

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 01:13 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 XII]**

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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 XII]** to be delivered to the following counsel and parties:

VIA ELECTRONIC AND U.S. MAIL:

Kelly H. Dove, Esq.
Nathan G. Kanute, Esq.
Bob L. Olson, Esq.
Snell & Wilmer L.L.P.
3883 Howard Hughes Parkway, Suite 110
Las Vegas, Nevada 89169

Joseph G. Went, Esq.
Lars K. Evensen, Esq.
Sydney R. Gambee, Esq.
Holland & Hart L.L.P.
9555 Hillwood Drive, 2nd Floor
Las Vegas, Nevada 89134

/s/ **John Y Chong**

An Employee of Campbell & Williams

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Property Condition Assessment

Village Square Apartments

5025 Nellis Oasis Lane
Las Vegas (Sunrise Manor), NV 89115

March 4, 2021 & March 5, 2021

Project Number: 20.0541

Prepared for:

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

REAL PROPERTY CONSULTANTS



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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.



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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.

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 & 3/5/2021
Date Report Signed (Mo/Day/Year)	04/27/2021 Final

Property Name	Village Square Apartments
Street Address	5025 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's Counsel
Individual at Lender who engaged PCA	Nathan G. Kanute
Requested Turn time	Three 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	Village Square Apartments
Street Address	5025 Nellis Oasis Lane
City	Las Vegas (Sunrise Manor)
State	NV
Zip	89115
MSA	Las Vegas-Henderson-Paradise, NV
Site acreage	7.98
No. of Parcels	2
Assessor's Parcel Number	140-08-702-002, 140-08-702-003
Total # of apartment buildings	6
Total # of other buildings	1
No. of Stories (if multiple provide each)	2
Total # of dwelling units	409
Occupancy on Inspection Date	0.87
Down Units on Date of Inspection	6
Total Parking Spaces	405
Total Handicap Accessible Parking Spaces	30
Parking Ratio	0.99
Total Net Rentable SF	164,235
Total Gross SF	166,235
Year(s) Built / Date of construction	1988 and 1990
Age of building (years)	33
Peak Ground Acceleration (PGA) value	0.092 g
Zoning Designation	C-2 General Commercial
Flood Zone (FEMA)	Shaded Zone X
Interior common stairways or hallways present?	No
Covered common breezeways present?	No
Roof Type	Flat with Mansards
Units inspected selected by PCA Consultant?	Yes
No. of Units Inspected	50
Percent of Units Inspected	12.22%
Estimated Annual Unit Turnover	98.50%



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1.1 Property Description

The Property is located on the south side of Nellis Oasis Lane in Las Vegas (Sunrise Manor), Nevada. Adjacent properties include Nellis Oasis Lane followed by multifamily residential and vacant land to the north; single family residential to the south; vacant land and commercial developments followed by North Nellis Boulevard to the east; and a self storage facility to the west. The Property consists of 6 two story residential buildings containing 408 studio apartments and 1 two bedroom apartment. There is also a separate leasing office building at the Property. The site is approximately 400 feet west of North Nellis Boulevard and does not have readily identifiable signage or access from a main thoroughfare. The Property is relatively flat and is moderately landscaped with mature trees, shrubs, and lava rock. The buildings were constructed in two phases in 1988 and 1990 according to Clark County Assessor records. Construction is typical light wood framing with slab on grade foundations, flat roofs with TPO single-ply membrane or modified bitumen roofing systems and small mansards covered with concrete tiles, limited asphalt shingled areas. The Property buildings contain 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 Apartment Manager, Carmen Batiz. Ms. Batiz escorted us through a representative number of dwelling units and common areas. Ms. Batiz has been with the Property for approximately 3 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 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. Building Roof Replacement/Repair - 50% complete
2. Vacant and Down Apartments - 85% complete
3. Boilers and Water Heaters - 100% complete
4. Moisture Management Plan - Unknown
5. Pest Management - 100% complete
6. Sports Court Re-surface - 100% complete

f3 inspected the interiors of 49 vacant units, 6 of which are in rent ready condition (1 is utilized as a model), and 6 of which are "down" (unleasable). A complete listings of all units inspected and estimated repair/replacement costs required to return the 43 vacant/down units to rent ready condition (\$111,450) is attached to this report.

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

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 improved maintenance and if the various components and/or systems are replaced or repaired on a more 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)	\$ 242,370	Section 2.4
Immediate Repairs: Deferred Maintenance (Recommended Completion with 12 months)	\$ 650	Section 2.4
Total of Immediate Repairs	\$ 243,020	Section 2.4
Replacement of Capital Items (Uninflated per unit / per annum)	\$ 289	Section 2.5
Replacement of Capital Items (Inflated per unit/ per annum)	\$ 342	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



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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

Field Observer and PCA

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

Andrew Aubuchon
Project Manager, f3, inc



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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.

Building Roof

Condition/Cause	Immediate Needs
The flat building roofs are covered with single-ply TPO membranes or modified bitumen roofing. The mansards are covered with asphalt shingles or concrete tiles that are damaged in large areas due to a lack of timely repairs and exposure to the elements. (Photos 17-19)	f3 recommends the asphalt shingle portions (approximately 10,640 SF) be replaced at a cost of \$3.00 per square foot, and the concrete tile mansards be repaired (approximately 33,000 SF) at a cost of \$ 3.00 per square foot.

Vacant and Down Apartments

Condition/Cause	Immediate Needs
f3 inspected the interiors of 49 vacant units, 6 of which are in rent ready condition (1 is utilized as a model), and 6 of which are "down" (unleasable). Thirty-seven (37) vacant units have missing/damaged appliances, missing/damaged floor coverings, kitchen cabinets, countertops, and sinks, and require cleaning and painting. The 6 "down" units have missing/damaged appliances, damaged concrete subflooring, 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 46-54)	f3 recommends 43 vacant/down units be renovated and returned to rent ready condition. Renovation activities will include all or some of the following: repair/replacement of appliances, concrete subflooring, 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 \$111,450).



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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.

Moisture Management Plan

Condition/Cause	Immediate Needs
Microbial growth was not observed at common areas or dwelling units; however, suspect mold was observed in two dwelling units 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:	1988 and 1990
Age:	33
Total Net Rentable SF:	164,235
No. Dwelling Units:	409
Inflation Rate	3.00%
Estimated Annual Unit Turnover:	98.50%

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
Building Roof	1	Allow	\$130,920.00	\$130,920	The flat building roofs are covered with single-ply TPO membranes or modified bitumen roofing. The mansards are covered with asphalt shingles or concrete tiles that are damaged in large areas due to a lack of timely repairs and exposure to the elements. (Photos 17-19) f3 recommends the asphalt shingle portions (approximately 10,640 SF) be replaced at a cost of \$3.00 per square foot, and the concrete tile mansards be repaired (approximately 33,000 SF) at a cost of \$ 3.00 per square foot.	3.2.5
Vacant and Down Apartments	1	Allow	\$111,450.00	\$111,450	f3 inspected the interiors of 49 vacant units, 6 of which are in rent ready condition (1 is utilized as a model), and 6 of which are "down" (unleasable). Thirty-seven (37) vacant units have missing/damaged appliances, missing/damaged floor coverings, kitchen cabinets, countertops, and sinks, and require cleaning and painting. The 6 "down" units have missing/damaged appliances, damaged concrete subflooring, 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 46-54) f3 recommends 43 vacant/down units be renovated and returned to rent ready condition. Renovation activities will include all or some of the following: repair/replacement of appliances, concrete subflooring, 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 \$111,450).	3.4.3
Subtotal: Critical Repair				\$ 242,370		



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Deferred Maintenance: Non-recurring capital items typically recommended for completion within 12 months.						
Item	Quantity	Unit	Unit Cost	Total Cost	Brief Description	Section
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 two dwelling units 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				\$ 650		
Total Immediate Repairs				\$ 243,020		



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Section 2.5 Replacement of Capital Items Schedule

Assessment Date:	3/4/2021
Year Built:	1988 and 1990
Age:	33
Total Net Rentable SF:	164,235
No. Dwelling Units:	409
Inflation Rate:	3.00%
Estimated Annual Unit Turnover:	98.50%

Location Factor:	1.08
Annual Cost Per Unit / Year (uninflated)	\$289
Annual Cost Per Unit / Year (inflated)	\$342

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	425,250	SF	\$0.20	\$85,050		\$28,350					\$28,350					\$28,350
	Swimming Pool Repairs/Refurbishment		8	6	2	2	Allow	\$10,000.00	\$20,000		\$10,000								\$10,000		
3.2	Structural Frame and Building Envelope (Architectural Components)																				
	Exterior Walls - Paint/Finish/Power Wash	Structural Frame and Building Envelope (Architectural Components)	10	4	6	409	Unit	\$500.00	\$204,500						\$204,500						
3.3	Mechanical / Electrical / Plumbing Systems																				
	Pad / Roof Mounted Condenser	Mechanical; Electrical and Plumbing Systems	20	1+	1+	396	EA	\$800.00	\$316,800	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400
	Electric Forced Air Units (FAU's) - Replacement	Mechanical; Electrical and Plumbing Systems	20	1+	1+	396	EA	\$800.00	\$316,800	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400
3.4	Interior Elements (Dwelling Units / Common Area)																				
	Carpet	Interior Elements (Dwelling Units and Common Areas)	7	1+	1+	504	Unit	\$350.00	\$176,400	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700
	Vinyl Flooring	Interior Elements (Dwelling Units and Common Areas)	10	1+	1+	408	Unit	\$150.00	\$61,200	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100	\$5,100
	Refrigerator	Interior Elements (Dwelling Units and Common Areas)	10	1+	1+	360	Ea	\$500.00	\$180,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Range / Oven Electric	Interior Elements (Dwelling Units and Common Areas)	15	1+	1+	240	Ea	\$250.00	\$60,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Miscellaneous/Other																				
	None	Other Capital Items																			

Total Uninflated	\$1,420,750	\$92,600	\$130,950	\$92,600	\$92,600	\$92,600	\$297,100	\$120,950	\$92,600	\$92,600	\$102,600	\$92,600	\$120,950
Total, Inflated (annual inflation factor @3%)		\$92,600	\$134,879	\$98,239	\$101,187	\$104,222	\$344,420	\$144,421	\$113,886	\$117,303	\$133,870	\$124,447	\$167,423
Cumulative Total		\$92,600	\$227,479	\$325,718	\$426,904	\$531,126	\$875,547	\$1,019,967	\$1,133,854	\$1,251,157	\$1,385,026	\$1,509,473	\$1,676,896
Annual Cost Per Unit / Year (uninflated)	\$289												
Annual Cost Per Unit / Year (inflated)	\$342												



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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
2	7.98	Rectangular; contiguous

3.1.2 Site Utilities

Item	Utility Provider	Individually Metered
Electricity	Nevada Power	No
Fuel Oil (include type)	NA	NA
Natural Gas	Southwest Gas	No
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	Building Mounted	2	R&M
Landscaping	Moderate including trees, shrubs, lava rock and lawn areas	2	R&M
Irrigation System	An underground irrigation system is in place	2	R&M
Storm Water Drainage	Drains to Municipal System	2	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.	2	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.	2	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 Nellis Oasis Lane		
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	R&M
	<input type="checkbox"/> Concrete		405		
	<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	3	RR	
Garages/ Carports	NA		NA	--	
Sidewalks	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	2	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 type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	NA	—	
	<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	2	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



REAL PROPERTY CONSULTANTS

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 checked="" type="checkbox"/> Wrought Iron		
	<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 concrete masonry wall. Wrought iron fencing surrounds the pool and chain link fencing encloses the sports court.		

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



REAL PROPERTY CONSULTANTS

3.2 Architectural Components

3.2.1 Apartment Structure(s)

The buildings were constructed in two phases in 1988 and 1990 according to Clark County Assessor records. Construction is typical light wood framing with slab on grade foundations, flat roofs with TPO single-ply membrane or modified bitumen roofing systems and small mansards covered with concrete tiles, limited asphalt shingled areas. The Property buildings contain 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	3; See Section 2	IM
Roof	Flat and assumed to be conventional wood truss framing with wood sheathing	3	R&M
Comments			

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



REAL PROPERTY CONSULTANTS

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	RR
Condition	No significant issues observed or reported		
Soffits	Wood	3	RR
Fascia	Wood	3	RR
Trim	Wood	3	RR
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	<input type="checkbox"/> Pitched <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Low-slope <input checked="" type="checkbox"/> Mansard <input type="checkbox"/> See Below	4; See Section 2	IM/R&M
Material	See below	Color: gray/white	
Age, years	1-5+	Original? No	
Warranty	None reported	Duration: --	
Access	Ladder	Public access? No	--
Roof Insulation	Foam board	20+	3 R&M
Drains	Interior	3	R&M
Gutters/ Downspouts	None observed	NA	--
Ancillary Features	Parapet walls: Yes	Chimneys: No	3 R&M
	Flashing: Yes	Coping: Yes	
Green Technology	No	No	
Comments	The flat building roofs are weatherproofed with TPO or modified bitumen roofing systems. Mansards are covered with concrete tiles and have small areas of asphalt shingles. Concerns were noted; see Section 2.		

