yes			
5	Is there a ramp from parking to an accessible building entry (1:12 slope or less)?	Yes			
6	Are public use areas accessible? If not, are there alternate accessible entries?	Yes			
7	Is the accessible entry doorway at least 32" wide?	Yes			
8	Is the entry door hardware easy to open (lever/push type with no twisting required, not higher than 48" above (floor)?	Yes			
9	Are entry doors other than revolving doors available?	Yes			

NO.	Building Access	Yes	No	N/A	Comments
1	Are there publicly accessible restrooms present?			N/A	
1a	Is the accessible restroom doorway of public restrooms at least 32" wide?			N/A	
1b	Does at least one stall meet the following requirements: <ul style="list-style-type: none"> • minimum stall width of 60-inches • minimum depth of 56-inches • toilet seat height between 17- and 19-inches above the floor • flush controls a maximum of 44-inches above the floor • toilet paper dispenser 19-inches above the floor and 36-inches from the rear wall • grab bars 36-inches above the floor and a minimum of 40-inches in length along the sidewalls. 			N/A	



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1c	Does the sink/vanity meet the following requirements: <ul style="list-style-type: none"> • counter tops a maximum of 34-inches above the floor • extend a minimum of 17-inches from the wall • minimum clearance of 29-inches from the floor to the bottom of the apron • clear floor space at least 30" x 48" in front of the counter • bottom edge of the mirror a maximum of 40-inches above the floor • sinks have one-handed controls (i.e. levers, push or electronic controls) 			N/A	
2	Are there elevators at the Property?		No		
2a	Are elevator controls low enough to be reached from a wheelchair (48" from approach/54" side approach)?			N/A	
2b	Are there raised elevator markings in Braille and Standard alphabet for the blind?			N/A	
2c	Are there audible/visual signals inside cars and at elevator landings indicating floor change?			N/A	
3	Does strobe lighting exist in the corridors and restrooms?			N/A	
4	If there is public access to a pool or spa, is a pool lift present?			N/A	



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5.3.2 Fair Housing Act (FHA) Compliance

The scope of this report is limited to a very general overview of the subject improvements based upon the requirements of the Fair Housing Act Accessibility Guidelines in an attempt to identify clear and unequivocal violations of the Act. It is not intended for use or reliance as an audit for purposes of determining strict compliance, but it is a tool to identify whether or not a full compliance audit may be appropriate. No physical measurements have been made as part of this survey; notations made in the table below are based on visual observations only.

The Fair Housing Act does not require any renovations to existing buildings. Its design requirements apply to new construction only – to covered multifamily dwellings that are built for first occupancy after March 13, 1991. First occupancy is defined as “a building that has never before been used for any purpose.”

The design and construction requirements of the Fair Housing Act apply to all new multifamily housing consisting of four or more dwelling units. The Fair Housing Act’s definition of “covered multifamily dwellings” distinguishes between buildings with elevators and buildings without elevators. Thus, if a building has one or more elevators all of the dwelling units in the building are covered and require compliance with the FHA. Such buildings must meet specific design requirements so public and common use spaces and facilities are accessible to people with disabilities. In addition, the interior of dwelling units covered by the Fair Housing Act must be designed so they too meet certain accessibility requirements.

Based upon the date of construction of 1986 - 1987, the Property is NOT subject to compliance with the Fair Housing Act. Therefore no further evaluation of compliance is provided.



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5.3.3 Benchmarking Disclosure, Energy Audit, Retro-Commissioning Laws and Requirements

The following are prevailing local, state or federal laws or requirements to conduct energy audits or retro-commissioning studies:

There are currently no energy auditing laws or requirements pertaining to the Property.



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SECTION 6 - AREAS OF ADDITIONAL ASSESSMENT

6.1 Problematic Materials, Historical Repairs and Replacements, Work in Progress, and Planned Capital Improvements

6.1.1 Known Problematic Building Materials and Property Design Issues

None of the problematic materials listed in Section 1.4 were observed.

6.1.2 Summary of Historical Repairs and Replacements

Management has completed a significant amount of interior renovations at unit kitchens and bathrooms over the year to include new cabinets, countertops, appliance packages, sinks, fixtures, bathrooms vanities and flooring, e.g., new ceramic tile in lieu of vinyl in the majority of the apartments. Management has addressed the major interior finishes at the units, as well as major structural and mechanical systems including the roofs, exterior stairways, and sidewalks.

Although the buildings have been repaired/painted over the last two years and are comparable to neighboring sites, management has not proactively addressed one of the swimming pools and one of the laundry rooms.

6.1.3 Work in Progress

Other than routine maintenance, there are no ongoing capital repairs.

6.1.4 Planned Capital Improvements

Management did not report any planned capital improvements.



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SECTION 7 - REFERENCES AND LIMITATIONS

7.1 Fannie Guide

This report was prepared in general accordance with Fannie Mae Selling and Servicing Guide and Form 4099, Instructions for Performing a Multifamily Property Condition Assessment as well as updated Appendix C, Structural Risk Evaluation Questionnaire.

7.2 Methodology

Assessment Methodology - Property Condition Assessment

This assessment is based on the evaluator's judgment of the physical condition of the improvements and the estimated expected remaining useful life of those improvements. The conclusions presented are based on the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and may be affected by circumstances that occur after the date of the evaluation.

Assessment Activities - Property Condition Assessment

- 1) Identify repairs, replacements and significant maintenance items that should be completed immediately;
- 2) Identify repairs, replacements and significant maintenance items that are likely to occur over the next approximately -year period;
- 3) Estimate the cost to repair the above deferred maintenance items; and
- 4) Estimate the lapsed and remaining life expectancies of the Property improvements.

Cost Estimation Methodology- Property Condition Assessment

The estimated costs detailed in this report are based on a survey of representative building areas. Items of deferred maintenance and the effective ages of building components observed are projected onto the balance of the complex. Where actual cost information for specific items is not available from the Property management, industry costs are derived from our field experience and from reference material such as BNI, D4Cost, R.S. Means Co., Inc., and National Construction Estimator. General contractor overhead and profit costs, should a general contractor be required, have not been included in these estimates. General contractor fees can vary widely; an allowance of 10-15% mark-up would not be unreasonable.

When work in progress has been observed, such work is noted in the report and assumed for cost estimating purposes to be complete, unless observed to be unacceptable in quality or scope.



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The purpose of the report is not to identify minor, inexpensive repairs or other maintenance items that are part of the Property owner's current operating pattern and budget, so long as these items appear to be taken care of on a regular basis. However, such items are commented on if they do not appear to be routinely addressed or are in need of immediate repair.

7.3 Limitations

This report is prepared solely for the use and benefit of the Client in accordance with Fannie Mae guidelines. Our recommendations have been prepared in accordance with customary principles and practices. This warranty is in lieu of all other warranties either expressed or implied. f3, inc., is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration presented in this report.

Limitations - Property Condition Assessment

f3, inc., bears no control over the cost of labor, materials, equipment or services furnished by others, over contractors' methods of determining prices, or over competitive bidding and market conditions. Opinions of probable construction costs provided herein reflect adjusted industry averages and are made on the basis of f3, inc., experience and qualifications. f3, inc., cannot and does not guarantee that proposals, bids or construction costs will not vary from opinions of probable costs prepared by same. This PCA is based upon the Field Observer(s)' judgment of the physical condition of the components, their ages, and their EUL. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

This survey and report pertain only to the current physical conditions of the premises and existing improvements, and relate only to those areas readily accessible and available for visual observation. No structural, seismic, invasive or destructive investigations were performed since it is beyond the scope of our Property Condition Assessment. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls, inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. No representation is made as to the status of title, legality of lots or zoning of the Property, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the Property.



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The field observer has not conducted an asbestos survey or visibly identified there are ACMs within the building. It f3's understanding the nature of the proposed occupancy will require repairs and replacement of the building finishes, systems, etc. f3 has not budgeted for any future ACM surveys and testing, permitting, or abatement. It is possible that local municipalities and/or state agencies may include ACM testing as part of any alteration work and permit filing.

Conditions, codes, covenants and restrictions which may be part of the legal deed of title to the Property, and which may vary in description of Property boundaries, easements or dedications have not been disclosed or reviewed as part of this Assessment.

The roof observations and related comments are not to be interpreted as a full and comprehensive roof survey and should not be interpreted to mean the roof is free of leaks. Should a comprehensive report on the condition of the system be required, the services of a qualified roofing consultant should be considered.

Mechanical and electrical recommendations are subject to consultation of a licensed contractor prior to finalization of the work scopes.

f3 assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. f3 is not responsible for any patent or latent defects that an owner or his agents may have withheld from f3 whether by non-disclosure, passive concealment, or by fraud.



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Exhibit A: Photo Documentation



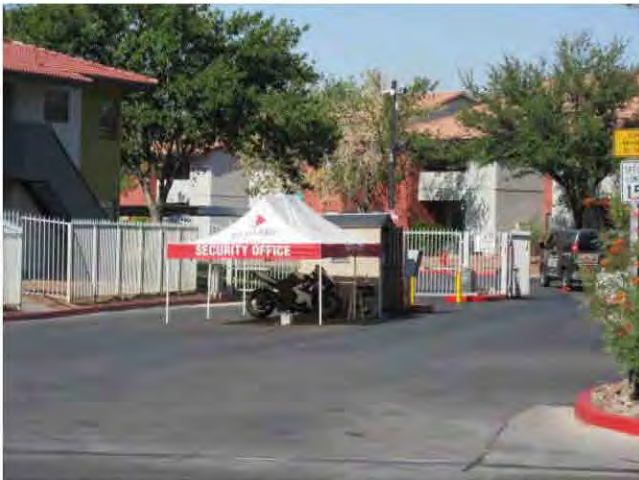
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1. View of Property signage at the entrance from North Lamont Street.



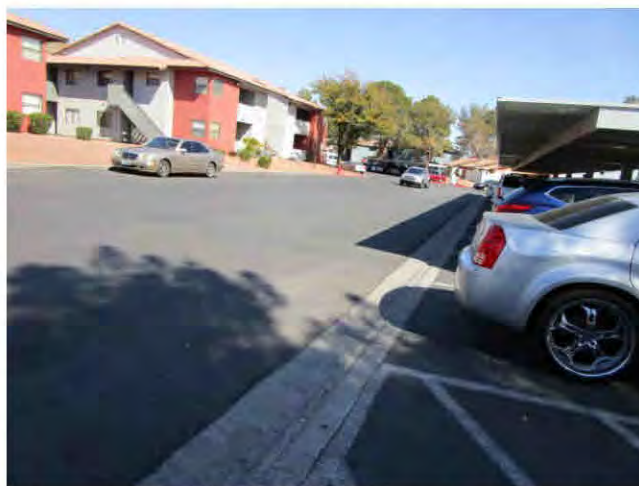
2. View of lawn areas and trees.



3. The Property is protected by 24 hour security guards. Security gates are visible in the background.



4. Driveways and parking areas are paved with asphalt.



5. View of asphalt paved driveways and parking areas.



6. Steel-framed carports are installed throughout the Property parking area.



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7. Concrete walkways provide access to the apartment buildings.



8. Building-mounted light fixtures provide illumination around the Property.



9. The Property is surrounded by a CMU wall. J-hooks have been added to the top for security purposes.



10. The buildings are constructed over concrete slab foundations.



11. The buildings are conventionally wood-framed. Shown is a "down" unit.



12. Building cladding includes painted stucco.



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13. Building cladding includes painted stucco.



14. View of damaged stucco on a stairway handrail.



15. The pitched roofs of the apartment buildings are covered with concrete tiles.



16. The pitched roofs of the apartment buildings are covered with concrete tiles.



17. Steel-framed exterior stairs with stucco covered risers and railings provide access to the upper floor apartments.



18. Twenty (20) of the elevated landings and balconies of the apartments inspected have indoor/outdoor carpeting installed.



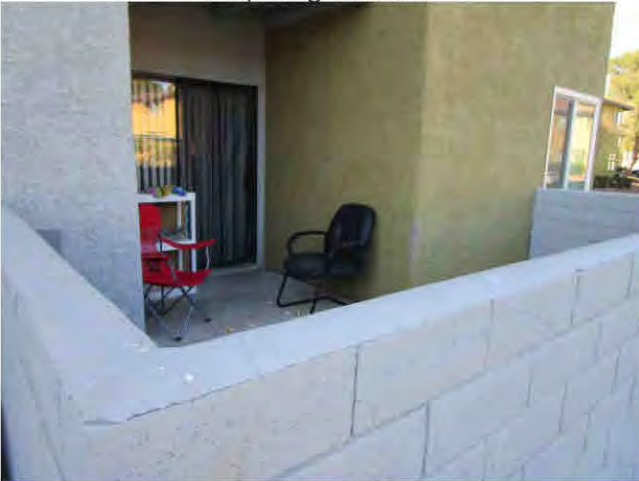
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19. Twenty (20) of the elevated landings and balconies of the apartments inspected have indoor/outdoor carpeting installed.



20. View of a balcony being repaired



21. View of typical patio with CMU and stucco enclosure.



22. Building windows are double pane single-hung assemblies in metal frames.



23. The leasing office is located in a separate building on the Property.



24. View of interior finishes in the leasing office building.



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25. Four in-ground swimming pools are located at the Property.



26. One of the pools is damaged and has been drained.



27. View of inoperative pool and damaged concrete deck.



28. Four laundry buildings are located on the Property.



29. The equipment is missing in the laundry building on the southwest side of the Property.



30. The water heater in the southwest laundry room has been disconnected.



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31. The fitness center is missing equipment.



32. View of a mail pavilion.



33. One sports court is located on the Property.



34. One sports court is located on the Property.



35. Domestic hot water is provided by individual natural gas-fired water heaters.



36. Drain lines are PVC.



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37. Heating in the units is provided via natural gas-fired furnaces.



38. Cooling in the units is provided via pad-mounted A/C condensing units.



39. Temperature in the units is controlled by manual wall-mounted thermostats.



40. Power to the buildings is provided by pad-mounted transformers located throughout the Property.



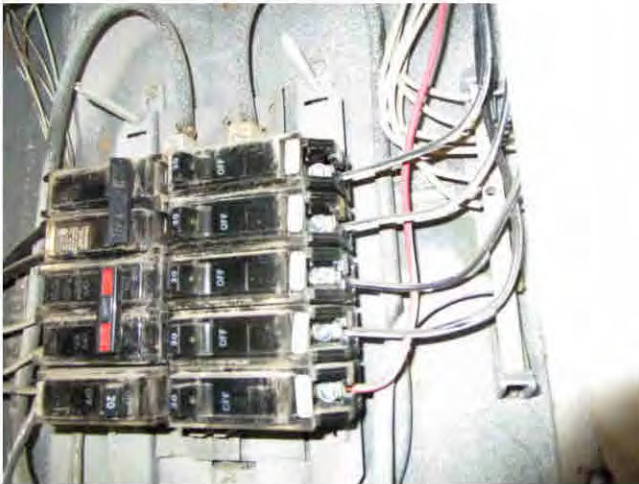
41. Electric service is individually metered.



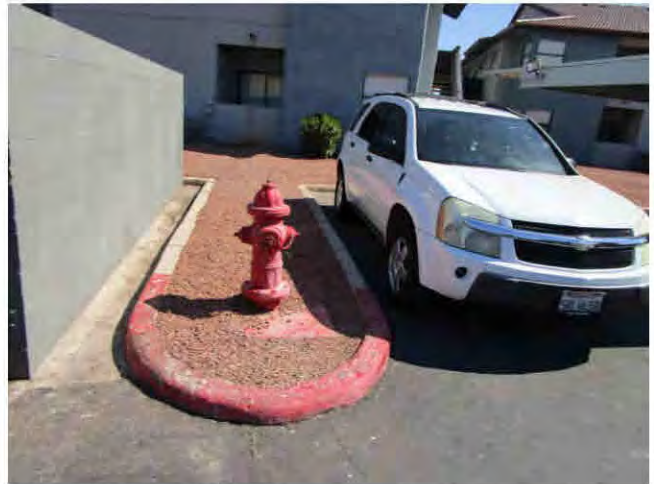
42. Breaker panels provide overload circuit protection.



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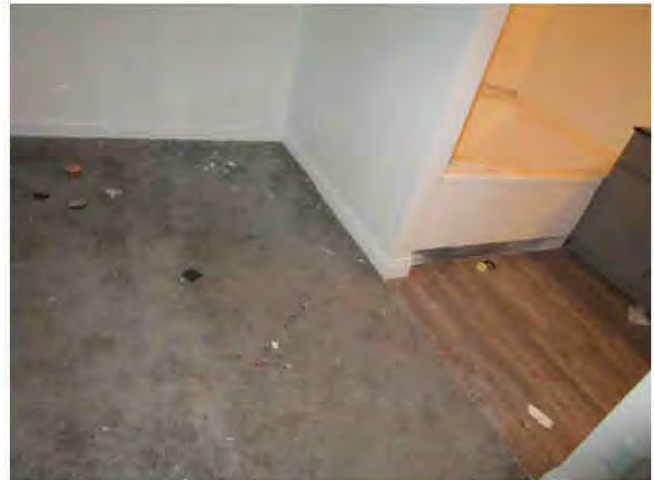
43. Branch wiring is copper.



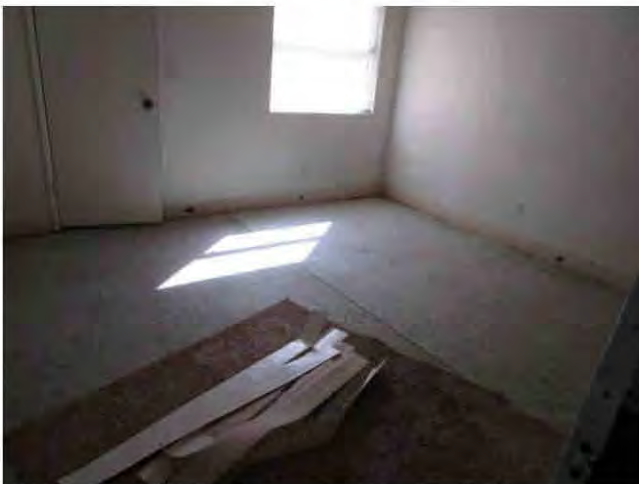
44. Fire hydrants are located on the Property.



45. Smoke and CO detectors are installed in each dwelling unit.



46. Dwelling unit finishes include painted drywall walls and ceilings, and a combination of carpet or vinyl floor coverings.



47. Dwelling unit finishes include painted drywall walls and ceilings. Wood-look laminate is being installed.



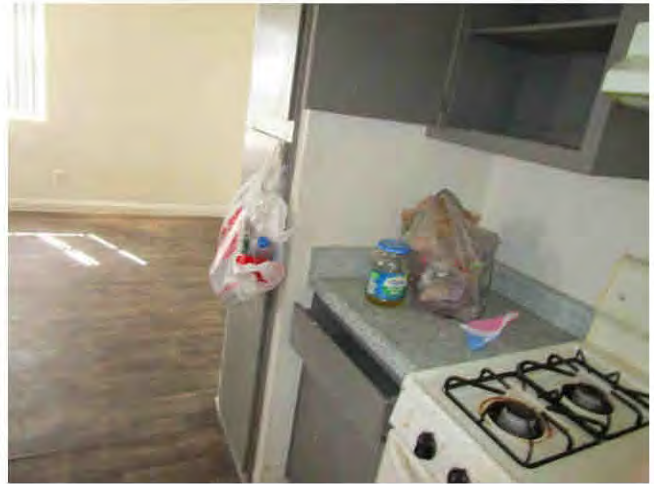
48. Kitchen cabinets are painted or stained wood with laminated countertops.



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49. Management provides a dishwasher and refrigerator in each dwelling unit.