*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		2	R&M
Upper Level Unit Access	Exterior stairways with exterior walkways	Steel risers with precast concrete stairs	2	R&M
Stair/Landing Railings	Metal		2	R&M
Corridors	<input type="checkbox"/> Breezeway	<input type="checkbox"/> Interior	NA	--
	<input type="checkbox"/> Vinyl tile/sheet	<input type="checkbox"/> Concrete		
Balconies	None present	<input type="checkbox"/> Carpeted	NA	--
		<input checked="" type="checkbox"/> None present	NA	--
Patios	None present	Deck: NA	NA	--
		Rail: NA	NA	--
Comments		Type: NA	NA	--
		Encl: NA	NA	--

*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 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 checked="" 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	2	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 type="checkbox"/> Aluminum double <input type="checkbox"/> French style <input type="checkbox"/> Wood in wood frames	None Present	--
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	3	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 type="checkbox"/> Gas range <input checked="" type="checkbox"/> Electric range <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	2	R&M
Energy Star			
Watersense Rated			
Clubhouse	None present	NA	--
Mail Center(s)	Mailbox pavilion(s)	2	R&M
Swimming Pool	Outdoor	2	RR
Laundry Room	<div>Four Rooms</div> <div> No of Washers: 12 No of Dryers: 12 Owned by: Vendor ENERGY STAR: No </div>	3	R&M
Fitness Room	None present	NA	--
Tot Lot	None present	NA	--
Sports Court(s)	One present on site	1	R&M
Bicycle Storage	None present	3	--
Comments	A picnic/barbecue area and a dog park are located on the Property.		

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



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3.3 Mechanical / Electrical / Plumbing Components

3.3.1 Water Distribution and Hot Water System

Item	Description	Category	Action *
Water Piping	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> CPVC <input type="checkbox"/> PEX tubing <input type="checkbox"/> Galvanized <input type="checkbox"/> Polybutylene	3	R&M
Fixtures	Standard Low Flow Devices <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Bathroom Faucet <input checked="" type="checkbox"/> Toilet(s) <input type="checkbox"/> Shower(s) <input type="checkbox"/> None observed	3	R&M
Hot Water (units)	Central Boiler(s) with storage tank Energy: Gas Age: 1+	3	R&M
Hot Water Heater Insulation	<input checked="" type="checkbox"/> None observed <input type="checkbox"/> Observed in all units <input type="checkbox"/> Observed in some units	NA	—
Hot Water (laundry)	150 gallon Energy: Gas Age: 4-5 years	3	R&M
Comments	Management reports they have not had any significant problems with the copper water piping system to date, and no extensive patching of drywall or repairs were observed.		

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

3.3.2 Sanitary Waste Plumbing

Item	Description	Category	Action *
Piping	<input type="checkbox"/> PVC <input type="checkbox"/> Cast iron <input type="checkbox"/> ABS	Observed: Under sinks 3	R&M
Treatment	Municipal system		
Comments	Management reported no unusual issues with the sanitary system. Anticipate drain cleaning as part of routine maintenance.		

*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; See Section 2	IM/RR
	Location: Wall	Energy: Electric		
	Manufacturer(s)	Various	Capacity: 24,000 btu	-
Unit Cooling	Split system	Location: Roof mounted	3; See Section 2	IM/RR
	Manufacturer(s)	Various		
Maintenance	Filter Replacement: Unknown			
	Duct Cleaning: Unknown			
	Maintenance Plan: Unknown			
Unit Controls	<input type="checkbox"/> Programmable Thermostat	<input type="checkbox"/> Manual Thermostat	3	R&M
	<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			
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	
Ventilation Control	<input checked="" type="checkbox"/> Switch	<input type="checkbox"/> Timer	<input type="checkbox"/> Continuous
Vent Condition	<input type="checkbox"/> Clean	<input type="checkbox"/> Dirt build up	<input checked="" type="checkbox"/> Varies
Air Ducts	Appear to be sealed	Condition: Clean	3
Roof Fans	None observed		NA
Smoking Policy	Designated smoke free areas		
Comments	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	Common		
Service Amps	240		
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 checked="" type="checkbox"/> Common Areas		
	Inspection: Current		R&M
Sprinkler System	None observed Inspection: NA	NA	--
Smoke Detectors	Hard wired with battery backup	2	R&M
Fire Alarm	See below	2	R&M
CO Detectors	Not applicable - all electric units	NA	--
Exit Signs	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	2	R&M
	<input checked="" type="checkbox"/> Leasing Office <input checked="" type="checkbox"/> Common Areas		
Emergency Lights	<input type="checkbox"/> Units <input type="checkbox"/> Hallways <input type="checkbox"/> Laundry	NA	--
	<input type="checkbox"/> Leasing Office <input type="checkbox"/> Common Areas		
Hydrants	<input type="checkbox"/> Along public right of way <input checked="" type="checkbox"/> Located on Property		
Comments	Fire pull alarms are mounted on the building exteriors		

*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	3 R&M
Other		NA	--
Comments			

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

3.4.2 Dwelling Unit Summary

Number of buildings: 6	No. of Units: 409	Vacant: 49	No. Down: 6
Comments			

Units Inspected						
Occupied Units						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
None						
Vacant Units						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached	43					
Down Units						
Unit number	Studio	1 BR	2 BR	3 BR	Other	Floor
See Attached	6					



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In accordance with the scope of work, f3 physically inspected all of the vacant units which comprise approximately 12% of the dwelling units.

The lack of a sufficient dwelling units in rent ready condition is impacting the property's marketability.

Unit Mix - 409 Units			
Unit Type	# of Units	Unit Square Footage	Total Square Footage
Studio	408	400	163,200
2br/2bath	1	1,035	1,035
Total:			164,235

3.4.3 Vacant and Down Units

f3 inspected the interiors of 49 vacant units, 6 of which are in rent ready condition (1 is utilized as a model), and 6 of which are "down" (unleasable). Thirty-seven (37) vacant units have missing/damaged appliances, missing/damaged floor coverings, kitchen cabinets, countertops, and sinks, and require cleaning and painting. The 6 "down" units have missing/damaged appliances, damaged concrete subflooring, floor coverings, HVAC systems, cabinets/countertops, and/or drywall walls and ceilings, and require cleaning and painting.

f3 recommends 43 vacant/down units be renovated and returned to rent ready condition. Renovation activities will include all or some of the following: repair/replacement of appliances, concrete subflooring, 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 \$111,450).

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



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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 checked="" 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 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

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 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 checked="" type="checkbox"/> Laminate <input type="checkbox"/> Granite <input type="checkbox"/> Corian <input type="checkbox"/> Concrete <input type="checkbox"/> Ceramic Tile <input type="checkbox"/> Other	4; See Section 2	IM/R&M
Comments	Some of the cabinets and countertops have been replaced on an as needed basis.		
	Low flow faucets were observed.		
	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.		
	Anticipate moderate refurbishments as part of routine maintenance to extend the life of the sinks and counter tops.		

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



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3.4.6 Appliances

Item	Description	Category	Action *
Management Provides	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Electric range <input type="checkbox"/> Gas range	4; See Section 2	IM/RR
	<input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Vent hood w/ microwave <input type="checkbox"/> Other - see below		
	<input checked="" type="checkbox"/> Vent hood <input type="checkbox"/> Microwave	4; See Section 2	IM/R&M
	<input checked="" type="checkbox"/> Garbage disposal <input type="checkbox"/> Other - see below		
Appliance Package	Approximate age: 1+	4; See Section 2	IM/RR
Comments	<p>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

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 checked="" type="checkbox"/> Drop-in <input 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 checked="" type="checkbox"/> Laminate <input type="checkbox"/> Granite <input type="checkbox"/> Corian <input type="checkbox"/> Other <input type="checkbox"/> Fiberglass Reinforced Plastic <input 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; See Section 2	IM/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



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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 two dwelling units 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.



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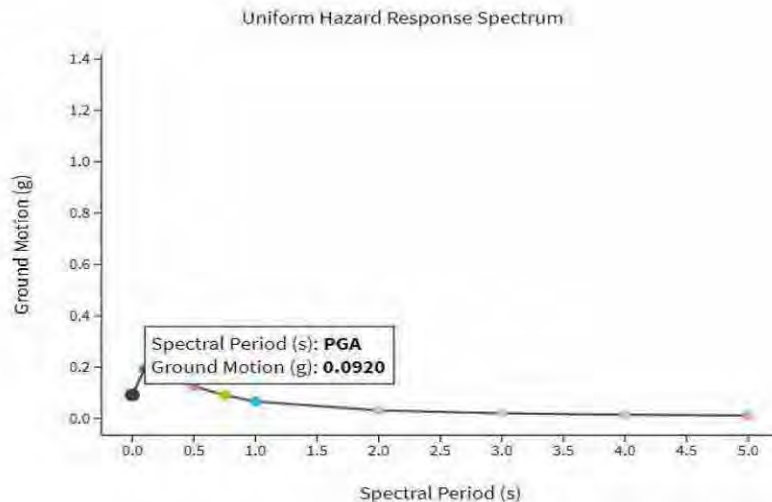
SECTION 5 - SPECIAL HAZARDS, ZONING, BUILDING CODE VIOLATIONS AND REGULATORY COMPLIANCE

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 0.092g. 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 3200C332177F, dated 10/16/2011 indicates the Property buildings are located 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 C-2 General Commercial by the Clark County Building 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.

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 dates of construction of 1998-1990 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

Major capital expenditures, as reported by Management, include down unit renovation, exterior paint touch-ups, flat roof replacements, and sports court resurfacing.

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 building signage at the leasing office.



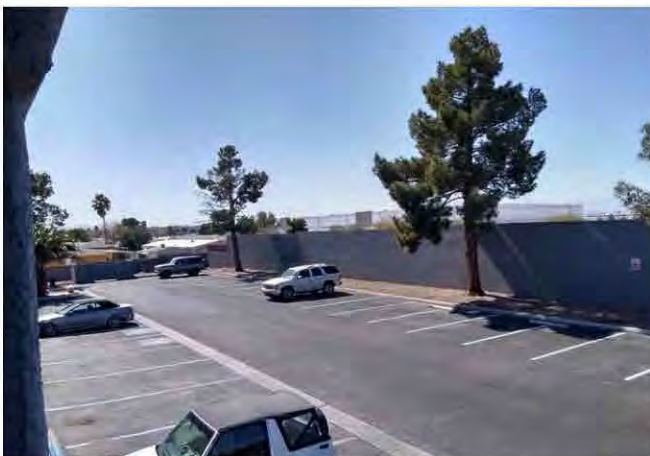
2. Landscaping includes mature trees, shrubs, and lava rock.



3. Concrete walkways provide access to the buildings.



4. Asphalt paved driveways and parking lots provide approximately 405 open striped parking stalls.



5. View of asphalt paved driveways and parking areas.



6. One handicapped accessible parking space is provided adjacent to the leasing office building.



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7. Building mounted light fixtures provide illumination around the Property.



8. CMU fencing is present around the full perimeter of the Property.



9. The buildings are constructed on concrete slab on grade foundations.



10. The two story buildings are wood framed (vacant unit shown).



11. Building cladding includes painted stucco.



12. Typical painted stucco building exteriors.



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13. The flat roofs on the east side of the Property have modified bitumen roof coverings.



14. Typical modified bitumen roofing.



15. The flat roofs on the west side of the Property consist of single-ply TPO membranes.



16. Typical TPO membrane roofing.



17. View of damaged composition asphalt shingled mansards.



18. View of damaged concrete tiled mansards.



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19. View of damaged concrete tiled mansards.



20. Upper floor units are accessed from exterior stairways with precast concrete treads.



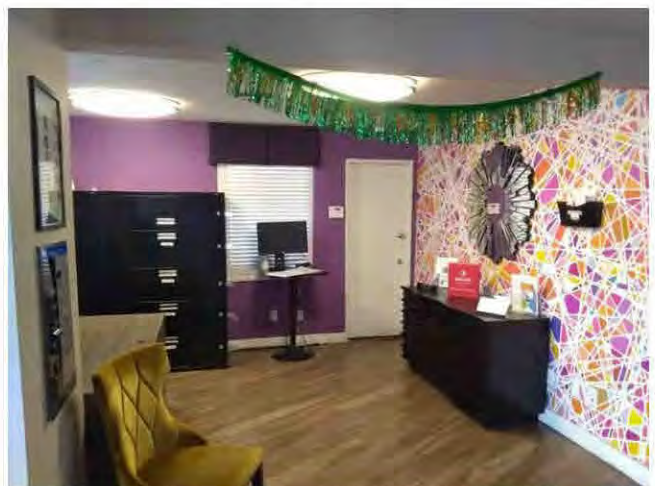
21. Typical upper level walkway. Unit entry doors are wood assemblies in wood frames.



22. Building windows are double-pane sliding units in metal frames.



23. View of the leasing office building signage.



24. View of leasing office interior finishes and furniture.



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25. A sheltered mail center is located adjacent to the leasing office.



26. Typical view of a common laundry facility.



27. View of a picnic/barbecue area and dog park.



28. One in-ground swimming pool is located on the Property.



29. View of the recently refurbished sports court.



30. Heated domestic water is provided by domestic boilers and storage tanks. Building supply lines are copper.



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31. Central natural gas-fired water heaters also provide domestic hot water to the Property.



32. Building drain lines are PVC.



33. Heat in the units is provided by wall-mounted air handlers with electric heating elements.



34. Cooling to the dwelling unit is provided by roof-mounted A/C condensers. Approximately half of the condensers are over 20 years old.



35. Pad-mounted electric transformers provide power to the buildings (note master meter).



36. View of a building circuit breaker panel providing overload protection. The branch wiring is copper.



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37. GFCI type receptacles were observed at unit wet areas (kitchens and bathrooms).



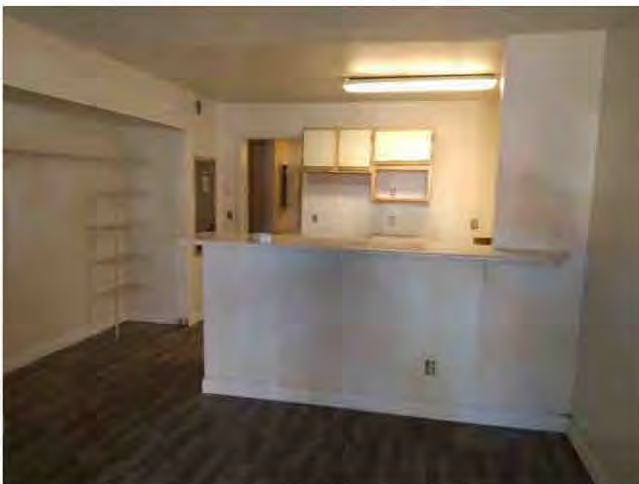
38. Hard-wired smoke detectors with battery back-up are mounted in each dwelling unit.



39. Fire extinguishers are mounted at common areas. Inspection tags are current.



40. Illuminated exit signs are posted along common walkways.



41. Dwelling units have painted drywall walls and ceilings. Vinyl floor tile is installed at select unit living areas and bathrooms.



42. Kitchen cabinets are wood or laminated with plastic laminate countertops. Kitchen sinks are double bowl stainless steel.



REAL PROPERTY CONSULTANTS



43. Management supplies a refrigerator and electric cook-top or range and vent hood in all dwelling units. Microwaves are provided in select units.



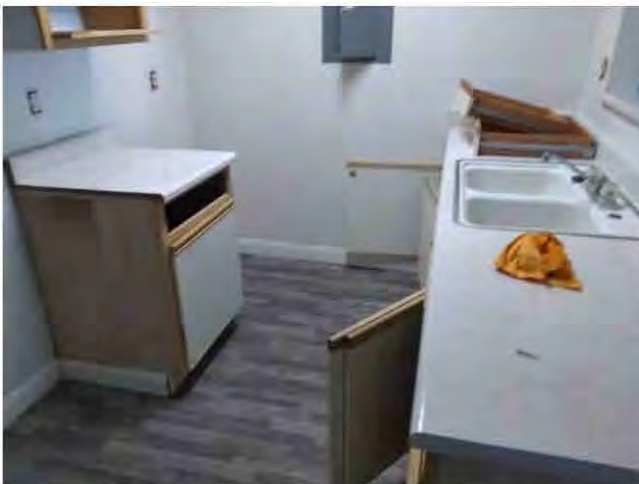
44. Bathroom vanities are wood with cultured marble counters and integral sinks.



45. Bathrooms have a fiberglass tub with ceramic tile shower surround.



46. View of damaged wallboard in a vacant unit.



47. View of missing appliances in a vacant unit.



48. View of a missing kitchen sink in a vacant unit.



REAL PROPERTY CONSULTANTS



49. View of damaged flooring in a vacant unit.



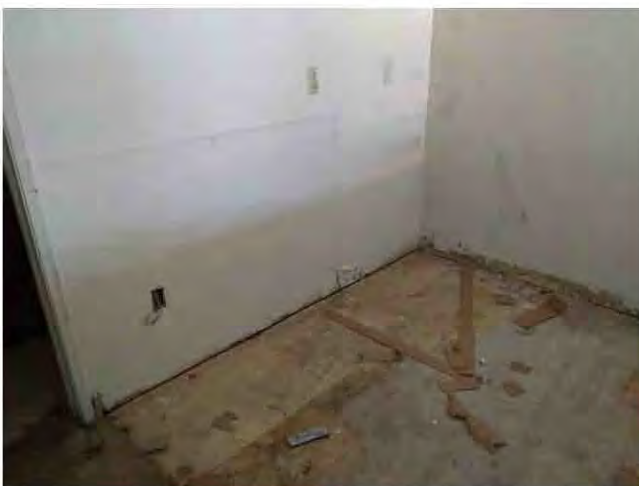
50. View of a damaged kitchen counter in a vacant unit.



51. View of damaged floor in down unit 136.



52. View of the kitchen sink in down unit 173.



53. View of missing kitchen cabinets and appliances in down unit 163.



54. View of disconnected commode in down unit 105.



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
Village Square Apartments
5025 Nellis Oasis Lane
Sunrise Manor (Las Vegas), NV 89115

PREPARED FOR: Fannie Mae

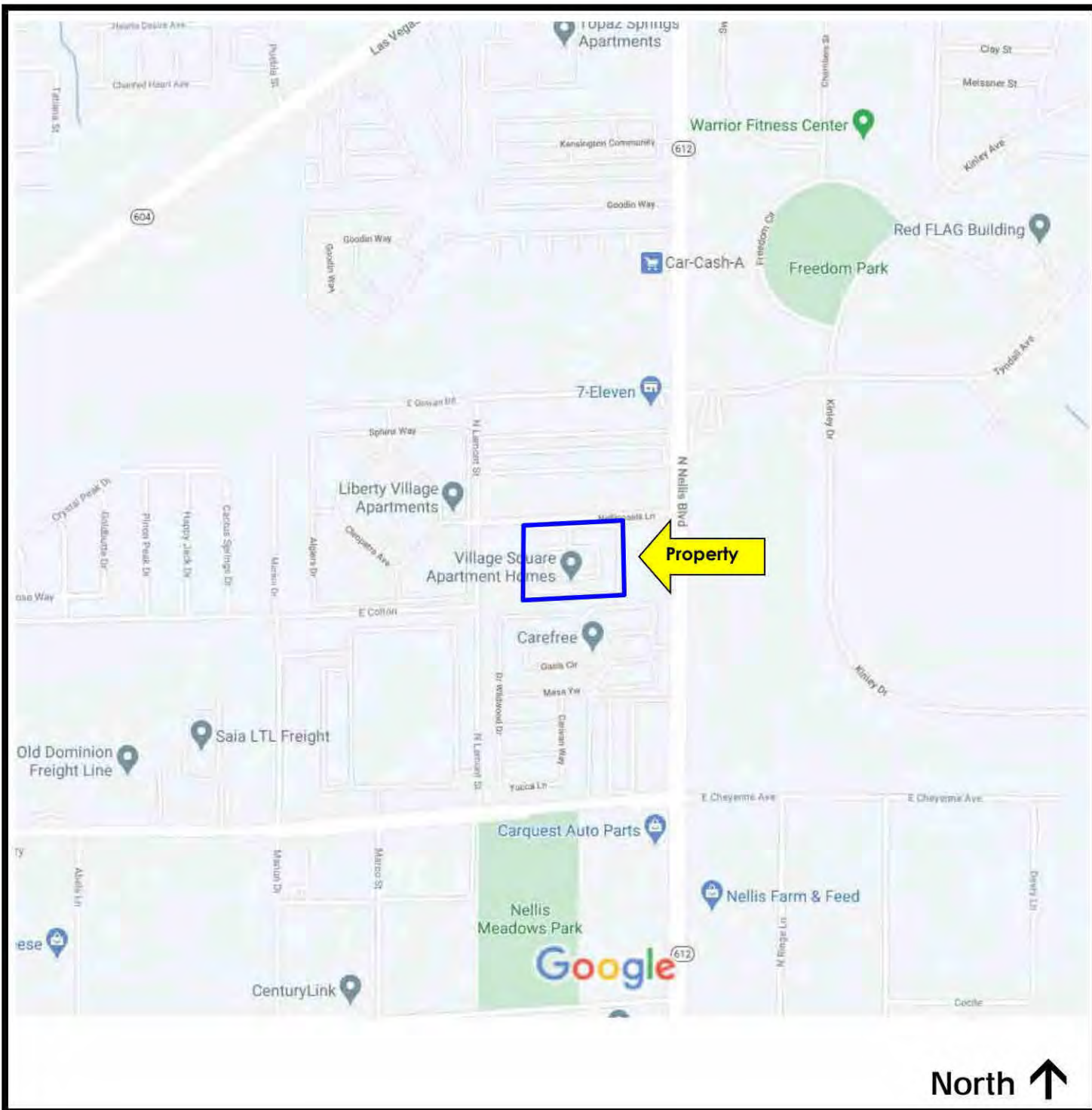
DRAWN BY: Erin Kleppe

DATE: 03/05/2021

PROJ. #: 20.0541

SA02333

FANNIEMAE001753



REAL PROPERTY CONSULTANTS

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

**Site Vicinity Map
Village Square Apartments**

**5025 Nellis Oasis Lane
Sunrise Manor (Las Vegas), NV 89115**

PREPARED FOR: Snell & Wilmer

DRAWN BY: Erin Kleppe

DATE: 03/05/2021

PROJ. #: 20.0541

SA02334

FANNIEMAE001754



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.



REAL PROPERTY CONSULTANTS

Exhibit D: Pre-Site Visit Questionnaire



REAL PROPERTY CONSULTANTS

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

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0

100

200

400

600

800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

BOOK

T20S R62E

SEC.

8

MAP

N 2 SE 4

140-08-7



PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

25124

123

122

88139

140

141

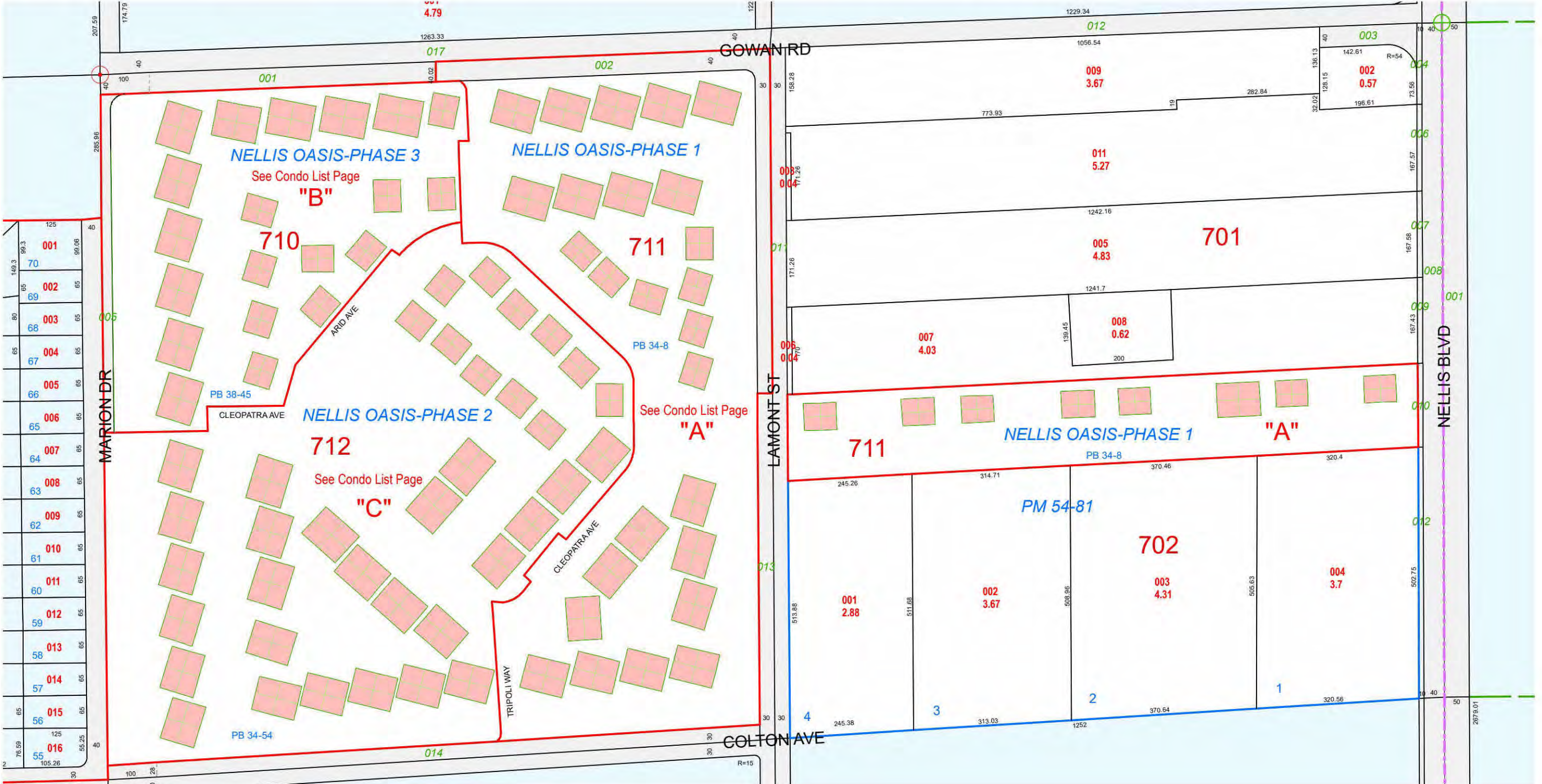
162

161

160

Scale: 1" = 200'

Rev: 1/8/2019



TAX DIST 340

GENERAL INFORMATION	
PARCEL NO.	140-08-702-002
OWNER AND MAILING ADDRESS	WESTLAND VILLAGE SQUARE L L C C/O WESTLAND VILLAGE SQUARE 520 WEST WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	5025 NELLIS OASIS LN SUNRISE MANOR
ASSESSOR DESCRIPTION	PARCEL MAP FILE 54 PAGE 81 LOT 3
RECORDED DOCUMENT NO.	* 20180830:02651
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	321300	571200
IMPROVEMENTS	1389322	1419490
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1710622	1990690
TAXABLE LAND+IMP (SUBTOTAL)	4887491	5687686
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1710622	1990690
TOTAL TAXABLE VALUE	4887491	5687686