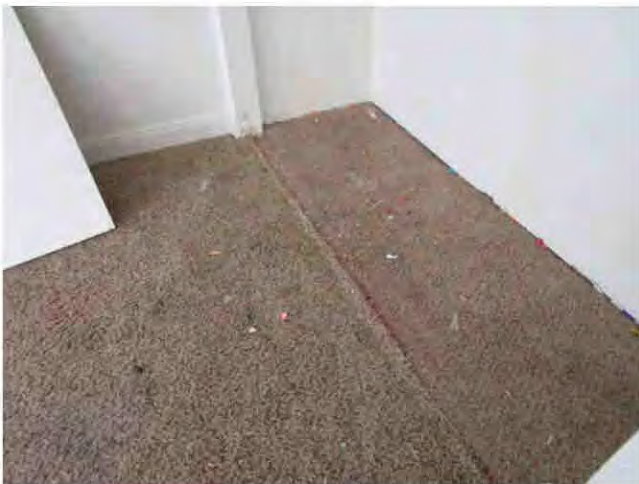
50. Management provides a natural gas range in each dwelling unit.



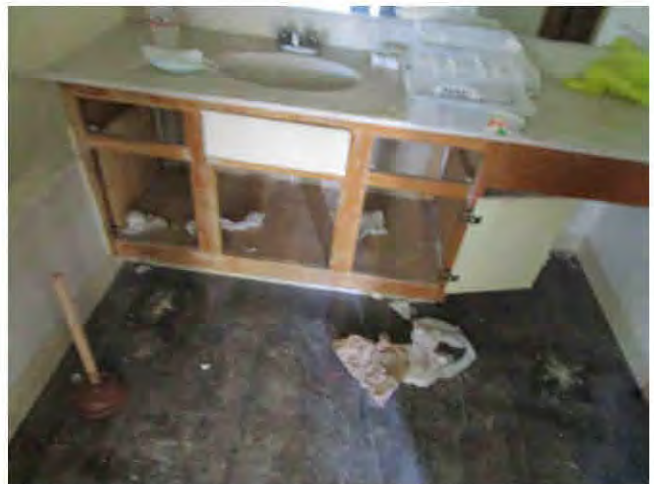
51. Kitchen sinks are double bowl porcelain (shown) or stainless steel.



52. Bathtubs are fiberglass with ceramic tile shower surrounds.



53. Bedrooms have carpeting (vacant unit shown).



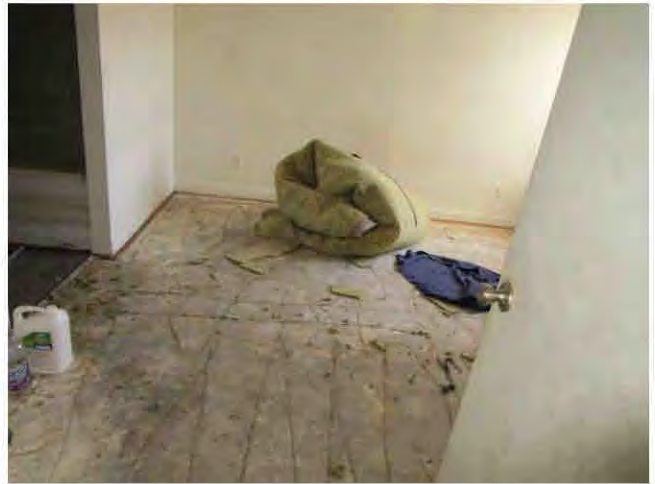
54. View of damaged vanity and flooring in a down unit.



REAL PROPERTY CONSULTANTS



55. View of damaged vanity and partially removed drywall in a down unit.



56. View of missing flooring in a down unit.



57. View of damaged kitchen cabinets and missing appliances in a down unit.



58. View of missing drywall in a down unit.



59. View of missing commode in a down unit.



60. View of damaged vanity and plumbing fixtures in a down unit.



REAL PROPERTY CONSULTANTS

Exhibit B: Location Map, Aerial Photo and Site Plan



North ↑



REAL PROPERTY CONSULTANTS

15 Ellis Avenue
Troy, MO 63379
(636) 462-4132

Site Plan
Liberty Village Apartments
4870 Nellis Oasis Lane
Sunrise Manor (Las Vegas), NV 89115

PREPARED FOR: Snell & Wilmer

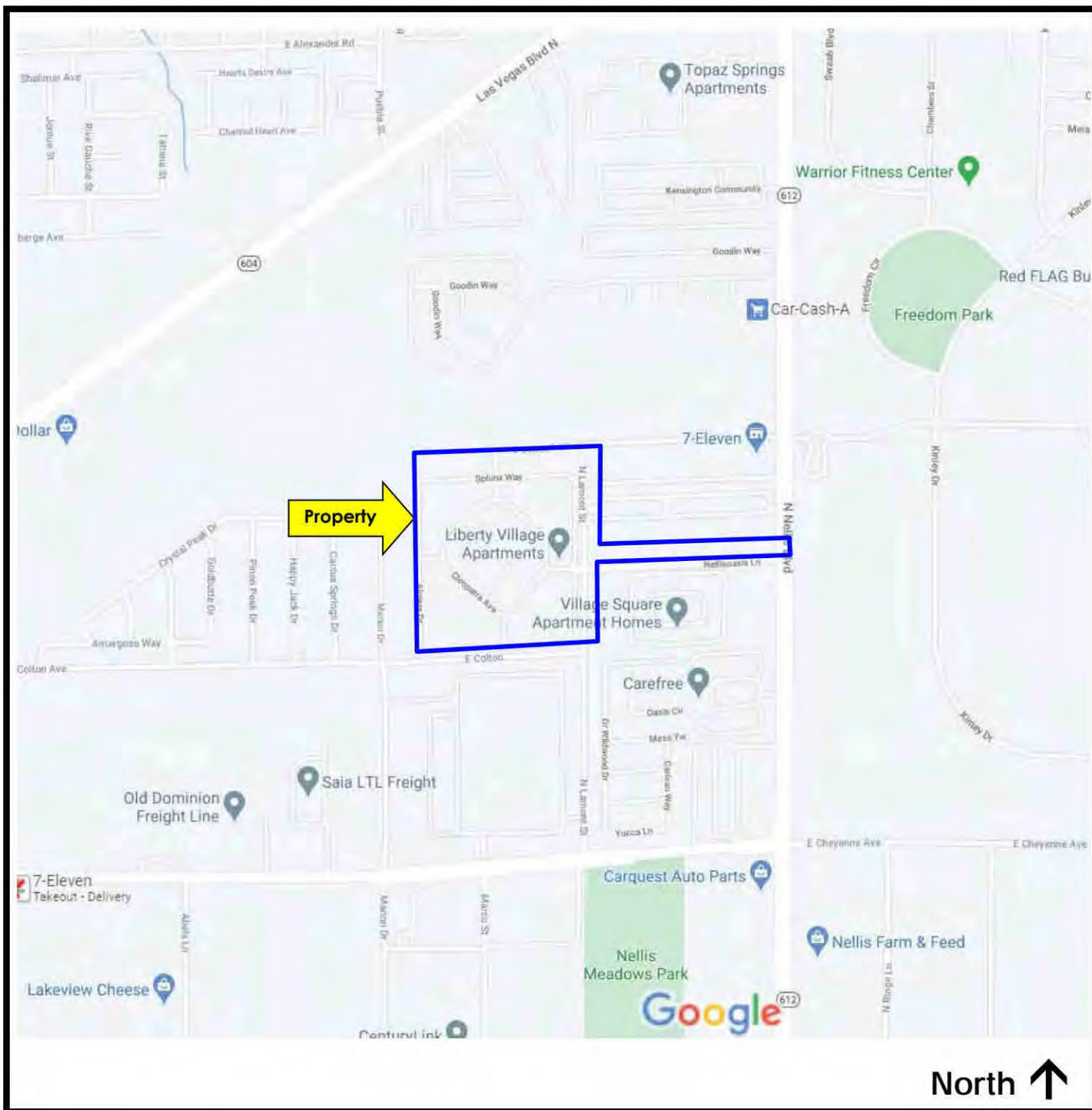
DRAWN BY: Erin Kleppe


DATE: 03/05/2021

PROJ. #: 20.0540

SA02193

FANNIEMAE001613



 <p>REAL PROPERTY CONSULTANTS 15 Ellis Avenue Troy, MO 63379 (636) 462-4132</p>	<p>Site Vicinity Map Liberty Village Apartments 4870 Nellis Oasis Lane Sunrise Manor (Las Vegas), NV 89115</p>
	<p>PREPARED FOR: Snell & Wilmer DRAWN BY: Erin Kleppe DATE: 03/05/2021 PROJ. #: 20.0540</p>



REAL PROPERTY CONSULTANTS



Fannie Mae

INSTRUCTIONS FOR PERFORMING A
MULTIFAMILY PROPERTY CONDITION ASSESSMENT

Appendix C- Structural Risk Evaluation Questionnaire

The Structural Risk Evaluation Questionnaire is not required as the Peak Ground Acceleration does not exceed 0.15g.



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Exhibit D: Pre-Site Visit Questionnaire



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Exhibit E: Record of all Documents Reviewed, Interviews, and Supporting Information



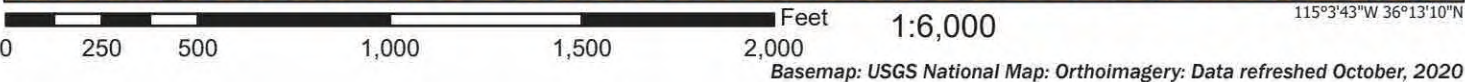
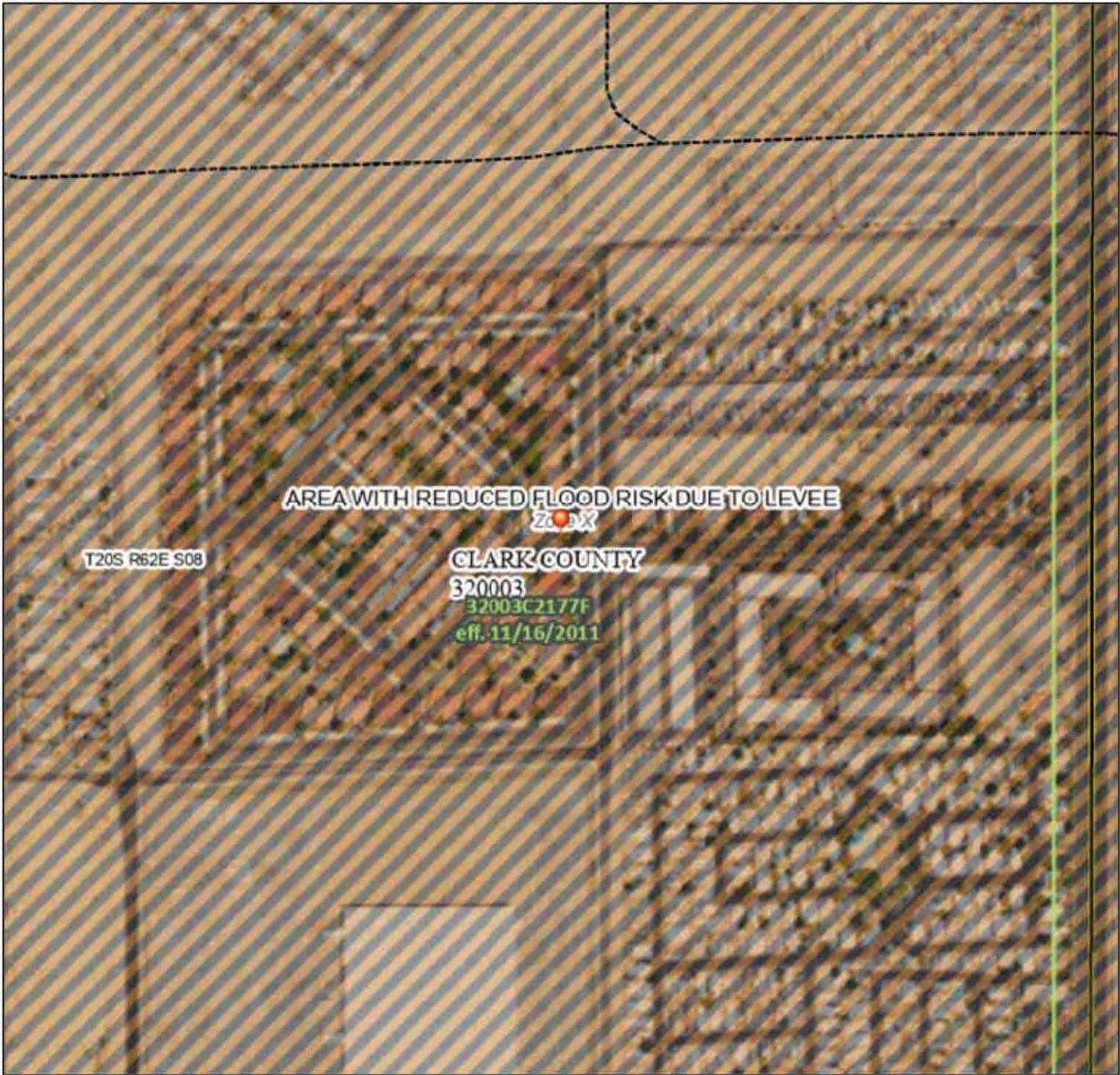
REAL PROPERTY CONSULTANTS

Exhibit E: Record of all Documents Reviewed, Interviews, and Supporting Information

National Flood Hazard Layer FIRMette



115°4'20"W 36°13'39"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/18/2021 at 2:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

GENERAL INFORMATION	
PARCEL NO.	140-08-710-161
OWNER AND MAILING ADDRESS	WESTLAND LIBERTY VILLAGE L L C 520 W WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	4785 SPHINX WAY SUNRISE MANOR
ASSESSOR DESCRIPTION	NELLIS OASIS PHASE 3 PLAT BOOK 38 PAGE 45 BLDG 60 & BUILDINGS 61-68,75-85
RECORDED DOCUMENT NO.	* 20180830:02684
RECORDED DATE	Aug 30 2018
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	340
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	448000	672000
IMPROVEMENTS	1977288	2238220
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	2425288	2910220
TAXABLE LAND+IMP (SUBTOTAL)	6929394	8314914
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	2425288	2910220
TOTAL TAXABLE VALUE	6929394	8314914

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.00 Acres
ORIGINAL CONST. YEAR	1987
LAST SALE PRICE MONTH/YEAR SALE TYPE	44300000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	160

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ.	0	POOL	YES

		FT.			
3RD FLOOR SQ. FT.	0	STYLE	Multiple Residence (Low Rise)	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

GENERAL INFORMATION	
PARCEL NO.	140-08-711-273
OWNER AND MAILING ADDRESS	WESTLAND LIBERTY VILLAGE L L C 520 W WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	3495 N NELLIS BLVD SUNRISE MANOR
ASSESSOR DESCRIPTION	NELLIS OASIS PHASE 1 PLAT BOOK 34 PAGE 8 BLDG 1 & BLDGS 2-29,86-90
RECORDED DOCUMENT NO.	* 20180830:02684
RECORDED DATE	Aug 30 2018
VESTING	NS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	340
APPRAISAL YEAR	2018
FISCAL YEAR	2019-20
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2018-19	2019-20
LAND	952000	1142400
IMPROVEMENTS	3114061	3601297
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	4066061	4743697
TAXABLE LAND+IMP (SUBTOTAL)	11617317	13553420
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	4066061	4743697
TOTAL TAXABLE VALUE	11617317	13553420

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.00 Acres
ORIGINAL CONST. YEAR	1986
LAST SALE PRICE MONTH/YEAR SALE TYPE	44300000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	272

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	YES

3RD FLOOR SQ. FT.	0	STYLE	Office Building	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

Rent Roll

Liberty Village Apts (4034)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
Current/Notice/Vacant Residents									
1001	lbv11	720.00	t0061269	KATHY BURNS	875.00	825.00	500.00	0.00 06/06/2019	05/31/2020
1002	lbv11	720.00	t0062258	Allan Groesbeck	775.00	750.00	250.00	0.00 05/09/2019	04/30/2021
1003	lbv11	720.00	t0062464	Stephen Streeter	775.00	725.00	500.00	0.00 05/30/2019	04/30/2020
1004	lbv11	720.00	t0079187	Latasha Bellfair	875.00	875.00	500.00	0.00 02/04/2021	01/31/2022
1005	lbv11	720.00	t0066616	GARY HENRY	875.00	825.00	750.00	0.00 10/29/2019	09/30/2020
1006	lbv11	720.00	t0053979	Johnnie Johns Th	775.00	688.00	0.00	0.00 11/08/2019	03/31/2020
1007	lbv11	720.00	t0067717	NHON TU	775.00	725.00	500.00	0.00 11/04/2019	10/31/2020
1008	lbv11	720.00	t0054857	Kelly Day	775.00	750.00	0.00	0.00 04/16/2018	10/31/2021
1009	lbv22	1,035.00	t0079671	Gia McKinley	995.00	995.00	500.00	0.00 02/16/2021	01/31/2022
1010	lbv22	1,035.00	t0074342	TIESHA GREEN	895.00	875.00	500.00	0.00 08/10/2020	07/31/2021
1011	lbv22	1,035.00	t0053673	Henry Rodriguez	895.00	784.00	150.00	0.00 06/19/2015	06/30/2020
1012	lbv22	1,035.00	t0080311	Brigitte Bautista	995.00	975.00	500.00	0.00 03/06/2020	02/28/2021
1013	lbv11-U	720.00	t0075452	Tiera Robinson	900.00	900.00	500.00	0.00 10/01/2020	09/30/2021
1014	lbv11	720.00	t0067221	PAMELA SCOTT	775.00	775.00	750.00	0.00 10/15/2019	09/30/2020
1015	lbv11	720.00	t0054756	Thelma Williams	775.00	750.00	0.00	0.00 03/30/2018	04/30/2021
1016	lbv11	720.00	t0055114	Robert Benish	775.00	710.00	0.00	0.00 07/31/2018	12/31/2021
1017	lbv11-U	720.00	t0058121	Shirley Phillips	900.00	900.00	250.00	0.00 11/23/2020	10/31/2021
1018	lbv11	720.00	t0076433	Terry Clark	775.00	775.00	500.00	0.00 11/06/2020	10/31/2021
1019	lbv11	720.00	t0069000	Nakey Hutner	875.00	825.00	250.00	0.00 12/02/2019	11/30/2021
1020	lbv11	720.00	t0068939	Rita Gruber	775.00	725.00	250.00	0.00 11/27/2019	10/31/2021
1021	lbv11	720.00	t0068741	Marchelle Betts	875.00	725.00	750.00	0.00 12/06/2019	11/30/2020
1022	lbv11	720.00	VACANT	VACANT	875.00	0.00	0.00		
1023	lbv11	720.00	t0069639	TERRANCE JOHN	775.00	825.00	500.00	0.00 01/22/2020	12/31/2020
1024	lbv11	720.00	t0069647	Autumn Russell	775.00	725.00	500.00	0.00 01/08/2020	12/31/2020
1025	lbv11	720.00	t0053677	Michael Sepich	775.00	557.00	200.00	0.00 12/15/2012	06/30/2021
1026	lbv11	720.00	t0054692	James Portley	775.00	750.00	0.00	0.00 02/28/2018	03/31/2021
1027	lbv11	720.00	t0055098	Michael Cooper	875.00	743.00	0.00	0.00 07/20/2018	08/31/2020
1028	lbv11	720.00	t0055420	Mario Brown	775.00	725.00	250.00	0.00 01/31/2020	10/31/2021
1029	lbv11	720.00	t0068930	TERRI RUSSELL	775.00	725.00	500.00	0.00 12/26/2019	11/30/2020
1030	lbv11	720.00	t0068327	Kristen Henson	775.00	725.00	750.00	0.00 11/16/2019	10/31/2020
1031	lbv11	720.00	t0053679	Michael Liggins	775.00	670.00	0.00	0.00 02/29/2012	10/31/2021
1032	lbv11	720.00	t0072616	LAWRENCE FOST	775.00	735.00	500.00	0.00 08/30/2019	07/31/2020
1033	lbv11	720.00	MODEL	MODEL	775.00	0.00	0.00		
1034	lbv11	720.00	t0068820	LESLIE PERESS	775.00	725.00	500.00	0.00 01/28/2020	12/31/2020
1035	lbv11	720.00	t0069465	Eugene Poe	775.00	775.00	500.00	0.00 12/20/2019	11/30/2021
1036	lbv11	720.00	t0053681	Mary Bolin	775.00	533.00	0.00	0.00 05/01/2013	01/25/2018
1037	lbv11	720.00	t0053682	Brandy Kimber	775.00	463.00	40.00	0.00 10/28/2008	01/31/2022
1038	lbv11	720.00	t0068901	ELISA VELASCO	775.00	725.00	500.00	0.00 01/09/2020	12/31/2020
1039	lbv11	720.00	t0057393	Yaa Oppong-Baal	775.00	725.00	500.00	0.00 12/08/2018	06/30/2021
1040	lbv11	720.00	t0055487	Shawn Tatum	775.00	800.00	0.00	0.00 06/01/2019	05/31/2020
1041	lbv11	720.00	t0056990	Brett Hallman	775.00	725.00	500.00	0.00 10/29/2018	10/31/2020
1042	lbv11	720.00	t0071646	Rose Jones	775.00	750.00	250.00	0.00 03/27/2020	02/28/2021
1043	lbv11	720.00	t0058454	Stephon Dodd	775.00	690.00	250.00	0.00 01/12/2019	12/31/2019
1044	lbv11	720.00	t0071545	Gustavo Ayala	775.00	750.00	500.00	0.00 03/20/2020	02/28/2021
1045	lbv11	720.00	t0071756	Tyne Crum	775.00	750.00	500.00	0.00 04/02/2020	03/31/2021
1046	lbv11	720.00	t0064617	Vincent Rexroat	775.00	825.00	250.00	0.00 07/13/2019	06/30/2020
1047	lbv11	720.00	t0063707	Rene Simpson	875.00	725.00	250.00	0.00 06/19/2019	11/30/2021
1048	lbv11	720.00	t0054796	Quintney Martin	775.00	725.00	0.00	0.00 04/11/2018	04/30/2020
1049	lbv22	1,035.00	t0060153	Dorothy Cousins	895.00	950.00	250.00	0.00 05/11/2019	04/30/2021
1050	lbv22	1,035.00	t0075183	Cristina Longoria	895.00	875.00	250.00	0.00 08/24/2020	07/31/2021
1051	lbv22	1,035.00	t0061003	Linda Olson	895.00	875.00	250.00	0.00 05/04/2019	04/30/2021
1052	lbv22	1,035.00	VACANT	VACANT	995.00	0.00	0.00		
1053	lbv22	1,035.00	t0065683	Barrior Hendersc	895.00	850.00	250.00	0.00 08/21/2019	09/30/2021
1054	lbv22	1,035.00	t0071619	Stephanie Franco	895.00	875.00	500.00	0.00 04/03/2020	03/31/2021
1055	lbv22	1,035.00	t0068328	Tanya Thomas	895.00	850.00	500.00	0.00 11/01/2019	10/31/2021
1056	lbv22	1,035.00	t0065240	Valsina Marshall	895.00	850.00	500.00	0.00 09/07/2019	08/31/2020
1057	lbv22	1,035.00	t0065928	Miguel Moran	895.00	850.00	250.00	0.00 10/07/2019	09/30/2020
1058	lbv22	1,035.00	t0072271	Gabriel Cerrato F	895.00	875.00	500.00	0.00 04/28/2020	03/31/2021