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	3.67 Acres
ORIGINAL CONST. YEAR	1990
LAST SALE PRICE MONTH/YEAR SALE TYPE	16000000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	204

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO

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.	140-08-702-003
OWNER AND MAILING ADDRESS	WESTLAND VILLAGE SQUARE L L C C/O WESTLAND VILLAGE SQUARE 520 WEST WILLOW ST LONG BEACH CA 90806
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	5025 NELLIS OASIS LN SUNRISE MANOR
ASSESSOR DESCRIPTION	PARCEL MAP FILE 54 PAGE 81 LOT 2
RECORDED DOCUMENT NO.	* 20180830:02651
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	322875	574000
IMPROVEMENTS	1432277	1460648
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1755152	2034648
TAXABLE LAND+IMP (SUBTOTAL)	5014720	5813280
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	1755152	2034648
TOTAL TAXABLE VALUE	5014720	5813280

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	4.31 Acres
ORIGINAL CONST. YEAR	1988
LAST SALE PRICE MONTH/YEAR SALE TYPE	16000000 8/2018 M - Multiple-Parcel Sale
LAND USE	33.150 - MFR 5+ Units Low Rise Apartments (1-3 story)
DWELLING UNITS	205

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	Clubhouse	SPA	YES
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

Village Square Apts (4035)

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									
001	vsqs	400.00 t0079259	Jessica Pollick	650.00	650.00	500.00	0.00	01/22/2021	12/31/2021
002	vsqs	400.00 t0065502	Richard Bell	650.00	650.00	250.00	0.00	08/13/2019	07/31/2021
003	vsqs	400.00 t0055800	Dora Stanley	650.00	650.00	0.00	0.00	05/23/2018	01/31/2021
004	vsqs	400.00 t0070315	Toni Gartrell	650.00	625.00	250.00	0.00	02/07/2020	01/31/2021
005	vsqs	400.00 t0068381	Douglas Mansfiel	650.00	625.00	250.00	0.00	11/02/2019	10/31/2020
006	vsqs	400.00 t0064167	Charles Powell	650.00	650.00	500.00	0.00	07/10/2019	06/30/2021
007	vsqs	400.00 t0055648	Karen Foster	650.00	650.00	0.00	0.00	10/04/2017	06/30/2021
008	vsqs	400.00 t0074373	Zachary Lee	650.00	650.00	750.00	0.00	07/23/2020	06/30/2021
009	vsqs	400.00 t0068715	Richard Alcantara	650.00	625.00	250.00	0.00	11/13/2019	09/30/2021
010	vsqs	400.00 t0079171	Obrian Nix	650.00	650.00	500.00	0.00	01/21/2021	12/31/2021
011	vsqs	400.00 t0069173	US VETS	650.00	625.00	250.00	0.00	01/01/2020	12/31/2020
012	vsqs	400.00 DOWN	DOWN	650.00	0.00	0.00	0.00		
013	vsqs	400.00 t0055498	Russell Thompson	650.00	625.00	0.00	0.00	03/21/2017	02/28/2021
014	vsqs	400.00 t0058623	Norman Calvert	650.00	635.00	500.00	0.00	02/04/2019	04/30/2021
015	vsqs	400.00 t0066064	Kenneth Birks	650.00	650.00	250.00	0.00	09/03/2019	08/31/2021
016	vsqs	400.00 t0055204	Nongluck Johnst	650.00	625.00	0.00	0.00	11/22/2019	12/31/2020
017	vsqs	400.00 t0069025	Latonia Stephens	650.00	650.00	750.00	0.00	12/13/2019	08/31/2021
018	vsqs	400.00 t0059473	Tealoyed Brown	650.00	650.00	500.00	0.00	02/11/2019	03/31/2021
019	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
020	vsqs	400.00 t0068345	Mason Smith	650.00	650.00	250.00	0.00	07/17/2020	09/30/2021
021	vsqs	400.00 t0055554	Brenda Thompson	650.00	650.00	0.00	0.00	07/01/2019	06/30/2021
022	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
023	vsqs	400.00 t0055876	Linda Wyma	650.00	699.00	0.00	0.00	08/03/2018	04/30/2021
024	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
025	vsqs	400.00 t0055708	Roberta Price	650.00	625.00	0.00	0.00	02/19/2018	04/30/2020
026	vsqs	400.00 t0055698	Eric Holmes	650.00	650.00	0.00	0.00	01/06/2018	09/30/2021
027	vsqs	400.00 t0068971	Gertrude House	650.00	650.00	250.00	0.00	11/23/2019	08/31/2021
028	vsqs	400.00 t0055719	Antonio Davis	650.00	650.00	0.00	0.00	02/02/2018	01/31/2021
029	vsqs	400.00 t0058603	Justine Rhynard	650.00	635.00	750.00	0.00	01/17/2019	01/31/2021
030	vsqs	400.00 t0079087	Raymond Eclavez	650.00	650.00	500.00	0.00	01/28/2021	12/31/2021
031	vsqs	400.00 t0057673	Jeffrey Oppenhei	650.00	625.00	750.00	0.00	01/03/2019	02/28/2021
032	vsqs	400.00 t0069061	Virgil Ivery	650.00	625.00	250.00	0.00	12/03/2019	11/30/2021
033	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
034	vsqs	400.00 t0070186	Donaldo Frizione	650.00	625.00	250.00	0.00	01/25/2020	12/31/2020
035	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
036	vsqs	400.00 t0055759	Sharon Haduca	650.00	650.00	0.00	0.00	03/30/2018	10/31/2021
037	vsqs	400.00 t0077856	Calvin Johnson	650.00	650.00	250.00	0.00	11/11/2020	10/31/2021
038	vsqs	400.00 t0078557	Cinthia Coria	650.00	650.00	500.00	0.00	12/05/2020	11/30/2021
039	vsqs	400.00 t0076542	Catherine Mckem	650.00	650.00	500.00	0.00	09/18/2020	08/31/2021
040	vsqs	400.00 t0055645	Maurice Patton	650.00	650.00	0.00	0.00	10/13/2017	08/31/2021
041	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
042	vsqs	400.00 t0055207	Edward Poisson	650.00	625.00	400.00	0.00	08/26/2006	08/31/2021
043	vsqs	400.00 t0055208	Robert Loving	650.00	604.00	0.00	0.00	03/13/1999	05/31/2016
044	vsqs	400.00 t0074348	Deiondre Johnso	650.00	650.00	250.00	0.00	07/30/2020	06/30/2021
045	vsqs	400.00 t0069250	George Edwards	650.00	650.00	500.00	0.00	12/07/2019	08/31/2021
046	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
047	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
048	vsqs	400.00 t0079083	Felicia Martin	650.00	650.00	500.00	0.00	01/20/2021	12/31/2021
049	vsqs	400.00 t0068421	Jordan Thompson	650.00	650.00	250.00	0.00	11/01/2019	10/31/2021
050	vsqs	400.00 t0079834	Echo Davis	650.00	650.00	500.00	0.00	02/26/2021	01/31/2022
051	vsqs	400.00 t0076875	Demitrius Patters	650.00	650.00	250.00	0.00	11/01/2019	10/31/2021
052	vsqs	400.00 t0055383	Thomas Williams	650.00	650.00	0.00	0.00	09/02/2016	08/31/2021
053	vsqs	400.00 t0080362	Mary Peters	650.00	625.00	500.00	0.00	01/18/2019	01/31/2021 03/07/2021
054	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
055	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
056	vsqs	400.00 t0055471	Quintay Liner	650.00	625.00	0.00	0.00	09/04/2020	08/31/2021
057	vsqs	400.00 t0068533	Robert Harris	650.00	625.00	250.00	0.00	11/08/2019	10/31/2020
058	vsqs	400.00 t0066656	Brenda Taylor	650.00	650.00	500.00	0.00	09/10/2019	08/31/2022

Rent Roll

Village Square Apts (4035)

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	
059	vsqs	400.00 t0063886	Christopher Cox	650.00	635.00	500.00	0.00	07/01/2019	06/30/2021
060	vsqs	400.00 t0078786	Ross Craft	650.00	650.00	500.00	0.00	01/01/2021	12/31/2021
061	vsqs	400.00 t0060099	Richard Taylor	650.00	625.00	500.00	0.00	04/05/2019	03/31/2020
062	vsqs	400.00 t0061724	Bonita Gephart	650.00	650.00	250.00	0.00	05/21/2019	01/31/2021
063	vsqs	400.00 t0055222	Alvin Brown	650.00	601.00	250.00	0.00	09/08/2020	08/31/2021
064	vsqs	400.00 t0072227	Larry Grigsby	650.00	699.00	500.00	0.00	09/01/2020	03/31/2021
065	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
066	vsqs	400.00 t0080050	Drea Skoniecki	650.00	650.00	250.00	0.00	02/26/2021	01/31/2022
067	vsqs	400.00 t0076860	Shannon Flowers	650.00	650.00	250.00	0.00	10/16/2020	09/30/2021
068	vsqs	400.00 t0078572	Antonio Guevara	650.00	650.00	750.00	0.00	12/14/2020	11/30/2021
069	vsqs	400.00 t0075925	Ricardo Castillo	650.00	650.00	250.00	0.00	08/28/2020	07/31/2021
070	vsqs	400.00 t0075780	Portia Cunningha	650.00	617.50	500.00	0.00	08/28/2020	07/31/2021
071	vsqs	400.00 t0071316	Larese Barnes	650.00	625.00	0.00	0.00	12/22/2017	07/31/2021
072	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
073	vsqs	400.00 t0055870	John Packingham	650.00	650.00	250.00	0.00	10/08/2020	09/30/2021
074	vsqs	400.00 t0055211	William Gendreau	650.00	650.00	0.00	0.00	08/04/2010	06/30/2021
075	vsqs	400.00 t0055685	Michael McDonald	650.00	520.00	0.00	0.00	09/26/2017	06/25/2019
076	vsqs	400.00 t0078284	Mauricio Felipe	650.00	650.00	500.00	0.00	12/04/2020	11/30/2021
077	vsqs	400.00 t0055737	Paul McNeil	650.00	650.00	0.00	0.00	03/09/2018	09/30/2021
078	vsqs	400.00 t0076608	Quincy Ross III	650.00	650.00	500.00	0.00	09/25/2020	08/31/2021
079	vsqs	400.00 t0055887	Steven Rogers	650.00	625.00	0.00	0.00	07/31/2018	07/31/2021
080	vsqs	400.00 t0078421	Monet Bowie Wel	650.00	650.00	500.00	0.00	12/04/2020	11/30/2021
081	vsqs	400.00 t0076667	Tequita Edwards	650.00	650.00	500.00	0.00	10/06/2020	09/30/2021
082	vsqs	400.00 t0078135	Adrian Perez	700.00	650.00	750.00	0.00	11/20/2020	10/31/2021
083	vsqs	400.00 t0055773	Jason Hensley	650.00	625.00	0.00	0.00	03/31/2018	11/30/2021
084	vsqs	400.00 t0055290	Jeffrey Salvati	650.00	650.00	0.00	0.00	10/03/2015	09/30/2021
085	vsqs	400.00 t0077702	David Aparo	650.00	650.00	250.00	0.00	11/10/2020	10/31/2021
086	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
087	vsqs	400.00 t0077567	Brenda Crusenbe	650.00	650.00	500.00	0.00	11/06/2020	10/31/2021
088	vsqs	400.00 t0079144	xiangqun li	650.00	650.00	500.00	0.00	02/05/2021	01/31/2022
089	vsqs	400.00 t0075070	Kristina Malwah	650.00	650.00	250.00	0.00	08/17/2020	07/31/2021
090	vsqs	400.00 t0055212	Tommy Pipes	650.00	625.00	0.00	0.00	06/02/2015	09/30/2021
091	vsqs	400.00 t0080413	Sharon Weathers	650.00	625.00	500.00	0.00	03/05/2019	02/29/2020 03/14/2021
092	vsqs	400.00 t0061025	Mary Samuels	650.00	650.00	250.00	0.00	03/29/2019	03/31/2021
093	vsqs	400.00 t0074869	Dannie Walker	650.00	650.00	750.00	0.00	09/02/2020	08/31/2021
094	vsqs	400.00 t0078630	Jeffrey Murrell	650.00	650.00	750.00	0.00	12/14/2020	11/30/2021
095	vsqs	400.00 t0077037	McKenzie Swan	650.00	650.00	500.00	0.00	10/20/2020	09/30/2021
096	vsqs	400.00 t0078353	Angela Whatley	650.00	650.00	750.00	0.00	12/07/2020	11/30/2021
097	vsqs-U	400.00 t0079412	Teresa Silva Cipri	700.00	700.00	500.00	0.00	01/29/2021	12/31/2021
098	vsqs	400.00 VACANT	VACANT	700.00	0.00	0.00	0.00		
099	vsqs	400.00 t0055214	Etta Townsend	650.00	600.00	400.00	0.00	08/10/2010	06/30/2021
100	vsqs	400.00 t0077829	Ricardo Casillas	650.00	650.00	750.00	0.00	11/10/2020	10/31/2021
101	vsqs	400.00 t0073229	Sean Colbert	650.00	699.00	250.00	0.00	06/12/2020	05/31/2021
102	vsqs	400.00 t0076202	Tosha Lockhart	650.00	650.00	750.00	0.00	11/06/2020	10/31/2021
103	vsqs	400.00 t0055360	Matthew Hickey	650.00	625.00	0.00	0.00	07/02/2016	03/31/2021
104	vsqs	400.00 t0072037	Omar Ramirez	650.00	699.00	250.00	0.00	04/28/2020	03/31/2021
105	vsqs	400.00 DOWN	DOWN	650.00	0.00	0.00	0.00		
106	vsqs	400.00 t0078900	Kimberly Dicus	650.00	650.00	500.00	0.00	01/08/2021	12/31/2021
107	vsqs	400.00 t0069461	Dionne Gary	650.00	625.00	250.00	0.00	12/19/2019	11/30/2020
108	vsqs	400.00 t0055373	Latamra Williams	650.00	625.00	0.00	0.00	10/03/2016	01/31/2021
109	vsqs	400.00 t0076944	Maria Vargas Saa	650.00	650.00	500.00	0.00	10/20/2020	09/30/2021
110	vsqs	400.00 t0055460	Renee Draughon	650.00	599.00	0.00	0.00	02/08/2017	03/07/2019
111	vsqs	400.00 t0069174	US VETS	650.00	625.00	250.00	0.00	01/01/2020	12/31/2020
112	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
113	vsqs	400.00 t0066370	US VETS	650.00	625.00	250.00	0.00	11/01/2019	11/30/2021
114	vsqs	400.00 t0070376	TaShianna Hicks	650.00	625.00	250.00	0.00	02/07/2020	01/31/2021
115	vsqs	400.00 t0066369	US VETS	650.00	625.00	250.00	0.00	11/01/2019	11/30/2021
116	vsqs	400.00 t0079495	Renee Hendersor	650.00	650.00	500.00	0.00	02/05/2021	01/31/2022
117	vsqs	400.00 t0065146	Daniel Thompson	650.00	650.00	500.00	0.00	09/21/2019	08/31/2021

Rent Roll

Village Square Apts (4035)

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	
118	vsqs	400.00 t0055218	Rayvon McLemor	650.00	625.00	0.00	0.00 02/26/2013	07/31/2021	
119	vsqs	400.00 t0055603	Darandell Lewis	650.00	625.00	0.00	0.00 08/04/2017	01/31/2021	
120	vsqs	400.00 t0079052	Nicholas Grijalva	650.00	650.00	500.00	0.00 01/08/2021	12/31/2021	
121	vsqs	400.00 t0066371	US VETS	650.00	625.00	250.00	0.00 11/01/2019	11/30/2021	
122	vsqs	400.00 t0055704	Cassandra Chave	650.00	675.00	0.00	0.00 01/03/2020	05/31/2021	
123	vsqs	400.00 t0074169	John Elliott	650.00	650.00	500.00	0.00 07/06/2020	06/30/2021	
124	vsqs	400.00 t0070464	Robert Bruce	650.00	699.00	400.00	0.00 02/11/2020	01/31/2021	
125	vsqs	400.00 t0076169	Phillip Price	650.00	650.00	500.00	0.00 09/25/2020	08/31/2021	
126	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
127	vsqs	400.00 t0055868	Kenny Landers	650.00	625.00	0.00	0.00 10/10/2019	12/31/2020	
128	vsqs	400.00 t0077392	Kc Hale	650.00	650.00	500.00	0.00 11/09/2020	10/31/2021	
129	vsqs	400.00 t0055219	Steve Carver	650.00	625.00	0.00	0.00 09/01/1990	09/30/2021	
130	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
131	vsqs	400.00 t0055220	Dale Green	650.00	625.00	0.00	0.00 02/01/1994	12/31/2021	
132	vsqs	400.00 t0078084	Julie Cossaboom	650.00	650.00	500.00	0.00 11/25/2020	11/30/2021	
133	vsqs	400.00 t0055221	Melvin Jones	650.00	550.00	200.00	0.00 10/01/2010	07/31/2021	
134	vsqs	400.00 t0055816	Jeffrey Roberts	650.00	650.00	0.00	0.00 05/31/2018	06/30/2021	
135	vsqs	400.00 t0078664	Vernon Roberson	650.00	650.00	500.00	0.00 12/23/2020	11/30/2021	
136	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
137	vsqs	400.00 t0072229	Margaret Labac	650.00	699.00	500.00	0.00 05/01/2020	03/31/2021	
138	vsqs	400.00 t0074788	Mary Peters	650.00	650.00	500.00	0.00 08/06/2020	07/31/2021	
139	vsqs	400.00 t0074420	Joshua Hobbs	650.00	650.00	750.00	0.00 07/27/2020	06/30/2021	
140	vsqs	400.00 t0074478	Atawna Odom	650.00	617.50	500.00	0.00 08/03/2020	07/31/2021	
141	vsqs	400.00 t0066374	US VETS	650.00	625.00	250.00	0.00 11/01/2019	11/30/2021	
142	vsqs	400.00 t0078638	Alphonso Youngs	700.00	700.00	250.00	0.00 01/04/2021	12/31/2021	
143	vsqs	400.00 t0055488	US VETS 143	650.00	600.00	0.00	0.00 05/01/2017	11/30/2021	
144	vsqs	400.00 t0071595	Vontae Williams	650.00	699.00	500.00	0.00 03/27/2020	02/28/2021	
145	vsqs	400.00 t0055224	Kevin Walkinshav	650.00	650.00	0.00	0.00 03/26/2012	09/30/2021	
146	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
147	vsqs	400.00 t0055818	Destiny McKeone	650.00	650.00	0.00	0.00 05/31/2018	05/31/2021	
148	vsqs	400.00 t0071529	Bruce Harris	650.00	699.00	500.00	0.00 04/03/2020	03/31/2021	
149	vsqs	400.00 t0055514	Erit Coleman	650.00	650.00	0.00	0.00 04/28/2017	07/31/2021	
150	vsqs	400.00 t0070326	Gwendolyn Steve	650.00	625.00	250.00	0.00 02/07/2020	01/31/2021	
151	vsqs	400.00 t0071953	Devontre Prejean	650.00	699.00	250.00	0.00 06/05/2020	03/31/2021	
152	vsqs	400.00 t0078556	Carlisa Freeman	650.00	650.00	250.00	0.00 12/18/2020	11/30/2021	
153	vsqs	400.00 t0070235	Dejah Watts	650.00	625.00	500.00	0.00 05/01/2020	04/30/2021	03/06/2021
154	vsqs	400.00 t0055225	LeTara Smith	650.00	600.00	200.00	0.00 04/20/1995	10/31/2021	
155	vsqs	400.00 t0078582	Michele VanArma	650.00	650.00	750.00	0.00 12/21/2020	11/30/2021	
156	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
157	vsqs	400.00 t0073788	Starkiesha Colem	650.00	650.00	500.00	0.00 06/30/2020	06/30/2021	
158	vsqs	400.00 t0055720	Dana Lewis	650.00	650.00	0.00	0.00 01/27/2018	05/31/2021	
159	vsqs	400.00 t0076521	SHIRLEY SCOTT	650.00	650.00	750.00	0.00 10/28/2020	09/30/2021	
160	vsqs	400.00 t0055531	Thomas Buckley	650.00	650.00	0.00	0.00 04/21/2017	06/30/2021	
161	vsqs	400.00 t0079215	LORETTA ALTAD	650.00	650.00	750.00	0.00 02/04/2021	01/31/2022	
162	vsqs	400.00 t0074347	Abigail Alveno	650.00	650.00	750.00	0.00 07/13/2020	06/30/2021	
163	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
164	vsqs	400.00 t0055631	Samantha Brown	650.00	625.00	0.00	0.00 09/30/2017	10/31/2020	
165	vsqs	400.00 t0055226	Andrew Ramos	650.00	625.00	150.00	0.00 08/01/2012	02/28/2021	
166	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
167	vsqs	400.00 t0055452	Marguerite Lopez	650.00	650.00	0.00	0.00 02/10/2017	08/31/2021	
168	vsqs	400.00 t0055227	Sandra Payne	650.00	650.00	0.00	0.00 03/27/2013	05/31/2021	
169	vsqs	400.00 t0077313	Destini Sheppher	650.00	650.00	750.00	0.00 10/22/2020	09/30/2021	
170	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
171	vsqs	400.00 t0078737	Cheryl Plaski	650.00	650.00	250.00	0.00 01/01/2021	12/31/2021	
172	vsqs	400.00 t0071100	Michael Ortega	650.00	699.00	250.00	0.00 09/22/2020	02/28/2021	
173	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
174	vsqs	400.00 t0069924	Pearl Ortiz	650.00	625.00	250.00	0.00 01/29/2020	12/31/2020	
175	vsqs	400.00 t0069175	US VETS	650.00	625.00	250.00	0.00 01/01/2020	12/31/2020	
176	vsqs	400.00 t0077790	Felipe Garcia	650.00	650.00	500.00	0.00 11/05/2020	10/31/2021	

Rent Roll

Village Square Apts (4035)

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	
177	vsqs	400.00 t0069550	George Walker	650.00	650.00	250.00	0.00	12/27/2019	10/31/2021
178	vsqs	400.00 t0055448	Leon Thomas Jr.	650.00	625.00	0.00	0.00	03/01/2017	03/31/2020
179	vsqs	400.00 t0074720	Anthony Johnson	650.00	650.00	500.00	0.00	08/21/2020	07/31/2021
180	vsqs	400.00 t0073765	Melissa Ortiz-Lop	650.00	615.05	250.00	0.00	06/19/2020	05/31/2021
181	vsqs	400.00 t0055791	Alexus Mackenzie	650.00	650.00	250.00	0.00	06/01/2020	09/30/2021
182	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
183	vsqs	400.00 t0077718	Kwame Jones Ha	650.00	650.00	500.00	0.00	11/16/2020	10/31/2021
184	vsqs	400.00 t0078204	Alejandro Chavez	650.00	650.00	250.00	0.00	11/25/2020	10/31/2021
185	vsqs	400.00 t0070271	Constance Richar	650.00	625.00	500.00	0.00	01/28/2020	12/31/2020
186	vsqs	400.00 t0069832	Nicholas Mills	650.00	425.00	500.00	0.00	01/14/2020	01/31/2022
187	vsqs	400.00 t0055230	Alex Toth	650.00	600.00	250.00	0.00	03/11/2015	08/31/2021
188	vsqs	400.00 t0055231	US VETS 188	650.00	600.00	0.00	0.00	12/11/2013	11/30/2021
189	vsqs	400.00 t0055232	US VETS 189	650.00	600.00	0.00	0.00	10/04/2013	11/30/2021
190	vsqs	400.00 t0077772	Henry Gray	650.00	650.00	500.00	0.00	11/18/2020	10/31/2021
191	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
192	vsqs	400.00 t0072551	Molly Colver	650.00	699.00	500.00	0.00	05/15/2020	04/30/2021
193	vsqs	400.00 t0071388	Michelle Valenta	650.00	699.00	500.00	0.00	04/01/2020	03/31/2021
194	vsqs	400.00 t0055233	Francine Spencer	650.00	625.00	0.00	0.00	10/12/2010	07/31/2021
195	vsqs	400.00 t0065276	Bernard Colorina	650.00	625.00	500.00	0.00	09/10/2019	08/31/2020
196	vsqs	400.00 t0074140	Kenneth Wilson	650.00	650.00	500.00	0.00	07/15/2020	06/30/2021
197	vsqs	400.00 MODEL	MODEL	650.00	0.00	0.00	0.00		
198	vsqs	400.00 t0055234	Thomas Snyder	650.00	600.00	0.00	0.00	11/17/2009	07/31/2021
199	vsqs	400.00 t0076941	Rosanna Vella	650.00	650.00	500.00	0.00	10/12/2020	09/30/2021
200	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
201	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
202	vsqs	400.00 t0074322	Sona Harrison	650.00	650.00	250.00	0.00	07/15/2020	06/30/2021
203	vsqs	400.00 t0055659	Lynette Hall	650.00	625.00	0.00	0.00	11/01/2017	04/30/2020
204	vsqs	400.00 t0076276	Jennifer Buchana	650.00	650.00	750.00	0.00	10/30/2020	10/31/2021
205	vsqs	400.00 t0055489	US VETS 205	650.00	600.00	0.00	0.00	04/01/2017	11/30/2021
206	vsqs	400.00 t0055377	Brian Williams	650.00	700.00	0.00	0.00	09/30/2016	10/31/2021
207	vsqs	400.00 t0055692	Anthony Chila	650.00	625.00	0.00	0.00	12/30/2017	01/31/2021
208	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
209	vsqs	400.00 t0055681	Sam Tillis	650.00	625.00	0.00	0.00	12/30/2017	01/31/2021
210	vsqs	400.00 t0077541	Deshae Thomas	650.00	650.00	750.00	0.00	11/05/2020	10/31/2021
211	vsqs	400.00 t0055238	Scott Nelson	650.00	625.00	0.00	0.00	04/23/2011	06/30/2021
212	vsqs	400.00 t0069084	Persephonie Estr	650.00	650.00	500.00	0.00	12/10/2019	08/31/2021
213	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
214	vsqs	400.00 t0055509	Claudia Ordaz	650.00	605.00	0.00	0.00	04/11/2017	12/31/2019
215	vsqs	400.00 t0055546	Annette Watson	650.00	625.00	0.00	0.00	05/22/2017	12/31/2020
216	vsqs	400.00 t0070638	James McBreen	650.00	585.00	0.00	0.00	02/01/2017	03/31/2021
217	vsqs	400.00 t0055792	Alphonso Scalzo	650.00	650.00	0.00	0.00	04/27/2018	05/31/2021
218	vsqs	400.00 t0071919	Dante Thomas	650.00	699.00	250.00	0.00	05/01/2020	04/30/2021
219	vsqs	400.00 t0069177	US VETS 219	650.00	625.00	250.00	0.00	01/01/2020	12/31/2020
220	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
221	vsqs	400.00 t0055242	Allan Farley	650.00	650.00	0.00	0.00	12/19/2014	06/30/2021
222	vsqs	400.00 t0076574	Anaya Chaney	650.00	650.00	500.00	0.00	10/06/2020	09/30/2021
223	vsqs	400.00 t0075594	Maurice Robinsor	650.00	650.00	750.00	0.00	08/26/2020	07/31/2021
224	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
225	vsqs	400.00 t0055245	Jesse Harmon	650.00	650.00	0.00	0.00	01/29/2002	06/30/2021
226	vsqs	400.00 t0055246	US VETS 226	650.00	600.00	0.00	0.00	04/10/2013	11/30/2021
227	vsqs	400.00 t0075305	Eric Mcnair	650.00	650.00	500.00	0.00	09/01/2020	08/31/2021
228	vsqs	400.00 t0078399	Ray Watkins	650.00	650.00	500.00	0.00	12/11/2020	11/30/2021
229	vsqs	400.00 t0055815	Richard Boyd	650.00	635.00	0.00	0.00	10/02/2020	09/30/2021
230	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
231	vsqs	400.00 t0055244	Luis Lopez Mende	650.00	625.00	0.00	0.00	01/27/2020	02/28/2021
232	vsqs	400.00 t0066507	Haylee Jiles	650.00	650.00	750.00	0.00	10/02/2020	09/30/2021
233	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
234	vsqs	400.00 t0055883	Christine Nicholas	650.00	614.00	0.00	0.00	08/10/2018	08/09/2019
235	vsqs	400.00 t0055637	Willie Delone III	650.00	650.00	0.00	0.00	11/04/2017	02/28/2021