Rent Roll

Liberty Village Apts (4034)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
1059	lbv22	1,035.00	t0066880	REGINA MONTOA	895.00	850.00	500.00	0.00 09/27/2019	08/31/2020
1060	lbv22	1,035.00	t0071207	WYKEMA THOMA	995.00	975.00	500.00	0.00 05/01/2020	04/30/2021
1061	lbv22-U	1,035.00	VACANT	VACANT	1,075.00	0.00	0.00	0.00	
1062	lbv22	1,035.00	t0057171	Blanca Quintero	995.00	785.00	250.00	0.00 01/16/2019	12/31/2019
1063	lbv22-U	1,035.00	t0075968	Jose Torres - Vill	1,075.00	1,075.00	250.00	0.00 11/01/2020	10/31/2021
1064	lbv22-U	1,035.00	t0078991	Sirjai Sellers	1,095.00	1,095.00	250.00	0.00 02/04/2021	01/31/2022
1065	lbv11	720.00	t0073565	ROSALYN MARIA	875.00	750.00	500.00	0.00 08/01/2020	07/31/2021
1066	lbv11	720.00	VACANT	VACANT	875.00	0.00	0.00	0.00	
1067	lbv11	720.00	t0063789	RAFAEL CABRERA	775.00	725.00	500.00	0.00 07/18/2019	06/30/2020
1068	lbv11	720.00	t0069068	Mercedes Spears	775.00	725.00	500.00	0.00 12/11/2019	11/30/2021
1069	lbv11	720.00	t0071666	Candace Pendleton	775.00	750.00	250.00	0.00 04/21/2020	03/31/2021
1070	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00	0.00	
1071	lbv11	720.00	t0057292	DALE COOPER	775.00	790.00	750.00	0.00 01/09/2019	11/30/2019
1072	lbv11	720.00	t0068751	DESHAUN MACK	775.00	725.00	500.00	0.00 12/23/2019	11/30/2020
1073	lbv11	720.00	t0068996	Scott Maurin	775.00	725.00	250.00	0.00 12/10/2019	11/30/2020
1074	lbv11	720.00	t0077476	SHARON NEAL	775.00	775.00	750.00	0.00 12/16/2020	11/30/2021
1075	lbv11	720.00	t0071156	Anthony Bizzell	875.00	850.00	500.00	0.00 03/13/2020	02/28/2021
1076	lbv11	720.00	t0067081	Latosha Scott	775.00	725.00	500.00	0.00 10/01/2019	09/30/2020
1077	lbv22	1,035.00	t0070457	Dennis Fitzgerald	895.00	875.00	500.00	0.00 03/01/2020	02/28/2021
1078	lbv22	1,035.00	t0524663	Roshell Hurtado	995.00	975.00	250.00	0.00 07/24/2020	06/30/2021
1079	lbv22	1,035.00	t0072321	Laquisia Johnson	895.00	875.00	750.00	0.00 05/15/2020	04/30/2021
1080	lbv22	1,035.00	t0071929	Gecela Bracewell	895.00	875.00	500.00	0.00 04/16/2020	03/31/2021
1081	lbv22	1,035.00	t0063788	Larry Crow	895.00	875.00	250.00	0.00 09/01/2020	08/31/2021
1082	lbv22	1,035.00	t0069643	Kasala Andrews	995.00	950.00	250.00	0.00 01/04/2020	12/31/2021
1083	lbv22	1,035.00	t0074383	Jesse Cathcart	895.00	750.00	500.00	0.00 07/22/2020	06/30/2021
1084	lbv22	1,035.00	t0053692	Damon Starnes	995.00	780.00	0.00	0.00 06/10/2015	06/30/2022
1085	lbv22	1,035.00	t0071387	Susan Harrison-V	895.00	875.00	250.00	0.00 03/11/2020	02/28/2021
1086	lbv22-U	1,035.00	t0077577	Shawnmarie Lat	1,075.00	1,075.00	500.00	0.00 12/05/2020	11/30/2021
1087	lbv22	1,035.00	t0054609	Monica Jones	895.00	799.00	0.00	0.00 01/26/2018	12/31/2021
1088	lbv22	1,035.00	t0073838	Lani Hall	895.00	875.00	250.00	0.00 06/29/2020	05/31/2021
1089	lbv22	1,035.00	t0071366	Erica Robinson	895.00	875.00	750.00	0.00 04/03/2020	03/31/2021
1090	lbv22	1,035.00	t0066211	Yajaira Perez	995.00	950.00	250.00	0.00 09/11/2019	08/31/2020
1091	lbv22	1,035.00	t0077105	Dennis Melichar	895.00	895.00	500.00	0.00 10/30/2020	09/30/2021
1092	lbv22	1,035.00	t0074626	Demaj Cowart	975.00	975.00	750.00	0.00 08/14/2020	07/31/2021
1093	lbv22	1,035.00	t0053695	Jacqueline Houle	895.00	850.00	100.00	0.00 03/10/2010	12/31/2021
1094	lbv22	1,035.00	t0067667	Jessica Diaz	995.00	950.00	250.00	0.00 10/10/2019	09/30/2020
1095	lbv22	1,035.00	t0067034	Samantha Stovall	895.00	850.00	500.00	0.00 09/13/2019	08/31/2020
1096	lbv22	1,035.00	t0050487	Ismael Pagan Riv	995.00	995.00	0.00	0.00 02/23/2021	02/28/2022
1097	lbv11	720.00	t0068713	Mercy Nelson	775.00	725.00	250.00	0.00 11/23/2019	10/31/2021
1098	lbv11	720.00	t0068213	Sangria Vann	775.00	725.00	650.00	0.00 11/08/2019	10/31/2020
1099	lbv11	720.00	t0068681	Donielle Walton	775.00	725.00	900.00	0.00 11/22/2019	10/31/2020
1100	lbv11	720.00	t0068337	Donald Clark JR	775.00	725.00	600.00	0.00 11/14/2019	11/30/2021
1101	lbv11	720.00	t0072449	Cheryl Comas	875.00	712.50	500.00	0.00 05/22/2020	04/30/2021
1102	lbv11	720.00	t0054631	Edgar Buenostro	775.00	768.00	0.00	0.00 01/24/2018	03/31/2021
1103	lbv11	720.00	t0068767	Darius Lawson	875.00	725.00	250.00	0.00 12/06/2019	11/30/2021
1104	lbv11	720.00	t0077754	Alice Stewart	775.00	775.00	500.00	0.00 12/01/2020	11/30/2021
1105	lbv11	720.00	VACANT	VACANT	875.00	0.00	0.00	0.00	
1106	lbv11	720.00	t0070221	Willie Gray	775.00	525.00	500.00	0.00 02/01/2020	01/31/2022
1107	lbv11	720.00	t0057940	KANDACE HENRY	875.00	790.00	500.00	0.00 02/02/2019	01/31/2020
1108	lbv11	720.00	t0041947	MARIE PARKER	850.00	850.00	500.00	0.00 12/02/2020	11/30/2021
1109	lbv11	720.00	t0074343	Darjion Allenswoi	775.00	750.00	750.00	0.00 08/01/2020	07/31/2021
1110	lbv11	720.00	t0075789	Brandon Cordova	775.00	750.00	500.00	0.00 09/18/2020	08/31/2021
1111	lbv11	720.00	t0078977	Shirley Davis	775.00	775.00	600.00	0.00 01/04/2021	12/31/2021
1112	lbv11	720.00	t0078283	Tlara Hodge	775.00	775.00	500.00	0.00 01/13/2021	12/31/2021
1113	lbv11	720.00	t0073833	Daijahna Powell	775.00	750.00	500.00	0.00 07/22/2020	06/30/2021
1114	lbv11	720.00	t0065304	Diana Wilson Rey	775.00	725.00	250.00	0.00 08/05/2019	09/30/2021
1115	lbv11	720.00	t0073057	PATRICIA JACKSON	775.00	750.00	500.00	0.00 07/10/2020	06/30/2021
1116	lbv11	720.00	t0065610	BRENDA JONES	875.00	865.00	750.00	0.00 10/05/2019	09/30/2020
1117	lbv11	720.00	t0070680	ALBERTENE REE	775.00	750.00	250.00	0.00 03/16/2020	02/28/2021

Rent Roll

Liberty Village Apts (4034)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
1118	lbv11	720.00 t0070969	FAYE SELF	875.00	750.00	500.00	0.00	05/12/2020	04/30/2021
1119	lbv11	720.00 t0054399	Marquesha Greer	775.00	683.00	0.00	0.00	09/06/2017	06/30/2021
1120	lbv11	720.00 t0073176	Juan Guillen	875.00	850.00	500.00	0.00	06/19/2020	05/31/2021
1121	lbv11	720.00 t0071553	SHARIDA CALDW	875.00	850.00	750.00	0.00	05/26/2020	04/30/2021
1122	lbv11	720.00 t0074062	Gerard Sparks	875.00	750.00	650.00	0.00	07/07/2020	06/30/2021
1123	lbv11	720.00 t0072596	Prince Jung	875.00	850.00	500.00	0.00	05/19/2020	04/30/2021
1124	lbv11	720.00 t0070052	Karina Erazo	775.00	725.00	250.00	0.00	02/01/2020	01/31/2021
1125	lbv11	720.00 t0054370	Gail Palmer	775.00	700.00	0.00	0.00	09/02/2017	10/31/2021
1126	lbv11	720.00 t0071247	Eric Buenaventur	875.00	850.00	750.00	0.00	03/17/2020	02/28/2021
1127	lbv11	720.00 t0075828	Keren Salgado	775.00	750.00	250.00	0.00	09/15/2020	08/31/2021
1128	lbv11	720.00 t0073798	Gloria Contreras	775.00	750.00	500.00	0.00	07/21/2020	06/30/2021
1129	lbv11	720.00 t0053699	Stayce Taylor	775.00	363.00	0.00	0.00	04/03/2011	01/31/2022
1130	lbv11	720.00 t0072486	Natosha Brown	875.00	850.00	500.00	0.00	05/29/2020	04/30/2021
1131	lbv11	720.00 t0060407	Lori Rouse	775.00	725.00	500.00	0.00	04/11/2019	03/31/2020
1132	lbv11	720.00 t0072472	Jasmin Brown	875.00	850.00	500.00	0.00	06/01/2020	05/31/2021
1133	lbv11	720.00 t0065777	Jerome Williams	775.00	825.00	250.00	0.00	09/20/2019	08/31/2020
1134	lbv11-U	720.00 t0077893	TISHUARA HOSK	825.00	900.00	750.00	0.00	12/15/2020	11/30/2021
1135	lbv11	720.00 t0072805	DWIGHT RICHAR	775.00	750.00	750.00	0.00	06/09/2020	05/31/2021
1136	lbv11	720.00 t0072908	Araceli VILLARRE	775.00	750.00	500.00	0.00	06/02/2020	05/31/2021
1137	lbv32	1,224.00 t0059479	Sharron Collins	1,200.00	1,080.00	750.00	0.00	04/12/2019	03/31/2020
1138	lbv32	1,224.00 t0055067	Tonisha Bennett	1,200.00	910.00	0.00	0.00	07/27/2018	07/26/2019
1139	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
1140	lbv32	1,224.00 t0054758	R Sue Hall	1,200.00	1,008.00	0.00	0.00	04/05/2018	06/30/2021
1141	lbv32	1,224.00 t0066666	Jamisa Pickett	1,200.00	1,080.00	750.00	0.00	09/23/2019	08/31/2020
1142	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
1143	lbv32	1,224.00 t0078012	Ronald Gallagher	1,200.00	1,200.00	500.00	0.00	11/12/2020	10/31/2021
1144	lbv32	1,224.00 t0063054	SHANIKKA KELLY	1,200.00	1,080.00	500.00	0.00	07/10/2019	06/30/2020
1145	lbv32	1,224.00 t0076964	Jermaine Wessor	1,200.00	1,200.00	500.00	0.00	10/16/2020	09/30/2021
1146	lbv32	1,224.00 t0075881	Toni Juarez	1,200.00	1,200.00	500.00	0.00	09/01/2020	08/31/2021
1147	lbv32	1,224.00 t0055047	Percy Payno	1,200.00	825.00	0.00	0.00	06/13/2018	06/12/2019
1148	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
1149	lbv32	1,224.00 t0062669	Jaylyn Burns	1,200.00	1,090.00	750.00	0.00	06/07/2019	12/31/2021
1150	lbv32	1,224.00 t0073139	Imani Simmons	1,200.00	1,200.00	750.00	0.00	06/16/2020	05/31/2021
1151	lbv32	1,224.00 t0053958	Geraldine Young	1,200.00	1,043.00	0.00	0.00	08/26/2016	10/31/2021
1152	lbv32	1,224.00 t0063710	Katelynn Long	1,200.00	1,080.00	750.00	0.00	07/06/2019	06/30/2020
1153	lbv32	1,224.00 t0079352	Greg Belin	1,200.00	1,200.00	250.00	0.00	02/11/2021	01/31/2022
1154	lbv32	1,224.00 t0070785	Sherrick McGary	1,200.00	1,200.00	500.00	0.00	03/10/2020	02/28/2021
1155	lbv32	1,224.00 t0077695	KEANA AGNEW	1,200.00	1,200.00	500.00	0.00	11/17/2020	10/31/2021
1156	lbv32	1,224.00 t0053704	Cynthia Radford	1,200.00	938.00	0.00	0.00	03/28/2014	08/31/2020
1157	lbv32	1,224.00 t0066169	KAMILA MUHAMM	1,200.00	1,080.00	500.00	0.00	09/15/2019	08/31/2020
1158	lbv32	1,224.00 t0053705	Mary Deboles	1,200.00	943.00	0.00	0.00	12/05/2003	04/30/2021
1159	lbv32	1,224.00 t0071654	Christy Juarez	1,200.00	1,200.00	250.00	0.00	06/26/2020	05/31/2021
1160	lbv32	1,224.00 t0078172	Pamela Najjar	1,200.00	1,200.00	750.00	0.00	12/03/2020	11/30/2021
1161	lbv32	1,224.00 t0068210	Lacrisa Beckles	1,200.00	1,080.00	250.00	0.00	12/01/2019	11/30/2020
1162	lbv32	1,224.00 t0063701	VERSHAWN SAXT	1,200.00	1,080.00	500.00	0.00	11/23/2019	10/31/2020
1163	lbv32-U	1,224.00 t0054286	Luis Gonzalez	1,330.00	1,330.00	250.00	0.00	01/15/2021	12/31/2021
1164	lbv32	1,224.00 t0064639	RHONDA LACEY	1,200.00	1,080.00	750.00	0.00	09/07/2019	08/31/2020
1165	lbv32	1,224.00 t0071867	Anthony Parker	1,200.00	1,200.00	250.00	0.00	04/17/2020	03/31/2021
1166	lbv32	1,224.00 t0073715	Teshauna Freeman	1,200.00	1,200.00	500.00	0.00	07/17/2020	06/30/2021
1167	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
1168	lbv32	1,224.00 t0077906	Michelle Pettus-Ir	1,200.00	1,200.00	250.00	0.00	12/01/2020	11/30/2021
1169	lbv32-U	1,224.00 t0071046	Tiana Pennington	1,330.00	1,330.00	250.00	0.00	03/01/2020	02/28/2021
1170	lbv32-U	1,224.00 t0071114	Jessica Ortega	1,330.00	1,330.00	500.00	0.00	03/05/2020	02/28/2021
1171	lbv32-U	1,224.00 t0071275	LAFRANCES HARI	1,330.00	1,330.00	500.00	0.00	05/15/2020	04/30/2021
1172	lbv32-U	1,224.00 t0064124	Aida Spurlock	1,330.00	1,330.00	250.00	0.00	06/25/2020	05/31/2021
1173	lbv32	1,224.00 t0054166	Stephanie Jones	1,200.00	898.00	0.00	0.00	11/19/2019	10/31/2020
1174	lbv32	1,224.00 t0055084	Rhoda Robinson	1,200.00	910.00	0.00	0.00	07/12/2018	07/11/2019
1175	lbv32	1,224.00 t0054065	Jodari Collins	1,200.00	850.00	0.00	0.00	02/05/2017	09/02/2018
1176	lbv32	1,224.00 t0068412	JO ANN MASON	1,200.00	1,080.00	750.00	0.00	12/07/2019	11/30/2020

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Liberty Village Apts (4034)