Rent Roll

Village Square Apts (4035)

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	
236	vsqs	400.00 t0077426	Robert Thacker-H	650.00	650.00	750.00	0.00	10/22/2020	09/30/2021
237	vsqs	400.00 t0055850	Charles McMillian	650.00	699.00	0.00	0.00	06/16/2018	03/31/2021
238	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
239	vsqs	400.00 t0077373	Deon Mcdonald	650.00	650.00	750.00	0.00	11/02/2020	10/31/2021
240	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
241	vsqs	400.00 t0068074	Joselyn Maker	650.00	650.00	250.00	0.00	11/01/2019	09/30/2021
242	vsqs	400.00 t0060065	Eric England	650.00	650.00	500.00	0.00	03/15/2019	03/31/2021
243	vsqs	400.00 t0077156	Britain Long	650.00	650.00	500.00	0.00	10/23/2020	09/30/2021
244	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
245	vsqs	400.00 t0075972	Keith Melvin	650.00	650.00	250.00	0.00	09/25/2020	08/31/2021
246	vsqs	400.00 t0080331	Ayoub Benachir	650.00	650.00	500.00	0.00	02/26/2021	01/31/2022
247	vsqs	400.00 t0071818	Derrian Haywood	650.00	699.00	250.00	0.00	04/03/2020	03/31/2021
248	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
249	vsqs	400.00 t0077609	Monika Alexander	650.00	650.00	250.00	0.00	11/13/2020	10/31/2021
250	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
251	vsqs	400.00 t0077613	Carol Morris	650.00	700.00	500.00	0.00	11/12/2020	10/31/2021
252	vsqs	400.00 t0079569	Makayah Curry	650.00	650.00	500.00	0.00	02/26/2021	01/31/2022
253	vsqs	400.00 t0078139	Aquilah Muhammm	650.00	650.00	500.00	0.00	12/05/2020	11/30/2021
254	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
255	vsqs	400.00 t0055252	Richard Skaggs	650.00	625.00	0.00	0.00	08/11/2014	02/28/2021
256	vsqs	400.00 t0078086	Hope Ferruggia	650.00	650.00	500.00	0.00	11/17/2020	10/31/2021
257	vsqs	400.00 t0046627	Emily Pillus	650.00	650.00	250.00	0.00	12/10/2020	11/30/2021
258	vsqs	400.00 t0078409	James Krygier	650.00	650.00	500.00	0.00	12/11/2020	11/30/2021
259	vsqs	400.00 t0055361	Terrance Dyess	650.00	625.00	0.00	0.00	06/27/2016	01/31/2021
260	vsqs	400.00 t0076196	Dante Robertson	650.00	650.00	500.00	0.00	10/23/2020	09/30/2021
261	vsqs	400.00 t0055608	S Ray Marks	650.00	650.00	0.00	0.00	09/01/2017	08/31/2021
262	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
263	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
264	vsqs	400.00 t0055866	Rene Denoia	650.00	630.00	0.00	0.00	07/12/2018	08/31/2021
265	vsqs	400.00 t0077338	Travon Grant	650.00	650.00	500.00	0.00	11/13/2020	10/31/2021
266	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
267	vsqs	400.00 t0055654	Jeffrey Moore	650.00	700.00	0.00	0.00	10/19/2017	12/31/2020
268	vsqs	400.00 t0055254	US VETS 268	650.00	600.00	0.00	0.00	12/11/2013	07/31/2020
269	vsqs	400.00 t0068004	Manuel Ladino-Gi	650.00	650.00	500.00	0.00	11/01/2019	10/31/2021
270	vsqs	400.00 t0079797	Kheira Clay	650.00	650.00	500.00	0.00	02/19/2021	01/31/2022
271	vsqs	400.00 t0068054	Vaughan Lightfoc	650.00	650.00	750.00	0.00	11/01/2019	10/31/2021
272	vsqs	400.00 t0069156	Brezion Bennette	650.00	625.00	500.00	0.00	12/07/2019	11/30/2020
273	vsqs	400.00 t0069180	Antwin Hepburn	650.00	625.00	500.00	0.00	12/13/2019	11/30/2020
274	vsqs	400.00 t0077601	Quinn O'Grady	650.00	650.00	500.00	0.00	11/13/2020	10/31/2021
275	vsqs	400.00 t0076606	Della Fisher	650.00	650.00	500.00	0.00	10/08/2020	09/30/2021
276	vsqs	400.00 t0078903	Sally Ramirez	650.00	650.00	500.00	0.00	01/18/2021	12/31/2021
277	vsqs	400.00 t0079600	Vaceno Warren	650.00	650.00	500.00	0.00	02/08/2021	01/31/2022
278	vsqs	400.00 t0055853	Dennis Fields	650.00	650.00	0.00	0.00	06/26/2018	03/31/2021
279	vsqs	400.00 t0079573	Paul Simpkins	650.00	650.00	500.00	0.00	02/23/2021	01/31/2022
280	vsqs	400.00 t0079157	Erinn Thomas	650.00	650.00	500.00	0.00	01/29/2021	12/31/2021
281	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
282	vsqs	400.00 t0068579	Gary Anderson	650.00	650.00	500.00	0.00	11/13/2019	10/31/2021
283	vsqs	400.00 t0079864	Carmen Newell	650.00	700.00	250.00	0.00	02/26/2021	01/31/2022
284	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
285	vsqs	400.00 t0066795	Nathan Young	650.00	650.00	250.00	0.00	11/01/2019	10/31/2021
286	vsqs	400.00 t0055810	Robert Elliott	650.00	605.00	0.00	0.00	05/15/2018	06/14/2018
287	vsqs	400.00 t0067083	Sharmane Mclear	650.00	650.00	250.00	0.00	10/10/2019	09/30/2021
288	vsqs	400.00 t0075980	Makahl Curry	650.00	650.00	750.00	0.00	09/24/2020	08/31/2021
289	vsqs	400.00 t0055843	Charles Grisham	650.00	639.00	0.00	0.00	07/07/2018	07/06/2019
290	vsqs	400.00 t0068306	Denver Singleton	650.00	625.00	250.00	0.00	11/01/2019	10/31/2020
291	vsqs	400.00 t0068172	Gregory Murphy	650.00	650.00	250.00	0.00	11/01/2019	10/31/2021
292	vsqs	400.00 t0078020	Jason Masuda	650.00	650.00	250.00	0.00	11/20/2020	10/31/2021
293	vsqs	400.00 t0055650	Roosevelt Gibbs	650.00	675.00	0.00	0.00	10/07/2017	03/31/2021
294	vsqs	400.00 t0079871	Wilbert De Jesus	650.00	650.00	750.00	0.00	02/15/2021	01/31/2022

Rent Roll

Village Square Apts (4035)

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	
295	vsqs	400.00 t0055845	Tommy Scott	650.00	650.00	0.00	0.00	06/16/2018	06/30/2021
296	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
297	vsqs	400.00 t0077481	Alisha Johnson	650.00	650.00	500.00	0.00	11/11/2020	10/31/2021
298	vsqs	400.00 t0077710	Youngbok Gomez	650.00	650.00	250.00	0.00	11/18/2020	10/31/2021
299	vsqs	400.00 t0068418	Nand Verma	650.00	625.00	750.00	0.00	10/28/2019	09/30/2020
300	vsqs	400.00 t0072189	Andrew Richards	650.00	699.00	250.00	0.00	04/24/2020	03/31/2021
301	vsqs	400.00 t0055490	US VETS 301	650.00	600.00	0.00	0.00	04/01/2017	11/30/2021
302	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
303	vsqs	400.00 t0068903	Winford Houdesh	650.00	625.00	250.00	0.00	02/01/2020	01/31/2021
304	vsqs	400.00 t0078097	Daniel Gomez	650.00	650.00	250.00	0.00	11/23/2020	10/31/2021
305	vsqs-U	400.00 t0078714	Jonathan Gregon	700.00	650.00	500.00	0.00	01/13/2021	12/31/2021
306	vsqs	400.00 t0069543	James Neale	650.00	625.00	250.00	0.00	12/30/2019	12/31/2020
307	vsqs	400.00 t0078828	Tavaris Fletcher	650.00	700.00	750.00	0.00	02/26/2021	01/31/2022
308	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
309	vsqs	400.00 t0069211	Antoinette Tuttle	650.00	625.00	250.00	0.00	08/05/2020	11/30/2021
310	vsqs	400.00 t0055260	US VETS 310	650.00	600.00	0.00	0.00	10/04/2013	11/30/2021
311	vsqs	400.00 t0055666	Lehman Mitchell	650.00	625.00	0.00	0.00	11/04/2017	06/30/2021
312	vsqs	400.00 t0072201	Imane King	650.00	650.00	250.00	0.00	12/01/2020	11/30/2021
313	vsqs	400.00 t0072522	Gary Sherman	650.00	664.05	500.00	0.00	06/03/2020	05/31/2021
314	vsqs	400.00 t0078685	Richtrinie March	650.00	650.00	750.00	0.00	12/14/2020	11/30/2021
315	vsqs	400.00 t0069272	Fred Rau	650.00	625.00	250.00	0.00	12/23/2019	12/31/2021
316	vsqs	400.00 t0055662	Chris Ellison	650.00	650.00	0.00	0.00	10/19/2017	03/31/2021
317	vsqs	400.00 t0055606	Joanna Smith	650.00	625.00	0.00	0.00	09/02/2017	06/30/2021
318	vsqs	400.00 t0078243	Haruo Nakamura	650.00	650.00	500.00	0.00	11/24/2020	10/31/2021
319	vsqs	400.00 t0055844	Lenae Scott	650.00	625.00	0.00	0.00	07/18/2018	01/31/2021
320	vsqs	400.00 t0055261	Cleveland MCMat	650.00	625.00	0.00	0.00	11/28/2014	06/30/2021
321	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
322	vsqs	400.00 t0055262	Gustavo Lopez	650.00	625.00	0.00	0.00	01/04/2010	06/30/2021
323	vsqs	400.00 t0078130	Troy Wolfe	650.00	650.00	250.00	0.00	11/19/2020	10/31/2021
324	vsqs	400.00 t0079278	Rochelle Sparks	650.00	650.00	500.00	0.00	02/04/2021	01/31/2022
325	vsqs	400.00 t0059562	Peter Wesley Jr.	650.00	625.00	0.00	0.00	01/08/2019	07/31/2021
326	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
327	vsqs	400.00 t0078789	Richard Curry	650.00	625.00	0.00	0.00	07/28/2017	11/30/2020
328	vsqs	400.00 t0071794	Jose Hernandez	650.00	699.00	250.00	0.00	04/01/2020	03/31/2021
329	vsqs	400.00 t0076649	Maximo TREVINO	650.00	650.00	250.00	0.00	10/09/2020	09/30/2021
330	vsqs	400.00 t0068379	Anthony Montes	650.00	625.00	250.00	0.00	11/14/2019	10/31/2020
331	vsqs	400.00 t0077654	Patricia Delgado	650.00	725.00	750.00	0.00	12/16/2020	11/30/2021
332	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
333	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
334	vsqs	400.00 t0066025	Anthony Richards	650.00	650.00	750.00	0.00	09/12/2019	07/31/2021
335	vsqs	400.00 t0070142	Kenneth Duncan	650.00	625.00	250.00	0.00	01/28/2020	12/31/2020
336	vsqs	400.00 t0055265	Michael Boyd	650.00	660.00	200.00	0.00	10/23/2005	08/31/2021
337	vsqs	400.00 t0078049	Douglas Sorro	650.00	650.00	250.00	0.00	11/21/2020	10/31/2021
338	vsqs	400.00 t0068684	Dylan Aarhus	650.00	650.00	250.00	0.00	11/13/2019	10/31/2021
339	vsqs	400.00 t0055875	Daniel Mesler	650.00	654.00	0.00	0.00	08/01/2018	08/31/2018
340	vsqs	400.00 t0074239	Derwin Lawson	650.00	650.00	250.00	0.00	07/07/2020	06/30/2021
341	vsqs	400.00 t0076365	Lonnell Leonard	650.00	650.00	500.00	0.00	09/18/2020	08/31/2021
342	vsqs	400.00 t0055718	Justin Cheatham	650.00	650.00	0.00	0.00	01/30/2018	08/31/2021
343	vsqs	400.00 t0074146	Antonio Lacy	650.00	650.00	750.00	0.00	07/08/2020	06/30/2021
344	vsqs	400.00 t0074996	Vernon Streeter	650.00	650.00	500.00	0.00	08/01/2020	07/31/2021
345	vsqs	400.00 t0062556	Antoinette Witt	650.00	650.00	750.00	0.00	05/25/2019	06/30/2021
346	vsqs	400.00 t0074662	Kenneth Shermar	650.00	629.10	500.00	0.00	07/22/2020	06/30/2021
347	vsqs	400.00 t0063964	Carol Austin	650.00	650.00	750.00	0.00	06/27/2019	06/30/2021
348	vsqs	400.00 t0074327	Shunelle Cummin	650.00	699.00	750.00	0.00	07/24/2020	06/30/2021
349	vsqs	400.00 t0055715	Kimberly Coates	650.00	650.00	0.00	0.00	01/27/2018	05/31/2021
350	vsqs	400.00 t0075615	Selena Perez	650.00	650.00	750.00	0.00	08/24/2020	07/31/2021
351	vsqs	400.00 t0062273	Becky Isabel	650.00	650.00	500.00	0.00	06/03/2019	05/31/2021
352	vsqs	400.00 t0076098	Gary Mathis	650.00	617.50	250.00	0.00	09/09/2020	08/31/2021
353	vsqs	400.00 t0059614	Adrian Garcia	650.00	650.00	500.00	0.00	02/22/2019	03/31/2021

Rent Roll

Village Square Apts (4035)

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	
354	vsqs	400.00 t0074262	George West	650.00	650.00	250.00	0.00	07/02/2020	06/30/2021
355	vsqs	400.00 t0055284	Ray Parker	650.00	600.00	0.00	0.00	08/21/2015	10/31/2021
356	vsqs	400.00 t0074602	KAREN WILLIAM!	650.00	650.00	500.00	0.00	08/05/2020	07/31/2021
357	vsqs	400.00 t0062813	Mark Lofton	650.00	650.00	250.00	0.00	06/01/2019	06/30/2021
358	vsqs	400.00 t0055786	Jasmine West	650.00	650.00	0.00	0.00	04/18/2018	04/30/2021
359	vsqs	400.00 t0069965	Michael Warfield	650.00	650.00	250.00	0.00	10/01/2020	09/30/2021
360	vsqs	400.00 t0076934	Vernon Newson	650.00	650.00	500.00	0.00	11/02/2020	10/31/2021
361	vsqs	400.00 t0055493	Jonathan King	650.00	600.00	0.00	0.00	04/01/2017	06/30/2021
362	vsqs	400.00 t0079217	Kelsey Kendall	650.00	650.00	750.00	0.00	01/22/2021	12/31/2021
363	vsqs	400.00 t0078362	Jessica Miller	650.00	650.00	500.00	0.00	11/25/2020	10/31/2021
364	vsqs	400.00 t0069902	Frankie Figueroa	650.00	625.00	500.00	0.00	01/24/2020	12/31/2020
365	vsqs	400.00 t0078445	Aline McMayon	650.00	675.00	250.00	0.00	12/11/2020	11/30/2021
366	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
367	vsqs	400.00 t0062811	Jason Vogel	650.00	650.00	500.00	0.00	05/23/2019	10/31/2021
368	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
369	vsqs	400.00 t0078564	Tony Myers	650.00	675.00	250.00	0.00	12/11/2020	11/30/2021
370	vsqs	400.00 t0070116	Joel Walters	650.00	625.00	500.00	0.00	01/29/2020	12/31/2020
371	vsqs	400.00 t0077997	Latoya Ekemode	650.00	650.00	750.00	0.00	11/19/2020	10/31/2021
372	vsqs	400.00 t0066580	Gerard Johnson	650.00	650.00	250.00	0.00	10/01/2019	09/30/2021
373	vsqs	400.00 t0055753	Daniel Gilman	650.00	625.00	0.00	0.00	04/03/2018	01/31/2021
374	vsqs	400.00 t0070704	Stevie Halvorsen	650.00	699.00	500.00	0.00	03/01/2020	02/28/2021
375	vsqs	400.00 t0055273	Carl Folco	650.00	600.00	0.00	0.00	11/30/2013	05/31/2021
376	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
377	vsqs-U	400.00 t0079409	Mariana Blanca-M	700.00	700.00	250.00	0.00	01/27/2021	12/31/2021
378	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
379	vsqs	400.00 t0079544	Alexander Lohrfir	650.00	650.00	250.00	0.00	02/22/2021	01/31/2022
380	vsqs	400.00 t0068248	Blue Debrosky	650.00	625.00	250.00	0.00	11/21/2019	10/31/2020
381	vsqs	400.00 t0070912	Victor Cervantes	650.00	699.00	250.00	0.00	03/02/2020	02/28/2021
382	vsqs	400.00 t0078143	Jorge Gomez	650.00	650.00	250.00	0.00	11/23/2020	10/31/2021
383	vsqs	400.00 t0071188	Mykea Favors	650.00	699.00	250.00	0.00	03/06/2020	02/28/2021
384	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
385	vsqs	400.00 t0055569	Kathy Fleming	650.00	715.00	0.00	0.00	06/15/2017	08/31/2021
386	vsqs	400.00 t0076097	Guidorae Montes	650.00	650.00	250.00	0.00	09/16/2020	08/31/2021
387	vsqs	400.00 t0080081	Judith Carr	650.00	700.00	500.00	0.00	02/26/2021	01/31/2022
388	vsqs	400.00 t0055436	Allen Bell	650.00	590.00	0.00	0.00	12/20/2016	05/31/2021
389	vsqs	400.00 t0070968	Alexis Solano	650.00	699.00	250.00	0.00	04/01/2020	03/31/2021
390	vsqs	400.00 t0071230	Adora Larsons	650.00	699.00	250.00	0.00	03/06/2020	02/28/2021
391	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
392	vsqs	400.00 t0070546	Tavaris Fletcher	650.00	699.00	500.00	0.00	03/01/2020	02/28/2021
393	vsqs	400.00 t0074470	George James	650.00	650.00	250.00	0.00	07/15/2020	06/30/2021
394	vsqs	400.00 t0055275	US VETS 394	650.00	625.00	0.00	0.00	06/04/2013	11/30/2021
395	vsqs	400.00 t0055575	Todd Calhoun	650.00	625.00	0.00	0.00	06/30/2017	02/28/2021
396	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
397	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
398	vsqs	400.00 t0071053	Kathryn Geary	650.00	699.00	500.00	0.00	03/06/2020	02/28/2021
399	vsqs	400.00 t0072477	RENARD JONES	650.00	699.00	500.00	0.00	05/11/2020	04/30/2021
400	vsqs	400.00 t0055600	Dewayne Washin	650.00	650.00	0.00	0.00	08/05/2017	07/31/2021
401	vsqs	400.00 t0055240	Cynthia Hernandez	650.00	650.00	250.00	0.00	06/12/2020	05/31/2021
402	vsqs	400.00 VACANT	VACANT	650.00	0.00	0.00	0.00		
403	vsqs	400.00 t0055682	Garian Lane	650.00	650.00	0.00	0.00	01/03/2018	07/31/2021
404	vsqs	400.00 t0070480	Elke Schmacker	650.00	699.00	500.00	0.00	03/01/2020	02/28/2021
405	vsqs	400.00 t0070093	Marcelo Nunez	650.00	625.00	500.00	0.00	01/21/2020	12/31/2020
406	vsqs	400.00 t0055549	Richard Mizelle Jr	650.00	614.00	0.00	0.00	05/20/2017	05/19/2019
407	vsqs	400.00 t0070254	Latreka Watson	650.00	625.00	250.00	0.00	01/31/2020	01/31/2021
408	vsqs	400.00 t0077818	Cruz Dominguez	650.00	650.00	250.00	0.00	11/18/2020	10/31/2021
409	vsq22	1,035.00 t0073926	Lakeisha McDowe	899.00	950.00	500.00	0.00	08/27/2020	07/31/2021
Future Residents/Applicants									
019	vsqs	400.00 t0079784	Trinadee Myloie	650.00	0.00	100.00	0.00	03/08/2021	02/28/2022
022	vsqs	400.00 t0079560	Naasiyr Pritchett	650.00	0.00	100.00	0.00	03/01/2021	12/31/2021

Rent Roll

Village Square Apts (4035)

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	
033	vsqs	400.00 t0080319	Russell Lucas	650.00	0.00	100.00	0.00	03/01/2021	02/28/2022
047	vsqs	400.00 t0079952	Sonya Hal	650.00	0.00	100.00	0.00	03/15/2021	01/31/2022
054	vsqs	400.00 t0078561	Trichelle Conner	650.00	0.00	100.00	0.00	03/03/2021	12/31/2021
055	vsqs	400.00 t0080251	Kyla Smith	650.00	0.00	100.00	0.00	03/04/2021	02/28/2022
072	vsqs	400.00 t0080400	Scott Thomas	650.00	0.00	100.00	0.00	03/15/2021	02/28/2022
086	vsqs	400.00 t0079846	Jason Eyle II	650.00	0.00	100.00	0.00	03/19/2021	01/31/2022
130	vsqs	400.00 t0080202	Monica Upshaw	650.00	0.00	100.00	0.00	03/08/2021	01/31/2022
163	vsqs	400.00 t0080419	Harold Brunston	650.00	0.00	0.00	0.00	03/02/2021	02/28/2022
182	vsqs	400.00 t0080332	Tony Holder	650.00	0.00	100.00	0.00	03/15/2021	01/31/2022
208	vsqs	400.00 t0080304	Gregory Lee	650.00	0.00	100.00	0.00	03/19/2021	01/31/2022
220	vsqs	400.00 t0080294	Kaylauni Evans	650.00	0.00	100.00	0.00	03/19/2021	02/28/2022
224	vsqs	400.00 t0079957	Anthony henrique	650.00	0.00	100.00	0.00	03/05/2021	01/31/2022
240	vsqs	400.00 t0079516	Fernando Del Villi	650.00	0.00	100.00	0.00	03/01/2021	02/28/2022
248	vsqs	400.00 t0080091	Karen Barlow	650.00	0.00	100.00	0.00	03/07/2021	02/28/2022
284	vsqs	400.00 t0080427	Ladonna Flowers	650.00	0.00	0.00	0.00	03/03/2021	02/28/2022
296	vsqs	400.00 t0080036	Aslynn King	650.00	0.00	100.00	0.00	03/06/2021	02/28/2022
302	vsqs	400.00 t0079916	Christopher Pusal	650.00	0.00	100.00	0.00	04/01/2021	03/31/2022
326	vsqs	400.00 t0079763	Alan Brunais	650.00	0.00	100.00	0.00	03/01/2021	01/31/2022
368	vsqs	400.00 t0080206	Victor Santos	650.00	0.00	100.00	0.00	03/01/2021	02/28/2022
378	vsqs	400.00 t0079323	TAKISHA TOOME	650.00	0.00	100.00	0.00	03/08/2021	01/31/2022
384	vsqs	400.00 t0080397	Christopher Gard	650.00	0.00	100.00	0.00	03/01/2021	01/31/2022
396	vsqs	400.00 t0080232	Damon Seals	650.00	0.00	100.00	0.00	03/16/2021	01/31/2022
		Total	Village Square	266,399.00	222,758.70	108,650.00	0.00		

Summary Groups	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied
Current/Notice/Vacant Residents	164,235.00	266,399.00	222,758.70	106,450.00	0.00	409.00	84.35	84.41
Future Residents/Applicants	9,600.00	15,600.00	0.00	2,200.00	0.00	24.00		
Occupied Units	138,635.00	224,749.00				345	84.35	84.41
Total Non Rev Units	1,200.00	1,950.00				3	0.73	0.85
Total Vacant Units	24,400.00	39,700.00				61	14.91	14.96
Totals:	164,235.00	266,399.00	222,758.70	108,650.00	0.00	409	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

ANDREW M. AUBUCHON

15 Ellis Ave ▪ Troy, MO 63379 ▪ Phone: 636-462-4132 ▪ aaubuchon@f3inc.net

Project Manager

Mr. Aubuchon has more than 2 years of experience designing retaining walls, performing global stability analyses, and assisting the inspection and writing of property condition assessment reports. Mr. Aubuchon has performed over 20 PCA inspections and assisted in 2 ESA Inspections. Mr. Aubuchon also has experience as a department manager in an industrial setting, and over a year of experience in the mining industry through internships and a co-op.