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
1177	lbv22	1,035.00 t0069134	Aleana Daniels	895.00	850.00	750.00	0.00	12/09/2019	10/31/2021
1178	lbv22	1,035.00 t0053866	Shamarra Wisem	995.00	859.00	0.00	0.00	02/13/2016	04/30/2020
1179	lbv22	1,035.00 t0059646	SONIA YOUNG	895.00	950.00	500.00	0.00	04/02/2019	03/31/2020
1180	lbv22	1,035.00 t0053707	Carl Widener	895.00	725.00	500.00	0.00	05/02/2014	11/30/2021
1181	lbv22	1,035.00 t0070897	JASMINE DANRIC	995.00	875.00	500.00	0.00	03/16/2020	02/28/2021
1182	lbv22	1,035.00 t0060486	VERONICA DUEN	895.00	850.00	500.00	0.00	04/12/2019	03/31/2020
1183	lbv22	1,035.00 t0057032	Tierra Topps	895.00	850.00	500.00	0.00	11/01/2018	11/30/2021
1184	lbv22	1,035.00 t0072027	Gina Clark	895.00	875.00	500.00	0.00	04/27/2020	03/31/2021
1185	lbv22	1,035.00 t0072141	Priscilla Galindo	895.00	875.00	750.00	0.00	04/29/2020	03/31/2021
1186	lbv22-U	1,035.00 t0060795	Marquinn Mitchel	1,075.00	1,075.00	0.00	0.00	02/23/2021	02/28/2022
1187	lbv22	1,035.00 t0054757	Kenneth Lord	895.00	775.50	0.00	0.00	04/14/2018	05/31/2020
1188	lbv22	1,035.00 t0070102	Rita Theus	895.00	650.00	250.00	0.00	01/25/2020	01/31/2022
1189	lbv22	1,035.00 t0072748	Arisha Miller	995.00	975.00	250.00	0.00	05/26/2020	04/30/2021
1190	lbv22	1,035.00 t0071026	Sherrod Simms	895.00	675.00	500.00	0.00	03/07/2020	01/31/2022
1191	lbv22	1,035.00 VACANT	VACANT	995.00	0.00	0.00	0.00		
1192	lbv22	1,035.00 t0070848	Gary Shelton	895.00	875.00	500.00	0.00	03/23/2020	02/28/2021
1193	lbv22	1,035.00 t0069446	Secilya Landeros	995.00	950.00	500.00	0.00	12/21/2019	11/30/2021
1194	lbv22	1,035.00 t0072006	Rochelle Merryman	895.00	875.00	750.00	0.00	04/16/2020	03/31/2021
1195	lbv22	1,035.00 t0071604	BREANA TUCKER	995.00	875.00	500.00	0.00	06/16/2020	05/31/2021
1196	lbv22	1,035.00 t0071164	Cristal Sanchez	895.00	875.00	250.00	0.00	03/27/2020	02/28/2021
1197	lbv22	1,035.00 t0069380	Shylize Wright	995.00	902.50	500.00	0.00	12/19/2019	11/30/2021
1198	lbv22	1,035.00 t0069808	Crystal Daniels	995.00	850.00	500.00	0.00	03/01/2020	02/28/2021
1199	lbv22	1,035.00 t0073174	Donald Tye	895.00	975.00	250.00	0.00	06/05/2020	05/31/2021
1200	lbv22	1,035.00 t0053710	Darrell Haas	895.00	790.00	0.00	0.00	03/21/2013	01/27/2018
1201	lbv32	1,224.00 t0063266	Christilyn Robinsc	1,300.00	1,080.00	500.00	0.00	06/19/2019	05/31/2020
1202	lbv32	1,224.00 t0080051	Tory Smith	1,200.00	1,200.00	500.00	0.00	02/26/2021	01/31/2022
1203	lbv32	1,224.00 t0074130	Norma Logan	1,200.00	1,200.00	250.00	0.00	07/02/2020	06/30/2021
1204	lbv32	1,224.00 t0077561	Jamie Chase	1,200.00	1,200.00	250.00	0.00	10/30/2020	09/30/2021
1205	lbv32	1,224.00 t0060709	Deborah Morrisoi	1,200.00	1,080.00	250.00	0.00	04/02/2019	03/31/2020
1206	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
1207	lbv32	1,224.00 t0073088	SANTANER COOF	1,200.00	1,200.00	750.00	0.00	06/17/2020	05/31/2021
1208	lbv32	1,224.00 t0054043	Deora Alexander	1,200.00	1,013.00	0.00	0.00	01/13/2017	09/30/2021
1209	lbv32	1,224.00 t0071136	Denise Effinger	1,200.00	1,200.00	500.00	0.00	03/10/2020	02/28/2021
1210	lbv32	1,224.00 t0067678	Shalonda Davis	1,200.00	1,080.00	250.00	0.00	11/01/2019	10/31/2020
1211	lbv32	1,224.00 t0072273	Mary Henson	1,200.00	1,200.00	750.00	0.00	05/01/2020	04/30/2021
1212	lbv32	1,224.00 t0053711	Dawon Washington	1,200.00	750.00	300.00	0.00	04/29/2007	01/05/2018
1213	lbv22-U	1,035.00 t0063362	Shonda Sudduth	1,075.00	1,075.00	250.00	0.00	06/25/2020	05/31/2021
1214	lbv22-U	1,035.00 t0074589	CHRISTINA JOHN	1,075.00	1,075.00	500.00	0.00	08/24/2020	07/31/2021
1215	lbv22-U	1,035.00 t0062888	Azhane Smith	1,175.00	1,075.00	250.00	0.00	06/05/2020	05/31/2021
1216	lbv22-U	1,035.00 t0072814	Octavia McCoy	1,175.00	1,075.00	650.00	0.00	05/29/2020	04/30/2021
1217	lbv22	1,035.00 t0053712	Summer Jaentsch	995.00	900.00	450.00	0.00	04/28/2007	11/30/2021
1218	lbv22	1,035.00 t0072200	Danyelle Hicks	895.00	875.00	500.00	0.00	04/24/2020	03/31/2021
1219	lbv22	1,035.00 t0071731	Diamond Binghar	995.00	875.00	500.00	0.00	03/27/2020	02/28/2022
1220	lbv22	1,035.00 t0053713	Lovie Malone	995.00	690.00	0.00	0.00	06/26/2015	06/15/2018
1221	lbv22	1,035.00 t0073293	Keiani Marsh	895.00	875.00	500.00	0.00	06/16/2020	05/31/2021
1222	lbv22	1,035.00 t0069487	Veronica Cobian-	995.00	950.00	250.00	0.00	01/01/2020	12/31/2020
1223	lbv22	1,035.00 t0074765	Sada Williams	895.00	875.00	500.00	0.00	08/01/2020	07/31/2021
1224	lbv22	1,035.00 t0077413	Kate Crespo	995.00	995.00	500.00	0.00	11/04/2020	10/31/2021
1225	lbv22	1,035.00 t0071503	Witnie Humphrey	895.00	875.00	500.00	0.00	03/17/2020	02/28/2021
1226	lbv22	1,035.00 t0070046	THELMA GRAIM	995.00	950.00	500.00	0.00	03/06/2020	02/28/2021
1227	lbv22	1,035.00 t0074916	Deadra Marzett	995.00	975.00	500.00	0.00	08/13/2020	07/31/2021
1228	lbv22	1,035.00 t0071276	REGINA JUNIOR	895.00	975.00	500.00	0.00	05/20/2020	04/30/2021
1229	lbv22	1,035.00 t0055034	Orlando Porter	895.00	834.00	0.00	0.00	06/29/2018	07/31/2020
1230	lbv22	1,035.00 t0074696	GLENDA KING	975.00	975.00	750.00	0.00	09/11/2020	08/31/2021
1231	lbv22	1,035.00 t0074597	Laura Portillo	995.00	975.00	750.00	0.00	08/11/2020	07/31/2021
1232	lbv22-U	1,035.00 t0059344	Raquel Smith	1,075.00	1,075.00	0.00	0.00	03/01/2020	02/28/2021
1233	lbv22	1,035.00 t0066419	JENNIFER REID	895.00	850.00	500.00	0.00	09/09/2019	08/31/2020
1234	lbv22	1,035.00 t0068318	Monashay Green	895.00	850.00	750.00	0.00	12/06/2019	11/30/2021
1235	lbv22	1,035.00 t0065582	Donald Thomas	895.00	850.00	250.00	0.00	08/30/2019	07/31/2020

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
1236	lbv22	1,035.00	t0072460	Nakisha Barquet	895.00	875.00	250.00	0.00 05/14/2020	04/30/2021
1237	lbv22	1,035.00	t0066040	KATHERINE TURI	895.00	850.00	500.00	0.00 08/30/2019	07/31/2020
1238	lbv22	1,035.00	t0066568	Willie Williams	895.00	850.00	250.00	0.00 09/11/2019	09/30/2021
1239	lbv22-U	1,035.00	VACANT	VACANT	1,095.00	0.00	0.00	0.00	
1240	lbv22	1,035.00	t0078973	Tamara Jimenez	995.00	995.00	500.00	0.00 02/17/2021	01/31/2022
1241	lbv32	1,224.00	t0067761	Bridgette Brown	1,200.00	1,200.00	250.00	0.00 09/02/2020	08/31/2021
1242	lbv32	1,224.00	VACANT	VACANT	1,200.00	0.00	0.00	0.00	
1243	lbv32	1,224.00	t0053718	Debbie King	1,200.00	943.00	0.00	0.00 05/06/2012	02/28/2022
1244	lbv32	1,224.00	t0054331	Latasha Davis	1,200.00	900.00	0.00	0.00 08/02/2017	08/01/2020
1245	lbv32	1,224.00	t0078415	Perla Perez	1,200.00	1,200.00	750.00	0.00 12/15/2020	11/30/2021
1246	lbv32	1,224.00	t0068499	RAQUEL JONES	1,200.00	1,080.00	500.00	0.00 12/05/2019	11/30/2020
1247	lbv32	1,224.00	t0054431	Pamela Miller	1,200.00	1,005.00	0.00	0.00 10/03/2017	12/31/2019
1248	lbv32	1,224.00	t0068571	Mario Lopez Plaza	1,200.00	1,080.00	250.00	0.00 11/15/2019	10/31/2020
1249	lbv32	1,224.00	t0066366	BRANDY PATTIO	1,200.00	1,080.00	500.00	0.00 09/10/2019	08/31/2020
1250	lbv32	1,224.00	t0065826	TANYA CHERRIN	1,200.00	1,080.00	500.00	0.00 08/30/2019	07/31/2020
1251	lbv32	1,224.00	t0079618	VERNON SWINSC	1,200.00	1,200.00	500.00	0.00 03/07/2020	02/28/2021 03/24/2021
1252	lbv32	1,224.00	t0054169	Kelly Wallace Har	1,200.00	1,080.00	0.00	0.00 04/07/2017	01/31/2021
1253	lbv22	1,035.00	t0054128	Edward Brown	895.00	725.00	0.00	0.00 03/22/2017	03/22/2019
1254	lbv22	1,035.00	t0070520	DERINA THOMAS	895.00	875.00	500.00	0.00 03/26/2020	02/28/2021
1255	lbv22	1,035.00	t0054522	Sharon Marchan	995.00	827.00	0.00	0.00 10/05/2017	06/30/2022
1256	lbv22	1,035.00	t0063693	Carol Nightengale	895.00	850.00	250.00	0.00 06/18/2019	10/31/2021
1257	lbv22	1,035.00	t0053720	US Vets	895.00	829.00	0.00	0.00 10/07/2013	07/25/2018
1258	lbv22	1,035.00	t0072111	Taylor Boler	895.00	875.00	250.00	0.00 04/24/2020	03/31/2021
1259	lbv22	1,035.00	t0072176	Francisco Valdez	895.00	975.00	250.00	0.00 05/05/2020	04/30/2021
1260	lbv22	1,035.00	t0071679	Clarissa Markley	895.00	875.00	250.00	0.00 03/26/2020	02/28/2022
1261	lbv22	1,035.00	t0063127	Winston Wynn	895.00	807.50	500.00	0.00 06/01/2019	06/30/2021
1262	lbv22	1,035.00	t0076946	Patricia Collie	895.00	895.00	250.00	0.00 10/10/2020	09/30/2021
1263	lbv22	1,035.00	t0062385	Latausha Ross	895.00	850.00	500.00	0.00 06/28/2019	06/30/2022
1264	lbv22	1,035.00	t0068639	Harvie Peoples	995.00	900.00	250.00	0.00 12/08/2019	11/30/2020
1265	lbv22	1,035.00	t0072528	Lashiba Jefferson	895.00	875.00	750.00	0.00 07/06/2020	06/30/2021
1266	lbv22	1,035.00	t0070256	Leslie Browne	995.00	995.00	250.00	0.00 02/02/2021	01/31/2022
1267	lbv22	1,035.00	t0077515	Dustin Mcray	895.00	895.00	250.00	0.00 10/28/2020	09/30/2021
1268	lbv22	1,035.00	t0053902	Evelyn Henry	995.00	824.00	0.00	0.00 05/01/2016	03/31/2020
1269	lbv22	1,035.00	t0073165	Tanya Rattler	895.00	875.00	250.00	0.00 07/17/2020	06/30/2021
1270	lbv22	1,035.00	t0062424	Erdell Tate	895.00	850.00	250.00	0.00 06/20/2019	11/30/2021
1271	lbv22	1,035.00	t0074321	Eddie Casado	995.00	975.00	500.00	0.00 08/01/2020	07/31/2021
1272	lbv22	1,035.00	t0054894	Ivan Garcia	995.00	859.00	0.00	0.00 04/30/2018	02/29/2020
1273	lbv22	1,035.00	VACANT	VACANT	995.00	0.00	0.00	0.00	
1274	lbv22	1,035.00	t0067343	SHARON LOPES	995.00	950.00	500.00	0.00 12/04/2019	11/30/2020
1275	lbv22	1,035.00	t0053725	David Hall	995.00	844.00	250.00	0.00 06/01/2012	08/31/2020
1276	lbv22	1,035.00	t0071294	Charline Jones	995.00	975.00	500.00	0.00 03/27/2020	02/28/2022
1277	lbv22	1,035.00	t0053726	Sandra Sierra	895.00	735.00	0.00	0.00 08/03/2012	04/30/2020
1278	lbv22	1,035.00	t0055106	Dennis Rose	895.00	850.00	0.00	0.00 07/28/2018	11/30/2021
1279	lbv22	1,035.00	MODEL	MODEL	895.00	0.00	0.00	0.00	
1280	lbv22	1,035.00	t0069028	Jennifer Diaz	895.00	850.00	500.00	0.00 12/04/2019	11/30/2020
1285	lbv22	1,035.00	t0069492	Arkezia Beard	895.00	850.00	250.00	0.00 01/06/2020	12/31/2020
1286	lbv22	1,035.00	t0069347	Justin Franklin	895.00	850.00	750.00	0.00 12/19/2019	11/30/2020
1287	lbv22	1,035.00	t0068496	Sheena Moore	895.00	895.00	250.00	0.00 12/30/2020	11/30/2021
1288	lbv22	1,035.00	t0057203	Leslie Grimaldo	995.00	885.00	500.00	0.00 12/08/2018	11/30/2019
1289	lbv22	1,035.00	t0053729	Tandrea Williams	895.00	754.00	0.00	0.00 06/28/2013	11/30/2021
1290	lbv22	1,035.00	t0054565	Edwin Wooten	895.00	785.00	0.00	0.00 01/08/2018	01/31/2020
1291	lbv22	1,035.00	t0069552	Nancy Montes	895.00	850.00	500.00	0.00 12/27/2019	11/30/2021
1292	lbv22	1,035.00	t0053927	Nancy Solano	895.00	734.00	0.00	0.00 07/01/2016	12/31/2021
1293	lbv22	1,035.00	t0069006	Antoinette White	895.00	850.00	250.00	0.00 12/09/2019	11/30/2020
1294	lbv22	1,035.00	t0074108	Meisha Robinson	995.00	975.00	250.00	0.00 07/10/2020	06/30/2021
1295	lbv22	1,035.00	t0072966	Sharde Pierre	895.00	875.00	500.00	0.00 05/28/2020	04/30/2021
1296	lbv22	1,035.00	t0072319	Stephanie Bourge	895.00	875.00	250.00	0.00 05/08/2020	04/30/2021
1297	lbv22	1,035.00	t0072338	Tisha Bracey	895.00	875.00	250.00	0.00 05/15/2020	04/30/2021
1298	lbv22	1,035.00	t0072324	Delleyon James	895.00	875.00	500.00	0.00 05/12/2020	04/30/2021

Rent Roll

Liberty Village Apts (4034)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
1299	lbv22	1,035.00	t0071287	Jean Wright	995.00	975.00	250.00	0.00 03/11/2020	02/28/2022
1300	lbv22	1,035.00	t0054636	Jennifer Olivas	995.00	875.00	250.00	0.00 07/29/2020	12/31/2021
1301	lbv22	1,035.00	VACANT	VACANT	895.00	0.00	0.00	0.00	
1302	lbv22	1,035.00	t0068404	LATOSHA WALTER	995.00	950.00	500.00	0.00 12/06/2019	11/30/2020
1303	lbv22	1,035.00	t0060992	FELICITA CUESTA	995.00	975.00	500.00	0.00 07/20/2020	06/30/2021
1304	lbv22	1,035.00	t0078634	KEVIN JACKSON	895.00	895.00	500.00	0.00 01/20/2021	12/31/2021
1305	lbv22	1,035.00	t0053732	Jacqueline Winfre	995.00	815.00	0.00	0.00 08/05/2014	09/30/2020
1306	lbv22	1,035.00	t0066978	JACQUELIN TURR	895.00	850.00	500.00	0.00 11/01/2019	10/31/2020
1307	lbv22	1,035.00	t0070856	DOROTHY SCOTT	995.00	975.00	500.00	0.00 03/18/2020	02/28/2021
1308	lbv22	1,035.00	t0074541	Johnisha green	995.00	975.00	500.00	0.00 08/01/2020	07/31/2021
1309	lbv22	1,035.00	t0054244	Ragan Houston	995.00	874.00	0.00	0.00 05/31/2017	11/30/2021
1310	lbv22	1,035.00	t0073356	Timothy Campbell	895.00	875.00	500.00	0.00 07/01/2020	06/30/2021
1311	lbv22	1,035.00	t0053734	Richard Blau	995.00	850.00	0.00	0.00 07/31/2009	12/31/2020
1312	lbv22	1,035.00	t0072254	Derrick Tucker	995.00	975.00	500.00	0.00 04/28/2020	03/31/2021
1313	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00	0.00	
1314	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00	0.00	
1315	lbv11	720.00	VACANT	VACANT	875.00	0.00	0.00	0.00	
1316	lbv11	720.00	VACANT	VACANT	875.00	0.00	0.00	0.00	
1321	lbv11	720.00	t0067251	Enrique Servin	775.00	725.00	250.00	0.00 09/27/2019	07/31/2021
1322	lbv11	720.00	t0053851	Samira Jenkins-V	775.00	716.00	0.00	0.00 01/19/2016	06/30/2022
1323	lbv11	720.00	t0068065	ELIZABETH GRIE	775.00	725.00	500.00	0.00 11/01/2019	10/31/2020
1324	lbv11	720.00	t0065743	Andrew Ramsey	775.00	525.00	250.00	0.00 09/18/2019	01/31/2022
1325	lbv11	720.00	t0064370	LAMARCUS TIDW	775.00	825.00	750.00	0.00 07/29/2019	06/30/2020
1326	lbv11	720.00	t0077929	Linda Wesley	775.00	775.00	500.00	0.00 11/20/2020	10/31/2021
1327	lbv11	720.00	t0071813	Linda Rosen	775.00	750.00	250.00	0.00 04/10/2020	03/31/2021
1328	lbv11	720.00	t0064140	Christopher Wieg	775.00	825.00	500.00	0.00 07/13/2019	05/31/2021
1329	lbv11	720.00	t0070494	ROSE CLAIBORNI	775.00	750.00	500.00	0.00 03/06/2020	02/28/2021
1330	lbv11	720.00	t0069172	TERRY LOVE	775.00	725.00	500.00	0.00 01/15/2020	12/31/2020
1331	lbv11	720.00	t0068191	Michael Klais	775.00	725.00	250.00	0.00 11/01/2019	10/31/2020
1332	lbv11	720.00	t0070454	JAMES PHILLIPS	775.00	750.00	500.00	0.00 03/10/2020	02/28/2021
1333	lbv11	720.00	t0067282	Brijion Johnson	775.00	825.00	500.00	0.00 10/11/2019	09/30/2020
1334	lbv11	720.00	t0073454	Julio Huaman	775.00	712.50	250.00	0.00 06/23/2020	05/31/2021
1335	lbv11	720.00	t0072136	Raven Plumer	775.00	750.00	500.00	0.00 04/23/2020	03/31/2021
1336	lbv11	720.00	t0070336	Deborah Bernard	775.00	775.00	250.00	0.00 02/03/2021	01/31/2022
1337	lbv11	720.00	t0073400	IMOGENE WHITL	750.00	750.00	500.00	0.00 10/08/2020	09/30/2021
1338	lbv11	720.00	t0053739	Tyrone Jones	775.00	371.00	0.00	0.00 04/02/2011	01/31/2022
1339	lbv11	720.00	t0037373	Guillermo Garcia	775.00	725.00	250.00	0.00 01/07/2020	12/31/2021
1340	lbv11	720.00	t0067579	Trenisha Mendoz	775.00	725.00	500.00	0.00 10/01/2019	10/31/2021
1341	lbv11	720.00	t0072145	Destiny Hunter	775.00	750.00	500.00	0.00 04/22/2020	03/31/2021
1342	lbv11	720.00	t0054679	Marquita Biscoe	775.00	610.00	0.00	0.00 02/16/2018	02/15/2019
1343	lbv11	720.00	t0071272	TONY BISHOP	775.00	750.00	500.00	0.00 08/01/2020	07/31/2021
1344	lbv11	720.00	t0068850	Etoria Hankins	775.00	725.00	250.00	0.00 01/27/2020	11/30/2021
1345	lbv11	720.00	t0069722	BETTY ROBINSO	775.00	725.00	500.00	0.00 02/01/2020	01/31/2021
1346	lbv11	720.00	t0071473	Earnist Foster	875.00	850.00	750.00	0.00 04/27/2020	03/31/2021
1347	lbv11	720.00	t0073536	MARIA KEYS	875.00	850.00	500.00	0.00 07/20/2020	06/30/2021
1348	lbv11	720.00	t0075822	Khaliyah Hughes	750.00	750.00	250.00	0.00 10/01/2020	09/30/2021
1349	lbv11	720.00	t0071215	Candy Fulse	875.00	875.00	250.00	0.00 03/23/2020	02/28/2021
1350	lbv11	720.00	t0070532	John Easter	875.00	850.00	500.00	0.00 02/13/2020	01/31/2021
1351	lbv11	720.00	t0069917	Steven McMullen	875.00	725.00	250.00	0.00 01/25/2020	12/31/2020
1352	lbv11	720.00	t0053740	Lynette Russell	775.00	698.00	0.00	0.00 10/03/2013	11/30/2021
1353	lbv11	720.00	t0075003	Evis Mendoza	775.00	750.00	500.00	0.00 09/04/2020	08/31/2021
1354	lbv11	720.00	t0070140	DIMITRI WILLIAM	775.00	775.00	750.00	0.00 03/03/2020	02/28/2022
1355	lbv11	720.00	t0054348	Ashley Diaz	875.00	525.00	0.00	0.00 01/07/2020	01/31/2022
1356	lbv11	720.00	t0071770	JACQUELINE NEL	775.00	750.00	500.00	0.00 07/20/2020	06/30/2021
1357	lbv11	720.00	t0053741	Joseph Kaldany	775.00	643.00	200.00	0.00 06/14/1997	05/31/2021
1358	lbv11	720.00	t0071428	CRYSTAL SMITH	875.00	850.00	500.00	0.00 05/13/2020	04/30/2021
1359	lbv11	720.00	t0070736	Olga Wilds- Bens	875.00	850.00	500.00	0.00 03/01/2020	02/28/2021
1360	lbv11	720.00	t0064767	CARLA JOHNSON	875.00	825.00	750.00	0.00 09/05/2019	08/31/2020
1361	lbv32	1,224.00	t0069088	Kathryn Nunn	1,300.00	1,200.00	750.00	0.00 01/11/2020	12/31/2020

Rent Roll

Liberty Village Apts (4034)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
1362	lbv32	1,224.00	t0063984	Charles Graham	1,200.00	1,080.00	500.00	0.00 08/09/2019	10/31/2021
1363	lbv32	1,224.00	VACANT	VACANT	1,200.00	0.00	0.00		
1364	lbv32	1,224.00	t0066471	John Beitia	1,200.00	1,080.00	250.00	0.00 10/03/2019	09/30/2020
1365	lbv32	1,224.00	t0066066	Shatara Voltz	1,200.00	1,200.00	250.00	0.00 12/08/2020	11/30/2021
1366	lbv32-U	1,224.00	t0076346	KEYIESHA JENKII	1,330.00	1,330.00	750.00	0.00 12/01/2020	11/30/2021
1367	lbv32	1,224.00	t0070816	SOVANN IN	1,200.00	1,200.00	500.00	0.00 02/26/2020	01/31/2021
1368	lbv32	1,224.00	t0068531	ANDREWANA MA	1,300.00	1,300.00	750.00	0.00 01/27/2020	12/31/2020
2001	lbv11	720.00	t0078443	Deshawn Weathe	875.00	875.00	500.00	0.00 12/23/2020	11/30/2021
2002	lbv11	720.00	t0060159	Dionne Thomas	775.00	725.00	500.00	0.00 05/03/2019	10/31/2021
2003	lbv11	720.00	t0062504	Ma Cheryl Ugojie	775.00	850.00	250.00	0.00 05/17/2019	04/30/2021
2004	lbv11	720.00	t0068671	Timothy Madden	875.00	775.00	250.00	0.00 11/21/2019	10/31/2020
2005	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00		
2006	lbv11	720.00	t0064398	TYRELL BLOUIN	775.00	725.00	500.00	0.00 08/26/2019	07/31/2020
2007	lbv11	720.00	t0066143	BERNICE FLENOF	775.00	725.00	500.00	0.00 09/07/2019	08/31/2020
2008	lbv11	720.00	t0062780	Anthony Petruzzi	775.00	725.00	500.00	0.00 06/03/2019	05/31/2020
2009	lbv22	1,035.00	VACANT	VACANT	895.00	0.00	0.00		
2010	lbv22	1,035.00	t0068770	Corey Griffin	995.00	950.00	750.00	0.00 01/10/2020	12/31/2020
2011	lbv22	1,035.00	t0074203	Katie Johnson	895.00	875.00	750.00	0.00 07/10/2020	06/30/2021
2012	lbv22	1,035.00	t0070999	Tyrone Jones	995.00	975.00	500.00	0.00 03/10/2020	02/28/2021
2013	lbv11	720.00	t0070771	STACY YOUNG	775.00	750.00	500.00	0.00 03/12/2020	02/28/2021
2014	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00		
2015	lbv11	720.00	t0071759	Phyllissa Coleman	875.00	850.00	250.00	0.00 03/27/2020	02/28/2021 03/31/2021
2016	lbv11	720.00	t0065300	KIMBERLY BAILE	775.00	725.00	500.00	0.00 08/30/2019	07/31/2020
2017	lbv11	720.00	t0069848	Kayteashia Wash	875.00	625.00	500.00	0.00 01/23/2020	01/31/2022
2018	lbv11	720.00	t0073424	Tiana Mcneal	775.00	750.00	250.00	0.00 07/24/2020	06/30/2021
2019	lbv11	720.00	t0068424	SALADIN TUCKER	875.00	825.00	750.00	0.00 04/17/2020	03/31/2021
2020	lbv11	720.00	t0069876	Alexis Federico	775.00	775.00	500.00	0.00 01/14/2020	12/31/2020
2021	lbv11	720.00	t0079275	Kashanti Wilkersc	875.00	875.00	500.00	0.00 01/29/2021	12/31/2021
2022	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00		
2023	lbv11	720.00	t0054363	Leslie Williams	875.00	375.00	0.00	0.00 07/26/2017	01/31/2022
2024	lbv11	720.00	t0073600	Violet Perkins	775.00	750.00	250.00	0.00 06/27/2020	05/31/2021
2025	lbv11	720.00	t0070496	Kevin Parsons	775.00	750.00	250.00	0.00 03/01/2020	02/28/2022
2026	lbv11	720.00	t0075346	Shanika Ingram	775.00	712.50	250.00	0.00 08/25/2020	07/31/2021
2027	lbv11	720.00	t0055765	Rubilynn Watson	775.00	750.00	250.00	0.00 05/01/2020	04/30/2021
2028	lbv11	720.00	t0065275	Talesia Liggins	775.00	775.00	0.00	0.00 02/25/2021	01/31/2022
2029	lbv11	720.00	t0053746	Gregory Brown	775.00	475.00	0.00	0.00 12/01/2013	01/31/2022
2030	lbv11	720.00	t0055140	Morgan Hubbard	775.00	525.00	0.00	0.00 08/16/2018	01/31/2022
2031	lbv11	720.00	t0053747	Nylesha Tolliver	775.00	632.00	0.00	0.00 04/05/2013	05/31/2021
2032	lbv11	720.00	t0071879	Roshonda Abram	775.00	750.00	750.00	0.00 04/24/2020	03/31/2021
2033	lbv11	720.00	t0053748	Jackie Cobb	775.00	433.00	0.00	0.00 04/27/2011	01/31/2022
2034	lbv11	720.00	t0074712	Nakisha Hall	875.00	850.00	750.00	0.00 08/07/2020	07/31/2021
2035	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00		
2036	lbv11	720.00	t0053750	Ricky White	875.00	693.00	0.00	0.00 03/01/2015	04/30/2020
2037	lbv11	720.00	t0064112	marquitta marion	775.00	725.00	500.00	0.00 08/01/2019	11/30/2021
2038	lbv11	720.00	t0062828	Christian Thomps	775.00	750.00	750.00	0.00 06/11/2019	05/31/2021
2039	lbv11	720.00	t0079110	Karen Martinez	775.00	775.00	250.00	0.00 01/13/2021	12/31/2021
2040	lbv11	720.00	t0053751	Richard Radke	775.00	728.00	0.00	0.00 08/03/1994	04/30/2021
2041	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00		
2042	lbv11	720.00	t0071965	Keyvon Cole	775.00	750.00	500.00	0.00 05/20/2020	04/30/2021
2043	lbv11	720.00	t0058505	VIRGINIA MEYER	775.00	725.00	500.00	0.00 04/24/2019	03/31/2020
2044	lbv11	720.00	t0069299	STEPHANIE STEV	775.00	775.00	750.00	0.00 02/01/2020	01/31/2021
2045	lbv11	720.00	t0070662	SANDRA EDDINS	775.00	750.00	750.00	0.00 03/12/2020	02/28/2021
2046	lbv11	720.00	t0071555	TASHEILA BYRD	875.00	850.00	500.00	0.00 06/29/2020	05/31/2021
2047	lbv11	720.00	t0070488	MARIE HARRIS	775.00	775.00	250.00	0.00 05/01/2020	04/30/2021
2048	lbv11	720.00	t0074472	Traonna Hamblet	775.00	750.00	750.00	0.00 07/24/2020	06/30/2021
2049	lbv22	1,035.00	t0053753	Charlie Handy	995.00	782.00	0.00	0.00 05/02/2013	11/30/2020
2050	lbv22	1,035.00	t0079984	Darryll Nubine	995.00	995.00	500.00	0.00 02/25/2021	01/31/2022
2051	lbv22	1,035.00	t0078234	Yvonne Olivero	895.00	895.00	250.00	0.00 11/25/2020	10/31/2021
2052	lbv22	1,035.00	t0073248	Giavonna Condor	895.00	875.00	750.00	0.00 07/11/2020	06/30/2021

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Liberty Village Apts (4034)

As Of = 03/01/2021

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
2053	lbv22	1,035.00	t0077958	Gabriella Solorzai	895.00	895.00	500.00	0.00 11/18/2020	10/31/2021
2054	lbv22	1,035.00	t0073626	Nicholas Dodson	895.00	875.00	250.00	0.00 07/17/2020	06/30/2021
2055	lbv22	1,035.00	t0069803	Marvin Herring JF	895.00	850.00	250.00	0.00 01/13/2020	12/31/2020
2056	lbv22	1,035.00	t0053755	Joseph Frick	895.00	850.00	0.00	0.00 11/01/2012	02/28/2021
2057	lbv22	1,035.00	t0074586	samaira turner	895.00	875.00	750.00	0.00 08/28/2020	07/31/2021
2058	lbv22	1,035.00	t0073611	Tammi Mercado	895.00	875.00	750.00	0.00 07/01/2020	06/30/2021
2059	lbv22	1,035.00	t0074316	Braulio Paulino P	895.00	875.00	750.00	0.00 08/15/2020	07/31/2021
2060	lbv22	1,035.00	VACANT	VACANT	895.00	0.00	0.00	0.00	
2061	lbv22	1,035.00	t0074697	LASHAY HURD	875.00	875.00	500.00	0.00 09/16/2020	08/31/2021
2062	lbv22	1,035.00	t0073761	Keveon Brooks	995.00	975.00	250.00	0.00 07/08/2020	06/30/2021
2063	lbv22	1,035.00	t0067060	Jasmin Flores	995.00	850.00	500.00	0.00 09/19/2019	08/31/2020
2064	lbv22	1,035.00	t0069615	Jada Lollar	995.00	995.00	250.00	0.00 01/20/2021	12/31/2021
2065	lbv11	720.00	t0067296	Tanya Smith	775.00	725.00	500.00	0.00 10/18/2019	09/30/2020
2066	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00	0.00	
2067	lbv11	720.00	t0054914	Destiny Effinger	775.00	708.00	0.00	0.00 05/14/2018	12/31/2021
2068	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00	0.00	
2069	lbv11	720.00	t0071789	Shontae Tucker	875.00	850.00	250.00	0.00 04/06/2020	03/31/2021
2070	lbv11	720.00	t0070776	Gerald Wesley	775.00	750.00	400.00	0.00 02/21/2020	03/31/2021
2071	lbv11	720.00	t0069653	Lucille Coleman	775.00	725.00	250.00	0.00 01/13/2020	12/31/2020
2072	lbv11	720.00	t0071451	Dal Lynn Selmon	775.00	750.00	500.00	0.00 03/17/2020	02/28/2021
2073	lbv11	720.00	t0072594	Davasla Warren	775.00	750.00	750.00	0.00 05/20/2020	04/30/2021
2074	lbv11	720.00	t0054904	Charissa Reid	875.00	775.00	0.00	0.00 05/17/2018	05/16/2019
2075	lbv11	720.00	t0054318	Debra Peoples	775.00	715.00	0.00	0.00 07/31/2017	12/31/2021
2076	lbv11	720.00	t0074672	Daniel Martellini	775.00	750.00	400.00	0.00 08/01/2020	07/31/2021
2077	lbv22	1,035.00	t0073330	Ebony Bishop	895.00	875.00	750.00	0.00 07/01/2020	06/30/2021
2078	lbv22	1,035.00	t0053953	Mildred Evans	895.00	645.00	5.00	0.00 08/17/2016	08/29/2018
2079	lbv22	1,035.00	t0067792	Rashad Jackson	895.00	875.00	250.00	0.00 05/29/2020	04/30/2021
2080	lbv22	1,035.00	VACANT	VACANT	995.00	0.00	0.00	0.00	
2081	lbv22	1,035.00	t0072333	Lavel Burton	895.00	875.00	500.00	0.00 05/06/2020	04/30/2021
2082	lbv22	1,035.00	t0060135	Nazeka Simon	995.00	865.00	250.00	0.00 03/15/2019	02/28/2021
2083	lbv22	1,035.00	t0074952	Yema Manley	895.00	875.00	500.00	0.00 08/28/2020	07/31/2021
2084	lbv22	1,035.00	t0074858	Kenyada Jamersc	895.00	875.00	750.00	0.00 07/28/2020	06/30/2021
2085	lbv22	1,035.00	t0078884	Amanda Hanft	995.00	995.00	750.00	0.00 02/02/2021	01/31/2022
2086	lbv22	1,035.00	t0069739	Fatima Young	995.00	950.00	750.00	0.00 02/05/2020	01/31/2021
2087	lbv22	1,035.00	t0054453	Tiffany Ray	895.00	700.00	0.00	0.00 10/27/2017	10/26/2018
2088	lbv22	1,035.00	t0054737	Kanisha davis	895.00	735.00	0.00	0.00 04/04/2018	04/03/2019
2089	lbv22	1,035.00	t0074202	LISA WILLIAMS	895.00	875.00	500.00	0.00 07/23/2020	06/30/2021
2090	lbv22	1,035.00	t0071940	James Pringle	995.00	975.00	500.00	0.00 05/01/2020	03/31/2021
2091	lbv22	1,035.00	VACANT	VACANT	895.00	0.00	0.00	0.00	
2092	lbv22	1,035.00	t0076870	Agustina Chavez	995.00	995.00	250.00	0.00 10/13/2020	09/30/2021
2093	lbv22	1,035.00	t0073202	Angela Womack	895.00	875.00	500.00	0.00 06/15/2020	05/31/2021
2094	lbv22	1,035.00	t0057844	Gregory Ortega	895.00	850.00	750.00	0.00 02/01/2019	02/28/2021
2095	lbv22	1,035.00	t0059722	Khadesia Flannig	995.00	950.00	500.00	0.00 03/20/2019	05/31/2021
2096	lbv22	1,035.00	t0073837	Devon White	895.00	875.00	500.00	0.00 07/24/2020	06/30/2021
2097	lbv11	720.00	t0055709	Caprica Deangelc	775.00	725.00	250.00	0.00 11/01/2019	10/31/2021
2098	lbv11	720.00	t0075418	Ashley Prieto	775.00	750.00	500.00	0.00 09/09/2020	08/31/2021
2099	lbv11	720.00	VACANT	VACANT	775.00	0.00	0.00	0.00	
2100	lbv11	720.00	t0070068	Tony Hayes	775.00	525.00	750.00	0.00 02/08/2020	01/31/2022
2101	lbv11	720.00	t0077880	Yasmine King	875.00	875.00	250.00	0.00 11/06/2020	09/30/2021
2102	lbv11	720.00	t0068145	REMY CIVIL	775.00	725.00	500.00	0.00 12/17/2019	11/30/2020
2103	lbv11	720.00	t0074284	Shawn Mcewen	775.00	750.00	500.00	0.00 08/03/2020	07/31/2021
2104	lbv11	720.00	t0069428	LAJUANA GREER	875.00	775.00	750.00	0.00 02/22/2020	01/31/2021
2105	lbv11	720.00	t0075002	Jasmine Mackay	775.00	750.00	750.00	0.00 08/11/2020	07/31/2021
2106	lbv11	720.00	t0077191	Mariah Rose	775.00	775.00	750.00	0.00 10/26/2020	09/30/2021
2107	lbv11	720.00	t0074120	Tashae Jones	775.00	750.00	500.00	0.00 07/02/2020	06/30/2021
2108	lbv11	720.00	t0074038	Robert Bason	775.00	750.00	650.00	0.00 08/04/2020	07/31/2021
2109	lbv11	720.00	t0076369	Rohan Dulal	750.00	750.00	250.00	0.00 10/02/2020	09/30/2021
2110	lbv11	720.00	t0065576	Gerald Tory	775.00	525.00	250.00	0.00 08/01/2019	01/31/2022
2111	lbv11	720.00	t0072304	Justin Tussing	775.00	750.00	250.00	0.00 05/06/2020	04/30/2021