Education

MISSOURI UNIVERSITY OF SCIENCE AND TECHNOLOGY

B.S., Mining Engineering - 2017

Technical Skills: AutoCAD; Vespa; StedWIN; RediRock; BigBlock; Geovia Surpac; Oracle; Microsoft Office

Professional Experience

F3 ASPEN, TROY, MO

January 2018 - Present

Project Manager

Key Results:

- Designed retaining walls through interpreting grading plans and utilizing various software
- Inspected commercial properties for created property condition assessment reports and environmental safety assessments
- Coordinated with civil engineers, architects, geotechnical engineers, and construction crews over various situations
- Recommended construction changes when unforeseen problems occur
- Managed numerous projects with new and existing clients to meet completion deadlines
- Created global stability reports through analyzing overall slope forces independent of retaining walls

PELLA CORPORATION, MURRAY, KY

May 2017 - October 2017

Department Manager

Key Results:

- Inspired team through providing daily motivation, guidance, and continuous improvement
- Conducted daily audits focused on safety, quality, and productivity
- Maintained budgets for labor efficiency in multiple departments
- Performed evaluations and counseling to reward or discipline employees

LEHIGH HANSON, BRIDGEPORT, TX

May 2016 - July 2016

Mining Employee Intern

Key Results:

- Coordinated responsibilities with multiple contractors on new stacking system project
- Increased efficiency through loader cycle time study and statistical analysis
- Worked with various crews to provide safety and efficiency recommendations

- Executed various quality tests of rock samples

UNITED STATES GYPSUM COMPANY, FORT DODGE, IA

January 2015 - July 2015

Project Engineer Co-op

Key Results:

- Managed backfill of underground mine project in areas of high subsidence risk
- Worked on various projects involving contractors and supervised their completion
- Utilized surveying and modeling software
- Used Excel for various applications: equipment efficiency, attendance sheet, and daily ledgers

PINE BLUFF SAND AND GRAVEL, SALEM, KY

May 2014 - August 2014

Mining Employee Intern

Key Results:

- Operated various fifty and one hundred ton haul trucks
- Learned how to operate wash plant and other machinery
- Performed maintenance on conveyor belts and processing plants

Unit 213

2 Overall Fannie Mae Rating

Studio

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		\$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		
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**

SA02355

FANNIEMAE001775

Unit 233

2 Overall Fannie Mae Rating

Studio

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	1	\$175.00	Replace	1	\$120.00
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	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	1	\$1,600.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	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		
No	1		No	1	Being Turned
Total		\$7,380.00			

SA02356

FANNIEMAE001776

Unit 263

3 Overall Fannie Mae Rating

Studio

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	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	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		\$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**\$800.00**

SA02357

FANNIEMAE001777

Unit 391

2 Overall Fannie Mae Rating

Studio

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	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			\$0.00
Repair					

Rent Ready?**Down?**

Yes			Yes		
No	1		No	1	

Total**\$1,225.00**

SA02358

FANNIEMAE001778

Unit 397

2 Overall Fannie Mae Rating

Studio

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	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**KITCHEN/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	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			Yes		
No	1		No	1	

Total**\$1,325.00**

SA02359

FANNIEMAE001779

Unit 402

1 Overall Fannie Mae Rating

Studio

Unit Type

Interiors

Front Door			Washer/Dryer		
		Quantity			Quantity
Repair			Repair		
Replace			Replace		
Trash Out			Kitchen Cabinets		
Required			Repair		
Clean			Replace		
Carpet			Sink		
Requires Cleaning	1	\$175.00	Replace		
Replace		\$0.00			
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	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			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	\$1,900.00		Being turned	

SA02360

FANNIEMAE001780

Unit 230

1 Overall Fannie Mae Rating

Studio

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	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**\$1,025.00**

NO MICROWAVE

SA02361

FANNIEMAE001781

Unit 224

1 Overall Fannie Mae Rating

Studio

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		\$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		NO MICROWAVE	

SA02362

FANNIEMAE001782

Unit 220

1 Overall Fannie Mae Rating

Studio

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		\$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**

SA02363

FANNIEMAE001783

Unit 208

3 Overall Fannie Mae Rating

Studio

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	1		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
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		\$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**

NO MICROWAVE

SA02364

FANNIEMAE001784

Unit 238

3 Overall Fannie Mae Rating

Studio

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	1		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	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	300	\$300.00	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	1	

Dishwasher**Other**

Missing		\$0.00			\$0.00
Repair					

Rent Ready?**Down?**

Yes			Yes		
No	1		No	1	

	Total	\$2,025.00		DRYWALL BROKE IN KITCHEN AND BATH	
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SA02365

FANNIEMAE001785

Unit 244

2 Overall Fannie Mae Rating

Studio

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	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		\$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	\$1,225.00			

SA02366

FANNIEMAE001786

Unit 248

4 Overall Fannie Mae Rating

Studio

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		\$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	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	1	\$50.00
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**\$3,625.00**

SA02367

FANNIEMAE001787

Unit 250

2 Overall Fannie Mae Rating

Studio

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	1	\$120.00
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**\$1,770.00**

SA02368

FANNIEMAE001788

Unit 262

2 Overall Fannie Mae Rating

Studio

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	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		\$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	\$1,725.00			

SA02369

FANNIEMAE001789

Unit 254

3 Overall Fannie Mae Rating

Studio

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	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	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	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	\$3,400.00		WOOD TRIM REPLACE 1 WALL	

SA02370

FANNIEMAE001790

Unit 266

3 Overall Fannie Mae Rating

Studio

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	1	\$1,200.00
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	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	\$2,125.00			

SA02371

FANNIEMAE001791

Unit 284

3 Overall Fannie Mae Rating

Studio

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	1	\$225.00	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	1	
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$100.00	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	\$2,100.00			

SA02372

FANNIEMAE001792

Unit 296

2 Overall Fannie Mae Rating

Studio

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		\$0.00			

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	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	1	\$250.00

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**\$1,775.00**

SA02373

FANNIEMAE001793

Unit 302

3 Overall Fannie Mae Rating

Studio

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		\$0.00	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	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**\$2,350.00**

SA02374

FANNIEMAE001794

Unit 308

1 Overall Fannie Mae Rating

Studio

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		\$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		\$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**\$1,000.00**

SA02375

FANNIEMAE001795

Unit 332

2 Overall Fannie Mae Rating

Studio

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		\$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		\$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	\$1,500.00		All trim removed (toilet overflowed) drying in progress	

SA02376

FANNIEMAE001796

Unit 366

2 Overall Fannie Mae Rating

Studio

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	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Bath Vanity/Countertop/Kitchen		
Touch Up		\$0.00	Repair	2	\$200.00
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			\$100.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,900.00		Vent covers missing	

SA02377

FANNIEMAE001797

Unit 376

3 Overall Fannie Mae Rating

Studio

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	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	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		\$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		\$0.00			\$0.00
Repair					
Rent Ready?			Down?		
Yes			Yes		
No	1		No	1	
	Total	\$1,670.00		KITCHEN COUNTER TOP UPGRADES IN PROGRESS	

SA02378

FANNIEMAE001798

Unit 201

5 Overall Fannie Mae Rating

Studio

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		1	\$1,500.00
Carpet				Sink			
Requires Cleaning			\$0.00	Replace		1	\$120.00
Replace			\$0.00				
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		1	\$1,000.00
				Repair		1	\$250.00
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		1	
No		1		No			
	Total		\$5,845.00		unit used as storage/maintenance bldg No tub		

SA02379

FANNIEMAE001799

Unit 197

1 Overall Fannie Mae Rating

Studio

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		\$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		Model Unit	
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SA02380

FANNIEMAE001800

Unit 191

2 Overall Fannie Mae Rating

Studio

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	2	\$350.00
Clean			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		\$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			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	1	
No	1		No		

Total**\$1,200.00**

SA02381

FANNIEMAE001801

Unit 033

2 Overall Fannie Mae Rating

Studio

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			\$0.00				
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		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			\$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			Screen damage outside window	

SA02382

FANNIEMAE001802

Unit 035

2 Overall Fannie Mae Rating

Studio

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	3	\$525.00
Clean			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		\$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	1	\$50.00
Repair	1				
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			

SA02383

FANNIEMAE001803

Unit 019

3 Overall Fannie Mae Rating

Studio

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	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Kitchen/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
paint on windows	1	\$100.00	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	1	\$1,000.00
			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			No		
	Total	\$2,250.00			

SA02384

FANNIEMAE001804

Unit 200

3 Overall Fannie Mae Rating

Studio

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		\$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		\$0.00	Repair	1	\$100.00
Complete Paint Job	1	\$800.00	Replace mirror		\$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		\$800.00	Missing		\$0.00
Hole in Ceiling			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**\$2,050.00**

SA02385

FANNIEMAE001805

Unit 173

1 Overall Fannie Mae Rating

Studio

Unit Type

Interiors

Front Door			Washer/Dryer		
	Quantity			Quantity	
Repair weather stripping	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
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		\$0.00			
Vinyl			Tub/Surround		
Requires Cleaning		\$0.00	Repair		\$0.00
Replace	1	\$225.00	Replace		
Paint			Bath Vanity/Countertop/Kitchen		
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		\$500.00	Missing	3	\$3,000.00
			Repair	2	\$500.00
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	\$9,580.00			

SA02386

FANNIEMAE001806

Unit 163

1 Overall Fannie Mae Rating

Studio

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	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	1	\$400.00
Final Clean			Toilet		
Yes	1	\$200.00	Repair	1	\$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	1	\$1,600.00
Replace		\$0.00	Repair		
Drywall Damage			Electric Fixtures		
Estimate Quick \$\$ Amount		\$0.00	Missing	1	\$1,000.00
			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	\$8,130.00	Kitchen and Bath are gone		

SA02387

FANNIEMAE001807

Unit 105

1 Overall Fannie Mae Rating

Studio

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	1	\$50.00	Repair		\$0.00
Replace		\$0.00	Replace		
Paint			Kitchen/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	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	1	
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	1	\$3,000.00
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	1	
No	1		No		
	Total	\$5,050.00			

SA02388

FANNIEMAE001808

Unit 112

3 Overall Fannie Mae Rating

Studio

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		\$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

1

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		\$300.00	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			No		

Dishwasher**Other**

Missing		\$0.00			\$0.00
Repair					

Rent Ready?**Down?**

Yes			Yes		
No	1		No	1	

Total**\$850.00**

Ceiling bubbling and peeling in one spot

SA02389

FANNIEMAE001809

Unit 98

5 Overall Fannie Mae Rating

Studio

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		\$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**\$250.00**

SA02390

FANNIEMAE001810

Unit 72

5 Overall Fannie Mae Rating

Studio

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			\$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				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		\$300.00	Needs shower spicket			

SA02391

FANNIEMAE001811

Unit 136

2 Overall Fannie Mae Rating

Studio

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		\$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		\$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		\$100.00	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	1		No		

Dishwasher**Other**

Missing		\$0.00	Soft floor in bathroom		\$2,500.00
Repair	1		subfloor issue replace all baseboards		

Rent Ready?**Down?**

Yes			Yes	1	
No	1		No		

Total**\$4,625.00**

SA02392

FANNIEMAE001812

Unit 130

5 Overall Fannie Mae Rating

Studio

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		\$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	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**\$200.00**

SA02393

FANNIEMAE001813

Unit 126

3 Overall Fannie Mae Rating

Studio

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	1	\$1,200.00
Replace		\$0.00	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		\$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**\$3,250.00**

bath below cabinet has water damage

SA02394

FANNIEMAE001814

Unit 146

1 Overall Fannie Mae Rating

Studio

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		\$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	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**\$200.00**

SA02395

FANNIEMAE001815

Unit 156

4 Overall Fannie Mae Rating

Studio

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		\$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	1	\$1,600.00
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	\$3,100.00			
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SA02396

FANNIEMAE001816

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			\$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				\$5,000.00
Repair							
Rent Ready?				Down?			
Yes				Yes			
No				No			
	Total		\$5,000.00				

Unit 182

3 Overall Fannie Mae Rating

Studio

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	1		Replace		\$0.00

Carpet**Sink**

Requires Cleaning		\$0.00	Replace		\$0.00
Replace		\$0.00			

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	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 SLIDING DOOR	2	\$600.00	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		\$300.00	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**\$3,825.00**

SA02398

FANNIEMAE001818

Unit 22

3 Overall Fannie Mae Rating

Studio

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	1	\$1,200.00
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		\$200.00	Missing		\$0.00
			Repair/MISSING COVER	1	\$250.00
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	\$3,300.00	CEILING CRACK REPAINT		

SA02399

FANNIEMAE001819

Unit 24

3 Overall Fannie Mae Rating

Studio

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	3	\$525.00
Clean			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**KITCHEN/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			\$0.00
Repair					

Rent Ready?**Down?**

Yes			Yes		
No	1		No	1	

Total**\$1,675.00**

SA02400

FANNIEMAE001820

Unit 46

5 Overall Fannie Mae Rating

Studio

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	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		\$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**

SA02401

FANNIEMAE001821

Unit 47

5 Overall Fannie Mae Rating

Studio

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	1	\$50.00	Repair/FAUCET LEAK/GROU	1	\$1,200.00
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		\$50.00	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	\$2,300.00			

Unit 65

5 Overall Fannie Mae Rating

Studio

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		\$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		\$250.00	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**\$1,800.00**

SA02403

FANNIEMAE001823