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
2112	lbv11	720.00 t0063642	Makila Beavers	775.00	725.00	500.00	0.00	07/22/2019	06/30/2021
2113	lbv11	720.00 t0076789	Ricardo Sanchez	775.00	750.00	250.00	0.00	09/25/2020	08/31/2021
2114	lbv11	720.00 t0077079	Alexis Stoxstell	775.00	775.00	750.00	0.00	10/30/2020	09/30/2021
2115	lbv11	720.00 t0055132	Azaria Levi	775.00	525.00	0.00	0.00	08/16/2018	01/31/2022
2116	lbv11	720.00 t0074121	Shaun Andrews	775.00	850.00	500.00	0.00	07/14/2020	06/30/2021
2117	lbv11	720.00 t0071653	Deborah Campbe	775.00	750.00	250.00	0.00	05/20/2020	04/30/2021
2118	lbv11	720.00 t0079493	Desiree Martinez	775.00	775.00	500.00	0.00	01/29/2021	12/31/2021
2119	lbv11	720.00 t0053761	Steven Hopkins	775.00	675.00	400.00	0.00	04/01/2011	04/30/2021
2120	lbv11	720.00 t0071793	Keisha Gleason	775.00	850.00	250.00	0.00	04/03/2020	03/31/2021
2121	lbv11	720.00 t0072092	Imani Bates	775.00	750.00	750.00	0.00	04/24/2020	03/31/2021
2122	lbv11	720.00 t0058514	Arivette Nelson	775.00	690.00	500.00	0.00	02/20/2019	01/31/2020
2123	lbv11	720.00 t0073961	Arzel Phipps	875.00	850.00	750.00	0.00	07/21/2020	06/30/2021
2124	lbv11	720.00 t0070073	Corrita Moore	875.00	625.00	500.00	0.00	02/01/2020	01/31/2022
2125	lbv11	720.00 t0075038	Kawan player	775.00	750.00	750.00	0.00	08/21/2020	07/31/2021
2126	lbv11	720.00 t0075099	Justin McCullough	775.00	750.00	500.00	0.00	08/12/2020	07/31/2021
2127	lbv11	720.00 t0073069	Chelsa Chest	875.00	850.00	650.00	0.00	08/03/2020	07/31/2021
2128	lbv11	720.00 t0041948	CYNTHIA PARKE	875.00	850.00	500.00	0.00	08/07/2020	07/31/2021
2129	lbv11	720.00 t0076293	Casandra Washin	775.00	750.00	500.00	0.00	09/24/2020	08/31/2021
2130	lbv11	720.00 t0077139	Joseph Mitchell	775.00	775.00	750.00	0.00	11/02/2020	10/31/2021
2131	lbv11	720.00 t0059062	Keshia Barnett	875.00	850.00	250.00	0.00	03/28/2019	03/31/2021
2132	lbv11	720.00 t0076091	SIMONE ALLEN	850.00	850.00	500.00	0.00	11/02/2020	10/31/2021
2133	lbv11-U	720.00 t0073315	Marsha Craig	875.00	850.00	750.00	0.00	07/06/2020	06/30/2021
2134	lbv11	720.00 t0080341	Zamyia McIntyre	775.00	750.00	750.00	0.00	03/01/2019	03/31/2021 04/01/2021
2135	lbv11	720.00 t0075820	Romelo Mayes	775.00	750.00	500.00	0.00	09/18/2020	08/31/2021
2136	lbv11	720.00 t0077632	TANYA HENDRIC	775.00	775.00	750.00	0.00	12/10/2020	11/30/2021
2137	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
2138	lbv32	1,224.00 t0071686	keishawna slmmc	1,200.00	1,200.00	500.00	0.00	04/07/2020	03/31/2021
2139	lbv32	1,224.00 t0053763	Delliah Jackson	1,200.00	825.00	105.00	0.00	01/05/2013	11/02/2017
2140	lbv32	1,224.00 t0075336	Lacey Walker	1,200.00	1,200.00	500.00	0.00	09/01/2020	08/31/2021
2141	lbv32	1,224.00 t0054130	Natasha Grant	1,200.00	1,120.00	0.00	0.00	03/22/2017	04/30/2021
2142	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
2143	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
2144	lbv32	1,224.00 VACANT	VACANT	1,200.00	0.00	0.00	0.00		
2145	lbv32	1,224.00 t0053820	Cora Mills	1,200.00	903.00	0.00	0.00	09/01/2015	06/30/2021
2146	lbv32	1,224.00 t0060823	CHANDAVAN BU	1,200.00	1,080.00	750.00	0.00	06/01/2019	05/31/2020
2147	lbv32	1,224.00 t0053765	Douglas Lorin	1,200.00	825.00	0.00	0.00	04/20/2015	05/19/2016
2148	lbv32	1,224.00 t0076590	Andrew Wing	1,200.00	1,200.00	250.00	0.00	10/12/2020	09/30/2021
2149	lbv32	1,224.00 t0077038	LEKESSIA FOSTE	1,200.00	1,200.00	750.00	0.00	10/15/2020	09/30/2021
2150	lbv32	1,224.00 t0079424	Melanie Pina	1,200.00	1,200.00	750.00	0.00	02/05/2021	01/31/2022
2151	lbv32	1,224.00 t0076818	Deneb Hardy-Har	1,200.00	1,200.00	750.00	0.00	10/23/2020	09/30/2021
2152	lbv32	1,224.00 t0064652	Sir Mosley	1,200.00	1,080.00	250.00	0.00	07/18/2019	06/30/2021
2153	lbv32	1,224.00 t0064647	Eugeneia YoungE	1,200.00	1,080.00	250.00	0.00	07/21/2019	06/30/2020
2154	lbv32	1,224.00 t0076602	Shanethia Winsto	1,200.00	1,200.00	250.00	0.00	10/07/2020	09/30/2021
2155	lbv32	1,224.00 t0066641	CANDACE JONES	1,200.00	1,080.00	500.00	0.00	10/15/2019	09/30/2020
2156	lbv32	1,224.00 t0066828	EVONY SCHIRO	1,200.00	1,080.00	750.00	0.00	10/05/2019	09/30/2020
2157	lbv32	1,224.00 t0053767	Tony Wilson	1,200.00	748.00	0.00	0.00	08/21/2013	07/30/2019
2158	lbv32	1,224.00 t0068433	Christina Smith	1,200.00	1,080.00	750.00	0.00	11/18/2019	07/31/2022
2159	lbv32	1,224.00 t0068165	Lisette Bello	1,200.00	1,080.00	500.00	0.00	10/30/2019	09/30/2020
2160	lbv32	1,224.00 t0053768	Erma Howard	1,200.00	987.00	0.00	0.00	03/16/2014	10/31/2020
2161	lbv32	1,224.00 t0068830	Torlen Walton	1,200.00	1,080.00	500.00	0.00	01/01/2020	12/31/2020
2162	lbv32	1,224.00 t0069642	CHARE ISAGAWA	1,200.00	1,200.00	750.00	0.00	02/11/2020	01/31/2021
2163	lbv32-U	1,224.00 t0078270	Danielle Hendry	1,300.00	1,300.00	500.00	0.00	01/05/2021	12/31/2021
2164	lbv32	1,224.00 t0071693	ERICA SELLERS	1,200.00	1,200.00	500.00	0.00	06/09/2020	05/31/2021
2165	lbv32	1,224.00 t0071277	LESLIE NABORS	1,200.00	1,200.00	500.00	0.00	06/01/2020	05/31/2021
2166	lbv32	1,224.00 t0053419	Tatiana Campas	1,200.00	1,200.00	250.00	0.00	09/01/2020	08/31/2021
2167	lbv32	1,224.00 t0068282	Melissa Rodrigue	1,200.00	1,080.00	500.00	0.00	11/04/2019	10/31/2021
2168	lbv32	1,224.00 t0078217	Catayo Nelson	1,200.00	1,200.00	750.00	0.00	12/04/2020	11/30/2021
2169	lbv32-U	1,224.00 t0074001	SHEQUITA FRITZ	1,330.00	1,330.00	650.00	0.00	08/05/2020	07/31/2021
2170	lbv32-U	1,224.00 t0064241	NAKITA PARRAM	1,330.00	1,330.00	500.00	0.00	07/28/2020	06/30/2021

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
2171	lbv32-U	1,224.00	t0074510	Casey Rose	1,330.00	1,330.00	750.00	0.00 08/17/2020	07/31/2021
2172	lbv32-U	1,224.00	t0060988	Wilhemina Parce	1,330.00	1,330.00	250.00	0.00 04/28/2020	03/31/2021
2173	lbv32	1,224.00	t0054762	Jennifer Shelley	1,200.00	1,090.00	0.00	0.00 03/22/2018	08/31/2021
2174	lbv32	1,224.00	t0065110	Rene Robertson	1,200.00	1,200.00	250.00	0.00 08/06/2020	07/31/2021
2175	lbv32	1,224.00	t0075124	Steven Ricks	1,200.00	1,200.00	500.00	0.00 08/14/2020	07/31/2021
2176	lbv32	1,224.00	t0076414	Malissia Dos Sant	1,200.00	1,200.00	250.00	0.00 10/01/2020	09/30/2021
2177	lbv22	1,035.00	t0071222	Krystal Hill	995.00	975.00	500.00	0.00 03/18/2020	02/28/2021
2178	lbv22	1,035.00	t0074289	Kayla Bowens	975.00	975.00	750.00	0.00 09/18/2020	08/31/2021
2179	lbv22	1,035.00	t0073228	Laura Castillo Ror	995.00	975.00	250.00	0.00 06/12/2020	05/31/2021
2180	lbv22	1,035.00	t0060778	Angelique Mcatee	995.00	850.00	500.00	0.00 04/04/2019	03/31/2020
2181	lbv22	1,035.00	t0053771	John Krause	995.00	850.00	0.00	0.00 07/23/2007	02/28/2021
2182	lbv22	1,035.00	t0078486	Angela Graham	895.00	895.00	500.00	0.00 02/03/2021	01/31/2022
2183	lbv22	1,035.00	t0068846	Leenica Camero	895.00	850.00	250.00	0.00 12/01/2019	11/30/2021
2184	lbv22	1,035.00	t0068545	Kyshanna Walter	895.00	850.00	500.00	0.00 11/15/2019	10/31/2020
2185	lbv22	1,035.00	t0053773	Fredricka Bynum	895.00	774.00	0.00	0.00 05/30/2015	12/22/2018
2186	lbv22	1,035.00	t0074648	DENISE PUGH	995.00	975.00	750.00	0.00 08/12/2020	07/31/2021
2187	lbv22	1,035.00	t0068051	Jamie Montgome	895.00	850.00	250.00	0.00 11/01/2019	10/31/2021
2188	lbv22	1,035.00	t0069148	Michael Harrell	895.00	850.00	500.00	0.00 01/02/2020	12/31/2020
2189	lbv22	1,035.00	t0069388	Said Saidzada	995.00	950.00	250.00	0.00 12/20/2019	11/30/2020
2190	lbv22	1,035.00	t0077022	SeMari Traylor	895.00	895.00	750.00	0.00 10/24/2020	09/30/2021
2191	lbv22	1,035.00	t0054184	Richard Gonzalez	895.00	850.00	0.00	0.00 03/09/2017	10/31/2020
2192	lbv22	1,035.00	t0071138	Sherrie Goring	995.00	975.00	500.00	0.00 03/04/2020	02/28/2021
2193	lbv22	1,035.00	t0074972	Ashley Haskins	875.00	875.00	500.00	0.00 09/02/2020	08/31/2021
2194	lbv22	1,035.00	t0053915	Veronica Green	895.00	650.00	0.00	0.00 06/01/2016	06/07/2019
2195	lbv22	1,035.00	t0065015	Ernesto Murillo	895.00	875.00	250.00	0.00 08/11/2020	07/31/2021
2196	lbv22	1,035.00	t0054498	Jasmin Henderso	895.00	700.00	0.00	0.00 11/30/2017	11/29/2018
2197	lbv22	1,035.00	t0053776	Kenneth Weaver	895.00	730.00	0.00	0.00 11/01/2013	11/30/2020
2198	lbv22	1,035.00	t0071317	SEDLIA CAMPBEL	895.00	975.00	750.00	0.00 06/24/2020	05/31/2021
2199	lbv22	1,035.00	t0073373	Brian Washington	895.00	875.00	750.00	0.00 06/27/2020	05/31/2021
2200	lbv22	1,035.00	t0074127	Justin Parker	895.00	875.00	500.00	0.00 07/10/2020	06/30/2021
2201	lbv32	1,224.00	t0071769	Robert Cousinard	1,200.00	1,200.00	250.00	0.00 03/27/2020	02/28/2021
2202	lbv32	1,224.00	VACANT	VACANT	1,200.00	0.00	0.00	0.00	
2203	lbv32	1,224.00	t0079406	Jodi Tipton	1,200.00	1,200.00	250.00	0.00 01/18/2021	12/31/2021
2204	lbv32	1,224.00	t0077667	Jazzmine Whitfiel	1,200.00	1,200.00	500.00	0.00 11/12/2020	10/31/2021
2205	lbv32-U	1,224.00	t0065815	Dandre Jenkins	1,330.00	1,080.00	750.00	0.00 08/30/2019	07/31/2020
2206	lbv32	1,224.00	t0071413	Marcellus Ocellus	1,200.00	1,200.00	750.00	0.00 03/13/2020	02/28/2021
2207	lbv32	1,224.00	t0068078	Jamaka Clay	1,200.00	1,080.00	250.00	0.00 10/29/2019	09/30/2020
2208	lbv32	1,224.00	t0068586	David Atomode	1,200.00	1,080.00	500.00	0.00 12/03/2019	11/30/2020
2209	lbv32	1,224.00	t0063713	JEREMY WILLIAM	1,200.00	1,080.00	500.00	0.00 07/20/2019	06/30/2020
2210	lbv32	1,224.00	VACANT	VACANT	1,200.00	0.00	0.00	0.00	
2211	lbv32	1,224.00	t0068034	LORI WHITAKER	1,200.00	1,080.00	500.00	0.00 12/10/2019	11/30/2020
2212	lbv32	1,224.00	t0076863	LaAda Gonzalez	1,200.00	1,200.00	250.00	0.00 10/15/2020	09/30/2021
2213	lbv22-U	1,035.00	t0071574	Berry Anderson	1,175.00	1,075.00	750.00	0.00 04/13/2020	03/31/2021
2214	lbv22-U	1,035.00	t0072781	Esther Durr	1,175.00	1,075.00	750.00	0.00 06/01/2020	05/31/2021
2215	lbv22-U	1,035.00	t0072384	Jessica Stanton	1,175.00	1,075.00	750.00	0.00 05/29/2020	04/30/2021
2216	lbv22-U	1,035.00	t0072340	Anthony Colemar	1,175.00	1,075.00	250.00	0.00 05/01/2020	04/30/2021
2217	lbv22	1,035.00	t0070580	Wayne Burrell	995.00	975.00	500.00	0.00 02/26/2020	01/31/2021
2218	lbv22	1,035.00	t0055170	Tommy Stokes	895.00	735.00	0.00	0.00 08/14/2018	08/13/2019
2219	lbv22	1,035.00	t0054525	Mary Bey-Anders	895.00	700.00	0.00	0.00 12/08/2017	12/07/2018
2220	lbv22	1,035.00	t0053777	Iquina Crawford	895.00	599.75	0.00	0.00 08/31/2013	06/14/2019
2221	lbv22	1,035.00	t0075684	LIRIK JORDAN	875.00	875.00	750.00	0.00 10/23/2020	09/30/2021
2222	lbv22	1,035.00	VACANT	VACANT	995.00	0.00	0.00	0.00	
2223	lbv22	1,035.00	t0065650	Teri Dean	895.00	850.00	500.00	0.00 09/18/2019	08/31/2020
2224	lbv22	1,035.00	t0055164	Curtis Davis	895.00	745.00	0.00	0.00 08/17/2018	08/16/2019
2225	lbv22	1,035.00	t0078454	Raqiya Smith	895.00	895.00	500.00	0.00 01/01/2021	12/31/2021
2226	lbv22	1,035.00	t0079269	Shafonda McCall	895.00	895.00	250.00	0.00 01/27/2021	12/31/2021
2227	lbv22	1,035.00	t0071002	TOMIKO HOLMES	995.00	975.00	500.00	0.00 06/25/2020	05/31/2021
2228	lbv22	1,035.00	VACANT	VACANT	875.00	0.00	0.00	0.00	
2229	lbv22	1,035.00	t0073587	Tephi Skeem	995.00	975.00	500.00	0.00 06/25/2020	05/31/2021

Rent Roll

Liberty Village Apts (4034)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
2230	lbv22	1,035.00	VACANT	895.00	0.00	0.00	0.00		
2231	lbv22	1,035.00	t0078533	895.00	995.00	500.00	0.00	12/20/2020	11/30/2021
2232	lbv22	1,035.00	t0055019	895.00	974.00	0.00	0.00	06/22/2018	09/30/2020
2233	lbv22	1,035.00	t0053783	895.00	740.00	0.00	0.00	03/05/2014	04/30/2020
2234	lbv22	1,035.00	t0065935	895.00	850.00	500.00	0.00	09/13/2019	07/31/2021
2235	lbv22	1,035.00	t0067747	895.00	850.00	250.00	0.00	10/18/2019	09/30/2020
2236	lbv22	1,035.00	t0065138	895.00	875.00	250.00	0.00	08/28/2020	07/31/2021
2237	lbv22	1,035.00	t0065934	895.00	850.00	500.00	0.00	09/06/2019	12/31/2021
2238	lbv22	1,035.00	t0076279	895.00	895.00	750.00	0.00	10/12/2020	09/30/2021
2239	lbv22	1,035.00	t0073860	875.00	875.00	500.00	0.00	09/24/2020	08/31/2021
2240	lbv22	1,035.00	t0074778	895.00	875.00	500.00	0.00	08/27/2020	07/31/2021
2241	lbv32	1,224.00	t0076071	1,200.00	1,200.00	500.00	0.00	09/16/2020	08/31/2021
2242	lbv32	1,224.00	VACANT	1,200.00	0.00	0.00	0.00		
2243	lbv32	1,224.00	VACANT	1,200.00	0.00	0.00	0.00		
2244	lbv32	1,224.00	t0073802	1,200.00	1,200.00	750.00	0.00	07/06/2020	06/30/2021
2245	lbv32	1,224.00	t0077810	1,200.00	1,200.00	500.00	0.00	11/20/2020	10/31/2021
2246	lbv32	1,224.00	VACANT	1,200.00	0.00	0.00	0.00		
2247	lbv32	1,224.00	t0065449	1,200.00	1,080.00	750.00	0.00	08/30/2019	07/31/2020
2248	lbv32	1,224.00	t0053903	1,200.00	988.00	0.00	0.00	06/01/2016	04/30/2020
2249	lbv32	1,224.00	t0078919	1,200.00	1,200.00	500.00	0.00	01/08/2021	12/31/2021
2250	lbv32	1,224.00	t0067312	1,200.00	1,080.00	250.00	0.00	10/05/2019	09/30/2020
2251	lbv32	1,224.00	t0071151	1,200.00	1,200.00	250.00	0.00	03/03/2020	02/28/2021
2252	lbv32	1,224.00	t0054727	1,200.00	910.00	0.00	0.00	03/10/2018	03/09/2019
2253	lbv22	1,035.00	t0054783	895.00	850.00	0.00	0.00	04/17/2018	05/31/2019
2254	lbv22	1,035.00	t0071855	895.00	875.00	750.00	0.00	04/17/2020	03/31/2021
2255	lbv22	1,035.00	t0062363	895.00	850.00	500.00	0.00	06/01/2019	05/31/2020
2256	lbv22	1,035.00	t0078427	895.00	895.00	500.00	0.00	12/16/2020	11/30/2021
2257	lbv22	1,035.00	t0073627	895.00	875.00	750.00	0.00	07/23/2020	06/30/2021
2258	lbv22	1,035.00	t0063234	895.00	850.00	250.00	0.00	06/01/2019	05/31/2020
2259	lbv22	1,035.00	t0063200	895.00	850.00	500.00	0.00	06/01/2019	06/30/2021
2260	lbv22	1,035.00	t0053786	895.00	759.00	200.00	0.00	06/26/2014	06/30/2022
2261	lbv22	1,035.00	t0062908	895.00	850.00	500.00	0.00	06/10/2019	05/31/2020
2262	lbv22	1,035.00	t0073422	895.00	875.00	250.00	0.00	07/01/2020	06/30/2021
2263	lbv22	1,035.00	t0070382	895.00	875.00	500.00	0.00	02/10/2020	01/31/2021
2264	lbv22	1,035.00	t0071402	895.00	875.00	500.00	0.00	03/26/2020	02/28/2021
2265	lbv22	1,035.00	t0053789	895.00	824.00	0.00	0.00	07/31/2013	08/31/2020
2266	lbv22	1,035.00	t0077161	895.00	995.00	750.00	0.00	11/18/2020	10/31/2021
2267	lbv22	1,035.00	t0077811	895.00	895.00	250.00	0.00	12/01/2020	11/30/2021
2268	lbv22	1,035.00	t0071398	895.00	875.00	250.00	0.00	04/01/2020	03/31/2021
2269	lbv22	1,035.00	t0075431	895.00	875.00	500.00	0.00	10/02/2020	09/30/2021
2270	lbv22	1,035.00	t0079248	895.00	995.00	750.00	0.00	02/01/2021	01/31/2022
2271	lbv22	1,035.00	t0071787	895.00	975.00	750.00	0.00	04/14/2020	03/31/2021
2272	lbv22	1,035.00	t0076290	895.00	895.00	500.00	0.00	09/25/2020	08/31/2021
2273	lbv22	1,035.00	t0070804	895.00	875.00	500.00	0.00	03/12/2020	02/28/2021
2274	lbv22	1,035.00	VACANT	895.00	0.00	0.00	0.00		
2275	lbv22	1,035.00	t0073226	895.00	875.00	500.00	0.00	06/12/2020	05/31/2021
2276	lbv22	1,035.00	VACANT	895.00	0.00	0.00	0.00		
2277	lbv22	1,035.00	t0075614	895.00	875.00	250.00	0.00	09/09/2020	08/31/2021
2278	lbv22	1,035.00	t0075708	875.00	875.00	750.00	0.00	09/17/2020	08/31/2021
2279	lbv22	1,035.00	t0053790	895.00	620.00	0.00	0.00	04/02/2013	10/01/2013
2280	lbv22	1,035.00	t0053791	895.00	774.00	0.00	0.00	09/09/2014	02/29/2020
2285	lbv22	1,035.00	t0069697	895.00	850.00	500.00	0.00	01/16/2020	12/31/2020
2286	lbv22	1,035.00	t0053792	895.00	699.00	800.00	0.00	08/20/1995	11/30/2021
2287	lbv22	1,035.00	VACANT	895.00	0.00	0.00	0.00		
2288	lbv22	1,035.00	t0053794	895.00	728.00	0.00	0.00	07/31/2014	12/31/2021
2289	lbv22	1,035.00	VACANT	895.00	0.00	0.00	0.00		
2290	lbv22	1,035.00	t0069357	895.00	850.00	250.00	0.00	12/18/2019	11/30/2020
2291	lbv22	1,035.00	t0053795	895.00	650.00	200.00	0.00	01/23/2010	10/12/2019
2292	lbv22	1,035.00	t0070995	895.00	875.00	750.00	0.00	03/06/2020	02/28/2021

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
2293	lbv22	1,035.00 t0076264	Nyja Wilson	895.00	895.00	750.00	0.00	09/23/2020	08/31/2021
2294	lbv22	1,035.00 t0072096	Brianna Hill	895.00	875.00	500.00	0.00	05/01/2020	04/30/2021
2295	lbv22	1,035.00 t0069255	Jerome Hawkins	995.00	950.00	750.00	0.00	12/20/2019	11/30/2020
2296	lbv22	1,035.00 t0070384	Shalika Fields	895.00	675.00	750.00	0.00	02/09/2020	01/31/2022
2297	lbv22	1,035.00 t0077072	Tiara Stringer	895.00	895.00	250.00	0.00	10/24/2020	09/30/2021
2298	lbv22	1,035.00 t0071379	Shelania Mitchell	895.00	875.00	500.00	0.00	04/01/2020	03/31/2021
2299	lbv22	1,035.00 t0071172	Jasmine Bell	995.00	975.00	500.00	0.00	04/01/2020	03/31/2021 03/31/2021
2300	lbv22	1,035.00 t0064490	Anthony Mason	895.00	875.00	250.00	0.00	07/20/2019	07/31/2021
2301	lbv22	1,035.00 t0071505	Alvaro Ulloa Chev	895.00	875.00	500.00	0.00	03/17/2020	02/28/2021
2302	lbv22	1,035.00 t0064598	BILLIE JACKSON	895.00	850.00	500.00	0.00	08/20/2019	07/31/2020
2303	lbv22	1,035.00 t0053797	Claudette Davis	895.00	734.00	200.00	0.00	06/09/2001	05/31/2021
2304	lbv22	1,035.00 t0051399	Yalitza Standard	895.00	875.00	250.00	0.00	06/02/2020	05/31/2021
2305	lbv22	1,035.00 t0070433	Tina Campbell	995.00	775.00	500.00	0.00	02/12/2020	01/31/2022
2306	lbv22	1,035.00 t0075515	Dijia Jenkins	895.00	875.00	500.00	0.00	08/28/2020	07/31/2021
2307	lbv22	1,035.00 VACANT	VACANT	895.00	0.00	0.00	0.00		
2308	lbv22	1,035.00 t0063384	MONIQUE WOOL	895.00	850.00	750.00	0.00	07/23/2019	06/30/2020
2309	lbv22	1,035.00 t0064014	Aaris Glass	895.00	850.00	500.00	0.00	08/09/2019	07/31/2020
2310	lbv22	1,035.00 t0053799	Theodore Gonzal	995.00	799.00	0.00	0.00	08/01/1996	12/31/2019
2311	lbv22	1,035.00 t0074649	Michael Hernandi	895.00	875.00	500.00	0.00	08/14/2020	07/31/2021
2312	lbv22	1,035.00 t0067163	Deleonard Mims	895.00	895.00	250.00	0.00	10/01/2020	09/30/2021
2313	lbv11	720.00 VACANT	VACANT	875.00	0.00	0.00	0.00		
2314	lbv11	720.00 VACANT	VACANT	875.00	0.00	0.00	0.00		
2315	lbv11	720.00 VACANT	VACANT	875.00	0.00	0.00	0.00		
2316	lbv11	720.00 VACANT	VACANT	875.00	0.00	0.00	0.00		
2321	lbv11	720.00 t0077928	Yolanda Collins	775.00	775.00	250.00	0.00	11/20/2020	10/31/2021
2322	lbv11	720.00 t0077638	Michelle Dorman	875.00	875.00	250.00	0.00	11/17/2020	10/31/2021
2323	lbv11	720.00 t0067501	CARLOLINA ENNI	775.00	725.00	500.00	0.00	10/24/2019	09/30/2020
2324	lbv11	720.00 VACANT	VACANT	775.00	0.00	0.00	0.00		
2325	lbv11	720.00 t0074168	Darnell Bumpus	875.00	850.00	500.00	0.00	07/23/2020	06/30/2021
2326	lbv11	720.00 t0054113	Frances Bermude	775.00	600.00	0.00	0.00	03/01/2017	02/28/2018
2327	lbv11	720.00 t0063850	Xavia Lewis	775.00	525.00	500.00	0.00	08/09/2019	01/31/2022
2328	lbv11	720.00 t0075341	Trevor Mitchell	875.00	850.00	500.00	0.00	09/02/2020	08/31/2021
2329	lbv11	720.00 t0062824	Tiffany Anderson	775.00	750.00	250.00	0.00	06/05/2020	05/31/2021
2330	lbv11	720.00 t0072056	Ricardo Gonzalez	775.00	750.00	250.00	0.00	05/01/2020	04/30/2021
2331	lbv11	720.00 t0067110	Tyrya Brown	775.00	750.00	750.00	0.00	10/01/2019	03/31/2021
2332	lbv11	720.00 t0069686	Ijja Brown	875.00	825.00	250.00	0.00	04/01/2020	03/31/2021
2333	lbv11	720.00 t0076383	Tonishia Childres	875.00	850.00	250.00	0.00	10/01/2020	09/30/2021
2334	lbv11	720.00 t0071962	Tyneshia Thomps	775.00	750.00	750.00	0.00	04/20/2020	03/31/2021
2335	lbv11	720.00 t0078972	Junior Jeans Gue	775.00	775.00	500.00	0.00	01/19/2021	12/31/2021
2336	lbv11	720.00 t0077015	Christopher Sutte	775.00	775.00	250.00	0.00	11/25/2020	10/31/2021
2337	lbv11	720.00 t0067108	AUDRETTA GRAN	775.00	725.00	500.00	0.00	10/11/2019	09/30/2020
2338	lbv11	720.00 t0053803	Alvin Lazares	775.00	663.00	0.00	0.00	03/01/2014	07/31/2021
2339	lbv11	720.00 VACANT	VACANT	775.00	0.00	0.00	0.00		
2340	lbv11	720.00 t0067278	ERIC AGOSTA	775.00	825.00	750.00	0.00	10/04/2019	09/30/2020
2341	lbv11	720.00 t0075893	NAOMI BENJAMIN	750.00	750.00	500.00	0.00	10/13/2020	09/30/2021
2342	lbv11	720.00 t0075850	Janchelle Ward	775.00	775.00	250.00	0.00	02/12/2021	01/31/2022
2343	lbv11	720.00 t0078300	Artrala Ellis	775.00	775.00	750.00	0.00	11/20/2020	10/31/2021
2344	lbv11	720.00 t0070535	DeShawna Cox	875.00	650.00	500.00	0.00	02/14/2020	01/31/2022
2345	lbv11	720.00 t0076114	Rashonda Mitche	750.00	750.00	750.00	0.00	10/02/2020	09/30/2021
2346	lbv11	720.00 t0073290	Vanessa McCoy	875.00	850.00	750.00	0.00	06/03/2020	05/31/2021
2347	lbv11	720.00 t0053966	Arbie Harrison	775.00	525.00	0.00	0.00	09/02/2016	02/28/2022
2348	lbv11	720.00 t0054484	Anissa Worthy	775.00	683.00	0.00	0.00	11/13/2017	02/29/2020
2349	lbv11	720.00 t0070894	Kathleen Barrera	775.00	750.00	250.00	0.00	03/06/2020	02/28/2021
2350	lbv11	720.00 t0071018	Tom Mcqueen	875.00	850.00	250.00	0.00	03/07/2020	02/28/2021
2351	lbv11	720.00 t0054637	Kimberly Austin	775.00	725.00	0.00	0.00	02/02/2018	08/31/2020
2352	lbv11	720.00 t0072415	Chanel Milton	775.00	750.00	750.00	0.00	05/05/2020	04/30/2021
2353	lbv11	720.00 t0073935	Christopher Web	775.00	750.00	750.00	0.00	07/08/2020	06/30/2021
2354	lbv11	720.00 t0051546	Inti Hernandez-M	775.00	750.00	250.00	0.00	03/03/2020	02/28/2021
2355	lbv11	720.00 t0073606	Beatrice Martinez	875.00	850.00	250.00	0.00	06/22/2020	05/31/2021

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration	
2356	lbv11	720.00	VACANT	775.00	0.00	0.00	0.00		
2357	lbv11	720.00	t0076159	775.00	750.00	500.00	0.00	09/17/2020	08/31/2021
2358	lbv11	720.00	t0070082	875.00	730.00	0.00	0.00	12/30/2017	03/31/2021
2359	lbv11	720.00	t0068275	775.00	750.00	250.00	0.00	06/24/2020	05/31/2021
2360	lbv11	720.00	t0069086	775.00	775.00	250.00	0.00	12/18/2020	11/30/2021
2361	lbv32	1,224.00	t0069693	1,200.00	1,200.00	750.00	0.00	02/24/2020	01/31/2021
2362	lbv32	1,224.00	t0053818	1,200.00	972.00	0.00	0.00	04/29/2016	11/30/2021
2363	lbv32	1,224.00	VACANT	1,200.00	0.00	0.00	0.00		
2364	lbv32	1,224.00	t0055030	1,200.00	920.00	0.00	0.00	07/21/2018	07/20/2019
2365	lbv32	1,224.00	t0072931	1,200.00	1,200.00	750.00	0.00	06/23/2020	05/31/2021
2366	lbv32	1,224.00	t0076320	1,200.00	1,200.00	500.00	0.00	10/30/2020	09/30/2021
2367	lbv32	1,224.00	t0056051	1,200.00	1,200.00	500.00	0.00	02/10/2020	01/31/2021
2368	lbv32	1,224.00	t0071455	1,200.00	1,200.00	500.00	0.00	03/17/2020	02/28/2021
Future Residents/Applicants									
1022	lbv11	720.00	t0080154	875.00	0.00	100.00	0.00	03/01/2021	02/28/2022
1052	lbv22	1,035.00	t0080393	995.00	0.00	100.00	0.00	04/01/2021	03/31/2022
1070	lbv11	720.00	t0515636	775.00	0.00	0.00	0.00	03/01/2021	02/28/2022
1077	lbv22	1,035.00	t0080317	895.00	0.00	100.00	0.00	03/20/2021	02/28/2022
1148	lbv32	1,224.00	t0070295	1,200.00	0.00	0.00	0.00	03/24/2021	01/31/2022
1191	lbv22	1,035.00	t0079533	995.00	0.00	100.00	0.00	03/04/2021	12/31/2021
1206	lbv32	1,224.00	t0079252	1,200.00	0.00	100.00	0.00	03/03/2021	01/31/2022
1235	lbv22	1,035.00	t0080231	895.00	0.00	100.00	0.00	04/24/2021	03/31/2022
1239	lbv22-U	1,035.00	t0059171	1,095.00	0.00	0.00	0.00	03/05/2021	02/28/2022
1242	lbv32	1,224.00	t0080406	1,200.00	0.00	100.00	0.00	03/01/2021	02/28/2022
1251	lbv32	1,224.00	t0080129	1,200.00	0.00	100.00	0.00	03/31/2021	02/28/2022
1273	lbv22	1,035.00	t0080405	995.00	0.00	100.00	0.00	03/01/2021	02/28/2022
1301	lbv22	1,035.00	t0080285	895.00	0.00	100.00	0.00	03/26/2021	02/28/2022
1313	lbv11	720.00	t0080223	775.00	0.00	100.00	0.00	03/19/2021	02/28/2022
1314	lbv11	720.00	t0080289	775.00	0.00	100.00	0.00	04/01/2021	03/31/2022
2009	lbv22	1,035.00	t0080158	895.00	0.00	100.00	0.00	03/01/2021	02/28/2022
2014	lbv11	720.00	t0079819	775.00	0.00	100.00	0.00	03/05/2021	01/31/2022
2022	lbv11	720.00	t0080266	775.00	0.00	100.00	0.00	03/03/2021	01/31/2022
2041	lbv11	720.00	t0080322	775.00	0.00	100.00	0.00	03/15/2021	02/28/2022
2060	lbv22	1,035.00	t0079088	895.00	0.00	100.00	0.00	03/03/2021	12/31/2021
2068	lbv11	720.00	t0080194	775.00	0.00	100.00	0.00	03/18/2021	01/31/2022
2080	lbv22	1,035.00	t0079524	995.00	0.00	100.00	0.00	03/31/2021	12/31/2021
2091	lbv22	1,035.00	t0079314	895.00	0.00	100.00	0.00	03/05/2021	01/31/2022
2099	lbv11	720.00	t0080364	775.00	0.00	100.00	0.00	03/04/2021	01/31/2022
2137	lbv32	1,224.00	t0075795	1,200.00	0.00	0.00	0.00	03/26/2021	07/31/2021
2143	lbv32	1,224.00	t0079435	1,200.00	0.00	100.00	0.00	03/31/2021	01/31/2022
2144	lbv32	1,224.00	t0080178	1,200.00	0.00	100.00	0.00	03/31/2021	01/31/2022
2222	lbv22	1,035.00	t0079653	995.00	0.00	100.00	0.00	03/05/2021	01/31/2022
2228	lbv22	1,035.00	t0080402	875.00	0.00	100.00	0.00	04/03/2021	03/31/2022
2230	lbv22	1,035.00	t0079880	895.00	0.00	100.00	0.00	03/24/2021	01/31/2022
2242	lbv32	1,224.00	t0080100	1,200.00	0.00	100.00	0.00	03/15/2021	02/28/2022
2243	lbv32	1,224.00	t0079498	1,200.00	0.00	100.00	0.00	03/31/2021	12/31/2021
2246	lbv32	1,224.00	t0080203	1,200.00	0.00	100.00	0.00	04/21/2021	01/31/2022
2274	lbv22	1,035.00	t0079764	895.00	0.00	100.00	0.00	03/31/2021	01/31/2022
2276	lbv22	1,035.00	t0080186	995.00	0.00	100.00	0.00	03/18/2021	02/28/2022
2287	lbv22	1,035.00	t0079759	895.00	0.00	100.00	0.00	03/04/2021	01/31/2022
2289	lbv22	1,035.00	t0080355	995.00	0.00	100.00	0.00	03/15/2021	02/28/2022
2299	lbv22	1,035.00	t0080323	995.00	0.00	100.00	0.00	03/15/2021	02/28/2022
2307	lbv22	1,035.00	t0080267	895.00	0.00	100.00	0.00	03/09/2021	02/28/2022
2356	lbv11	720.00	t0079974	775.00	0.00	100.00	0.00	03/11/2021	02/28/2022
Total			Liberty Village	676,235.00	577,465.75	266,000.00	0.00		

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied
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Rent Roll

Liberty Village Apts (4034)

As Of = 03/01/2021

Month Year = 03/2021

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out
Sq Ft		Rent		Rent	Rent	Deposit	Deposit	Expiration	
Current/Notice/Vacant Residents		684,216.00		676,235.00	577,465.75	262,400.00	0.00 720.00	91.66	91.55
Future Residents/Applicants		40,140.00		38,730.00	0.00	3,600.00	0.00	40.00	
Occupied Units		626,463.00		618,270.00				660	91.66 91.55
Total Non Rev Units		1,755.00		1,670.00				2	0.27 0.27
Total Vacant Units		55,998.00		56,295.00				58	8.05 8.20
Totals:		684,216.00		676,235.00	577,465.75	266,000.00	0.00	720	100.00 100.00



REAL PROPERTY CONSULTANTS

Appendix F: Property Evaluator Qualifications

JEFFRY E. RODEN

3415 Custer Road ▪ Plano, TX 75023 ▪ Phone: 214.577.0826 ▪ jroden@f3inc.net

Professional Experience

Since 1994, Mr. Roden has completed over 2,000 Phase I Environmental Site Assessments and Property Condition Reports as well as completing/coordinating over 300 HUD/MAP Architectural and Environmental Reports. Property Condition and Phase I ESA Reports completed included Multi-Family Properties, Office Buildings, Industrial Properties, Retail Centers, and Schools. In addition, Mr. Roden has participated in over 500 construction plan and cost reviews, and construction monitoring projects as well as Phase II Environmental Site Assessments: including subsurface investigations, remediation, planning, and execution. Mr. Roden also provides Expert Witness Testimony for clients if requested.

In 1980, Mr. Roden founded Roden Properties, Inc. to develop residential communities on large tracts of land. He supervised the land planning, zoning, and infrastructure construction necessary for the communities. The company also custom designed, built, and sold the individual homes. Mr. Roden developed over 20 residential communities and built and sold approximately 1,500 houses. The company also developed ten apartment complexes containing over 3,000 apartment units.

From 1992 until 2015, Mr. Roden served as Director of Sales / Project Manager for Aqua Terra Assessments and RERC Environmental, National Engineering and Environmental Consultant Firms.

In addition, Mr. Roden constructed and rehabilitated improved real estate throughout the Dallas/Ft. Worth area for over 10 years. These projects included construction and renovations of apartment buildings, garden office buildings, and single-family homes.

F3, INC., TROY, MO

2015 to Present

Office Manager / Project Manager, Dallas Office

EDUCATION, CERTIFICATIONS AND TRAINING--

Sul Ross University

• Bachelor of Science

North Texas State

• Graduate Program in Education

University of Texas

• EPA AHERA Certified Inspector at Arlington

HUD Multifamily Accelerated Processing (MAP) 3rd Party Technical Training & Certification

Other

HUD Multifamily Certified Architectural and Environmental Inspector.

Texas Department of State Health Services AHERA Asbestos Inspector (Current Certification).

Plan Reviews, Construction Cost Evaluations, Expert Witness Testimony



REAL PROPERTY CONSULTANTS

Chris W. Davis- Principal, f3, Incorporated

Education: Bachelor of Science, Industrial Construction Management (ICM) – Colorado State University; graduated May 1985

Licenses/Registrations: EPA approved AHERA Certified Building Inspector

Summary of Professional Experience: Mr. Davis has more than 30 years experience in general contracting and 20 years experience conducting Phase I Environmental Site Assessments and Physical Needs Assessment of commercial, industrial and multi-family residential properties throughout the United States for a wide range of clients.

Mr. Davis worked directly for the largest Fannie Mae Delegated Underwriting and Servicing (DUS) lender in the United States as Technical Services Manager, performing in-house real estate due diligence and adding technical support to underwriters on a variety of environmental and physical needs issues. More recently, Mr. Davis founded an individually owned, full service real estate due diligence firm (ICSI - 2001 to 2004) and eventually f3, inc, which provides all aspects of Environmental Phase I and Physical Needs Assessment services to commercial lenders and property owners throughout the United States.

PCA guidelines include extensive Fannie Mae, Freddie Mac, HUD and acquisition scope. For the past 13 years, Mr. Davis has been a presenter for the Mortgage Bankers Association (MBA), participating in the Multi-family Property Inspection Workshop (a classroom based course) and for the past 6 years conducting a webinar presentation for the MBA's FHA Multi-family Underwriter Training Program.

In addition, Mr. Davis has managed multiple construction projects ranging from tenant improvements to "ground-up" build-outs including bio-tech facilities, restaurants, single family residential units, commercial tilt-up buildings, retail outlets and office space.

For a national real estate consulting firm Mr. Davis served as Project Manager and Training Manager, where he provided real estate risk analysis for a diversified client base and implemented a training program for new-hire "Project Consultants".

15 Ellis Avenue, Troy, Missouri 63379
ph: 636.462.4132 fax: 636.462.4139

SA02221

FANNIEMAE001641

Unit 2276

3 Overall Fannie Mae Rating

2 bed 2 bath

Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	#####
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		
No			Replace	1	\$200.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00		Rip out carpet on entrance and balcony	\$750.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
Total		\$3,225.00			

SA02222

FANNIEMAE001642

Unit 2274

2 Overall Fannie Mae Rating

2 bed 2 bath

Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00		Rip out carpet on entrance and balcony	\$750.00
Repair					
Rent Ready?			Down?		
Yes	1		Yes		
No			No	1	
Total		\$750.00			

SA02223

FANNIEMAE001643

Unit 1273

4 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors**Front Door**

Quantity

Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

Trash Out**Kitchen Cabinets**

Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00

Carpet**Sink**

Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			

Vinyl**Tub/Surround**

Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		

Paint**Bath Vanity/Countertop**

Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00

Final Clean**Toilet**

Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00

Window Coverings**Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

Interior Doors**Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

Drywall Damage**Electric Fixtures**

Estimate Quick \$\$ Amount		\$150.00	Missing		\$0.00
			Repair		\$0.00

Refrigerator**Smoke/CO Detectors**

Missing		\$0.00	Missing	1	\$50.00
Repair					

Range**Mold**

Missing	1	\$375.00	Yes		\$0.00
Repair			No		

Vent Hood**Pests**

Missing		\$0.00	Yes		\$0.00
Repair			No		

Dishwasher**Other**

Missing		\$0.00			\$0.00
Repair					

Rent Ready?**Down?**

Yes			Yes		
No	1		No	1	

Total**\$2,400.00**

SA02224

FANNIEMAE001644

Unit 2289

3 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00		Rip out carpet on entrance and balcony	\$750.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,225.00			

SA02225

FANNIEMAE001645

Unit 2230

2 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			KITCHEN/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair	1	
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes	1		Yes		
No			No	1	
	Total	\$0.00			

SA02226

FANNIEMAE001646

Unit 2228

3 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean	1		Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,800.00			

SA02227

FANNIEMAE001647

Unit 1239

5 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair	1		No		
Dishwasher			Other		
Missing	1	\$315.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes	1	
No	1		No		
	Total	\$2,365.00		used as garage	

SA02228

FANNIEMAE001648

Unit 1242

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$375.00			

SA02229

FANNIEMAE001649

Unit 2242

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$425.00			

SA02230

FANNIEMAE001650

Unit 2246

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
		Quantity			Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
BROKEN WINDOW	1		Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,350.00			

SA02231

FANNIEMAE001651

Unit 2210

4 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount			Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No	1	
Dishwasher			Other		
Missing		\$0.00		missing closet door	\$100.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$575.00			

SA02232

FANNIEMAE001652

Unit 1206

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair	1	\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,225.00			

SA02233

FANNIEMAE001653

Unit 2202

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
Trash Out				Kitchen Cabinets			
Required		1	\$100.00	Repair		1	\$175.00
Clean				Replace			\$0.00
Carpet				Sink			
Requires Cleaning		1	\$175.00	Replace			\$0.00
Replace			\$0.00				
Vinyl				Tub/Surround			
Requires Cleaning		1	\$50.00	Repair		1	\$1,200.00
Replace			\$0.00	Replace			
Paint				Bath Vanity/Countertop			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace		1	\$400.00
Final Clean				Toilet			
Yes		1	\$200.00	Repair			\$0.00
No				Replace		1	\$200.00
Window Coverings				Water Heater			
Replace			\$0.00	Missing			\$0.00
				Repair			
Interior Doors				Air Handler			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
Drywall Damage				Electric Fixtures			
Estimate Quick \$\$ Amount.			\$200.00	Missing			\$0.00
				Repair			\$0.00
Refrigerator				Smoke/CO Detectors			
Missing			\$0.00	Missing			\$0.00
Repair							
Range				Mold			
Missing			\$0.00	Yes			\$0.00
Repair				No			
Vent Hood				Pests			
Missing			\$0.00	Yes			\$0.00
Repair				No			
Dishwasher				Other			
Missing			\$0.00			Rip out carpet on entrance and balcony	\$750.00
Repair							
Rent Ready?				Down?			
Yes				Yes			
No		1		No		1	
	Total		\$3,450.00				

SA02234

FANNIEMAE001654

Unit 1191

3 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
Trash Out				Kitchen Cabinets			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
Carpet				Sink			
Requires Cleaning			\$0.00	Replace/RESURFICE			\$0.00
Replace		1	\$600.00				
Vinyl				Tub/Surround			
Requires Cleaning		1	\$50.00	Repair			\$0.00
Replace			\$0.00	Replace			
Paint				Bath Vanity/Countertop			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
Final Clean				Toilet			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
Window Coverings				Water Heater			
Replace			\$0.00	Missing			\$0.00
				Repair			
Interior Doors				Air Handler			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
Drywall Damage				Electric Fixtures			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
Refrigerator				Smoke/CO Detectors			
Missing			\$0.00	Missing			\$0.00
Repair							
Range				Mold			
Missing			\$0.00	Yes			\$0.00
Repair		1		No			
Vent Hood				Pests			
Missing			\$0.00	Yes			\$0.00
Repair				No			
Dishwasher				Other			
Missing			\$0.00				\$0.00
Repair							
Rent Ready?				Down?			
Yes				Yes			
No		1		No		1	
	Total		\$850.00				

SA02235

FANNIEMAE001655

Unit 1167

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,800.00			

SA02236

FANNIEMAE001656

Unit 1105

5 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair		1	\$600.00
Replace			\$0.00	Replace		1	
Trash Out				Kitchen Cabinets			
Required		1	\$100.00	Repair		1	\$175.00
Clean				Replace		1	\$1,500.00
Carpet				Sink			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace		1	\$600.00				
Vinyl				Tub/Surround			
Requires Cleaning			\$0.00	Repair		1	\$1,200.00
Replace		1	\$225.00	Replace			
Paint				Bath Vanity/Countertop			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace		1	\$400.00
Final Clean				Toilet			
Yes			\$0.00	Repair			\$0.00
No				Replace			\$0.00
Window Coverings				Water Heater			
Replace			\$0.00	Missing			\$0.00
				Repair			
Interior Doors				Air Handler			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
Drywall Damage				Electric Fixtures			
Estimate Quick \$\$ Amount			\$150.00	Missing			\$0.00
				Repair			\$0.00
Refrigerator				Smoke/CO Detectors			
Missing		1	\$500.00	Missing		1	\$50.00
Repair							
Range				Mold			
Missing		1	\$375.00	Yes			\$0.00
Repair				No			
Vent Hood				Pests			
Missing		1	\$145.00	Yes			\$0.00
Repair				No			
Dishwasher				Other			
Missing		1	\$315.00				\$0.00
Repair							
Rent Ready?				Down?			
Yes				Yes		1	
No		1		No			
	Total		\$6,335.00				

SA02237

FANNIEMAE001657

Unit 1148

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,075.00			

SA02238

FANNIEMAE001658

Unit 1142

3 Overall Fannie Mae Rating

3 bed 2 bath

Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount			Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,725.00			

SA02239

FANNIEMAE001659

Unit 2142

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$100.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair	1				
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair	1		No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,850.00			

SA02240

FANNIEMAE001660

Unit 2143

4 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00		Rip out carpet on entrance and balcony	\$750.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$2,325.00			

SA02241

FANNIEMAE001661

Unit 2137

2 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes	1		Yes		
No			No	1	
	Total	\$0.00			

SA02242

FANNIEMAE001662

Unit 1139

3 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$500.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,025.00			

SA02243

FANNIEMAE001663

Unit 2099

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop/Kitchen		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace	1	\$300.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair	1		No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$100.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,325.00			

SA02244

FANNIEMAE001664

Unit 1061

2 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair	1				
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes	1		Yes		
No			No	1	
	Total	\$375.00			

SA02245

FANNIEMAE001665

Unit 2060

3 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
Trash Out				Kitchen Cabinets			
Required		1	\$100.00	Repair			\$0.00
Clean				Replace			\$0.00
Carpet				Sink			
Requires Cleaning		1	\$175.00	Replace			\$0.00
Replace			\$0.00				
Vinyl				Tub/Surround			
Requires Cleaning		1	\$50.00	Repair			\$0.00
Replace			\$0.00	Replace			
Paint				Bath Vanity/Countertop			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job			\$0.00	Replace			\$0.00
Final Clean				Toilet			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
Window Coverings				Water Heater			
Replace			\$0.00	Missing			\$0.00
				Repair			
Interior Doors				Air Handler			
Repair			\$0.00	Missing			\$0.00
Replace			\$0.00	Repair			
Drywall Damage				Electric Fixtures			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
Refrigerator				Smoke/CO Detectors			
Missing			\$0.00	Missing			\$0.00
Repair							
Range				Mold			
Missing			\$0.00	Yes			\$0.00
Repair				No			
Vent Hood				Pests			
Missing			\$0.00	Yes			\$0.00
Repair				No			
Dishwasher				Other			
Missing			\$0.00				\$0.00
Repair							
Rent Ready?				Down?			
Yes		1		Yes			
No				No		1	
	Total		\$525.00				

SA02246

FANNIEMAE001666

Unit 2066

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair	1		No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes	1		Yes		
No			No	1	
	Total	\$650.00		Model Unit	

SA02247

FANNIEMAE001667

Unit 1066

5 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace	1	\$120.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair	1	\$1,200.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair	1	\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing	1	\$145.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing	1	\$315.00			\$500.00
Repair					
Rent Ready?			Down?		
Yes			Yes	1	
No	1		No		
	Total	\$3,655.00			

SA02248

FANNIEMAE001668

Unit 2068

3 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair	1	\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$900.00		Screen damage outside window	

SA02249

FANNIEMAE001669

Unit 2035

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
Trash Out				Kitchen Cabinets			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
Carpet				Sink			
Requires Cleaning			\$0.00	Replace		1	\$120.00
Replace		1	\$600.00				
Vinyl				Tub/Surround			
Requires Cleaning			\$0.00	Repair			\$0.00
Replace		1	\$225.00	Replace			
Paint				Kitchen Vanity/Countertop			
Touch Up			\$0.00	Repair		1	\$100.00
Complete Paint Job		1	\$800.00	Replace			\$0.00
Final Clean				Toilet			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
Window Coverings				Water Heater			
Replace			\$0.00	Missing			\$0.00
				Repair			
Interior Doors				Air Handler			
Repair		1	\$75.00	Missing			\$0.00
Replace			\$0.00	Repair			
Drywall Damage				Electric Fixtures			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
Refrigerator				Smoke/CO Detectors			
Missing			\$0.00	Missing			\$0.00
Repair		1					
Range				Mold			
Missing			\$0.00	Yes			\$0.00
Repair		1		No			
Vent Hood				Pests			
Missing			\$0.00	Yes			\$0.00
Repair		1		No			
Dishwasher				Other			
Missing			\$0.00				\$0.00
Repair		1					
Rent Ready?				Down?			
Yes				Yes		1	
No		1		No			
	Total		\$2,120.00				

SA02250

FANNIEMAE001670

Unit 2047

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00		Rip out carpet on entrance and balcony	\$750.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$2,250.00			

SA02251

FANNIEMAE001671

Unit 2080

4 Overall Fannie Mae Rating

2 bed 1 bath Unit Type

Interiors**Front Door**

Quantity

Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

Trash Out**Kitchen Cabinets**

Required		\$0.00	Repair	1	\$175.00
Clean			Replace		\$0.00

Carpet**Sink**

Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			

Vinyl**Tub/Surround**

Requires Cleaning	1	\$50.00	Repair	1	#####
Replace		\$0.00	Replace		

Paint**Bath Vanity/Countertop**

Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00

Final Clean**Toilet**

Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00

Window Coverings**Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

Interior Doors**Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

Drywall Damage**Electric Fixtures**

Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00

Refrigerator**Smoke/CO Detectors**

Missing	1	\$500.00	Missing		\$0.00
Repair					

Range**Mold**

Missing		\$0.00	Yes		\$0.00
Repair	1		No		

Vent Hood**Pests**

Missing		\$0.00	Yes		\$0.00
Repair			No		

Dishwasher**Other**

Missing		\$0.00			\$0.00
Repair					

Rent Ready?**Down?**

Yes			Yes		
No	1		No	1	

Total**\$3,100.00**

SA02252

FANNIEMAE001672

Unit 1052

3 Overall Fannie Mae Rating

2 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$850.00			

SA02253

FANNIEMAE001673

Unit 2339

3 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$925.00			

SA02254

FANNIEMAE001674

Unit 2356

3 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean	1		Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$250.00			

SA02255

FANNIEMAE001675

Unit 1363

5 Overall Fannie Mae Rating

3 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace	1	\$1,000.00
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair	1	\$1,200.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace	1	\$400.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing	1	\$145.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing	1	\$315.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes	1	
No	1		No		
	Total	\$7,530.00			

SA02256

FANNIEMAE001676

Unit 1301

2 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes	1		Yes		
No			No	1	
	Total	\$0.00		rent ready being painted	

SA02257

FANNIEMAE001677

Unit 2307

3 Overall Fannie Mae Rating

2 bed 2 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace	1	\$1,000.00
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean	1		Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$2,650.00			

SA02258

FANNIEMAE001678

Unit 2314

2 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door		Quantity	Washer/Dryer		Quantity
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace	1	\$1,000.00
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes	1		Yes		
No			No	1	
	Total	\$1,000.00			

SA02259

FANNIEMAE001679

Unit 1314

5 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace	1	\$400.00
Final Clean			Toilet		
Yes		\$0.00	Repair		\$0.00
No			Replace	1	\$200.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing	1	\$1,600.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$200.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair	1		No		
Vent Hood			Pests		
Missing	1	\$145.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing	1	\$315.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes	1	
No	1		No		
	Total	\$5,685.00			

SA02260

FANNIEMAE001680

Unit 1315

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required		\$0.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing	1	\$50.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$2,375.00			

SA02261

FANNIEMAE001681

Unit 2315

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up	1	\$0.00	Repair		\$0.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,400.00			

SA02262

FANNIEMAE001682

Unit 2316

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors**Front Door**

Quantity

Washer/Dryer

Quantity

Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		

Trash Out**Kitchen Cabinets**

Required	1	\$100.00	Repair	1	\$175.00
Clean			Replace		\$0.00

Carpet**Sink**

Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			

Vinyl**Tub/Surround**

Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		

Paint**Bath Vanity/Countertop**

Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00

Final Clean**Toilet**

Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00

Window Coverings**Water Heater**

Replace		\$0.00	Missing		\$0.00
			Repair		

Interior Doors**Air Handler**

Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		

Drywall Damage**Electric Fixtures**

Estimate Quick \$\$ Amount		\$500.00	Missing		\$0.00
			Repair		\$0.00

Refrigerator**Smoke/CO Detectors**

Missing		\$0.00	Missing		\$0.00
Repair					

Range**Mold**

Missing		\$0.00	Yes		\$0.00
Repair			No		

Vent Hood**Pests**

Missing		\$0.00	Yes		\$0.00
Repair			No		

Dishwasher**Other**

Missing		\$0.00			\$0.00
Repair					

Rent Ready?**Down?**

Yes			Yes		
No	1		No	1	

Total**\$2,000.00**

SA02263

FANNIEMAE001683

Unit 1316

5 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace	1	\$1,000.00
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace	1	\$1,500.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair	1	\$100.00
Complete Paint Job		\$0.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing	1	\$450.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$1,500.00	Missing	1	\$1,000.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing	1	\$145.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing	1	\$315.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes	1	
No	1		No		
	Total	\$8,130.00			

SA02264

FANNIEMAE001684

Unit 2313

3 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace	1	\$1,000.00
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		\$0.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00		Rip out carpet on entrance and balcony	\$750.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$3,075.00			

SA02265

FANNIEMAE001685

Unit 1313

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing	1	\$375.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,770.00			

SA02266

FANNIEMAE001686

Unit 2022

4 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door		Quantity		Washer/Dryer		Quantity	
Repair			\$0.00	Repair			\$0.00
Replace			\$0.00	Replace			
Trash Out				Kitchen Cabinets			
Required			\$0.00	Repair			\$0.00
Clean				Replace			\$0.00
Carpet				Sink			
Requires Cleaning			\$0.00	Replace			\$0.00
Replace		1	\$600.00				
Vinyl				Tub/Surround			
Requires Cleaning		1	\$50.00	Repair			\$0.00
Replace			\$0.00	Replace			
Paint				Bath Vanity/Countertop			
Touch Up			\$0.00	Repair			\$0.00
Complete Paint Job		1	\$800.00	Replace			\$0.00
Final Clean				Toilet			
Yes		1	\$200.00	Repair			\$0.00
No				Replace			\$0.00
Window Coverings				Water Heater			
Replace			\$0.00	Missing			\$0.00
				Repair			
Interior Doors				Air Handler			
Repair			\$0.00	Missing		1	#####
Replace			\$0.00	Repair			
Drywall Damage				Electric Fixtures			
Estimate Quick \$\$ Amount			\$0.00	Missing			\$0.00
				Repair			\$0.00
Refrigerator				Smoke/CO Detectors			
Missing		1	\$500.00	Missing			\$0.00
Repair							
Range				Mold			
Missing			\$0.00	Yes			\$0.00
Repair				No			
Vent Hood				Pests			
Missing			\$0.00	Yes			\$0.00
Repair				No			
Dishwasher				Other			
Missing			\$0.00				\$0.00
Repair							
Rent Ready?				Down?			
Yes				Yes			
No		1		No		1	
	Total		\$3,750.00				

SA02267

FANNIEMAE001687

Unit 2014

3 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair	1	\$175.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace	1	\$120.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing	1	\$500.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00		Rip out carpet on entrance and balcony	\$750.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$3,470.00			

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Unit 2015

3 Overall Fannie Mae Rating

1 bed 1 bath Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair		\$0.00	Repair		\$0.00
Replace		\$0.00	Replace		
Trash Out			Kitchen Cabinets		
Required	1	\$100.00	Repair		\$0.00
Clean			Replace		\$0.00
Carpet			Sink		
Requires Cleaning		\$0.00	Replace		\$0.00
Replace	1	\$600.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop		
Touch Up		\$0.00	Repair		\$0.00
Complete Paint Job	1	\$800.00	Replace		\$0.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair		\$0.00
No			Replace		\$0.00
Window Coverings			Water Heater		
Replace		\$0.00	Missing		\$0.00
			Repair		
Interior Doors			Air Handler		
Repair		\$0.00	Missing		\$0.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing		\$0.00
			Repair		\$0.00
Refrigerator			Smoke/CO Detectors		
Missing		\$0.00	Missing		\$0.00
Repair					
Range			Mold		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Vent Hood			Pests		
Missing		\$0.00	Yes		\$0.00
Repair			No		
Dishwasher			Other		
Missing		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,925.00			

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