

RECEIVED

JAN 17 2023

WASHOE COUNTY ASSESSOR

## Washoe County Board of Equalization

APPEAL CASE #

23-019AE22

et al

See attached

## PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15<sup>th</sup>.  
If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

## Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Southwest Village Perservation, LP					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Russell Condas				TITLE Vice President	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 401 Wilshire Blvd., Suite 1070				EMAIL ADDRESS:	
CITY Santa Monica	STATE CA	ZIP CODE 90401	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

## Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship      ☐ Trust      ☐ Corporation  
☐ Limited Liability Company (LLC)      ☒ General or Limited Partnership      ☐ Government or Governmental Agency  
☐ Other, please describe:

The organization described above was formed under the laws of the State of Nevada.

The organization described above is a non-profit organization. ☐ Yes ☒ No

## Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

- ☐ Self      ☐ Trustee of Trust      ☐ Employee of Property Owner  
☐ Co-owner, partner, managing member      ☒ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
☐ Other, please describe:

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS 3295 & 3125	STREET/ROAD S. Virginia St.	CITY (IF APPLICABLE) Reno	COUNTY Washoe
Purchase Price:		Purchase date:	

## 2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 019-360-22; 019-360-23	ACCOUNT NUMBER
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3. Does this appeal involve multiple parcels? Yes ☒ No ☐ List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: 2	Multiple parcel list is attached. <input type="checkbox"/>
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4. Check Property Use Type: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input type="checkbox"/> Residential Property	<input type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input checked="" type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

5. Check Year and Roll Type of Assessment being appealed: ☒ 2021/2022

<input type="checkbox"/> 2023-2024 Secured Roll	<input checked="" type="checkbox"/> 2022-2023 Reopen	<input type="checkbox"/> 2022-2023 Unsecured/Supplemental	<input type="checkbox"/> 2022-2023 Exemption Value
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## Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	N/A	
Buildings	N/A	
Personal Property	N/A	
Possessory Interest in real property	N/A	
Exempt Value	0	100%
Total		

## Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☐ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☒ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

## Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED). SEE ATTACHED STATEMENT.

### VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

  
Petitioner Signature

Russell Condas

Print Name of Signatory

Vice President

Title

Date

## Part H. AUTHORIZATION OF AGENT Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

### Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: Steven T. Polikalas, Esq.		TITLE: President			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Steven T. Polikalas, Ltd.		EMAIL ADDRESS: SteveP@sp-ltd.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 6119 Ridgeview Ct., Suite 100					
CITY Reno	STATE NV	ZIP CODE 89519	DAYTIME PHONE 7753222232	ALTERNATE PHONE 7757712150	FAX NUMBER ( )

Authorized Agent must check each applicable statement and sign below.

☒ I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

☒ I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

  
Authorized Agent Signature

President

Title

Print Name of Signatory

Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney

Date

ATTACHMENT OF APPEAL CASE NUMBERS:

**2022/2023 Reopen Value**

<u>APN</u>	<u>Appeal #</u>
019-360-22	23-NTF6A-2022
019-360-23	23-0119R22

**2022/2023 Exemption Value**

<u>APN</u>	<u>Appeal #</u>
019-360-22	23-0119AE22
019-360-23	23-0119BE22

**2021/2022**

<u>APN</u>	<u>Appeal #</u>
019-360-22	23-NTF6A-2021
019-360-23	23-NTF6B-2021

# Washoe County Board of Equalization

## Agent Authorization Form

If you have questions about this form or the appeal process, please call: (775) 328-2277

Please Print or Type:

### Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Southwest Village Preservation, LP					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 401 Wilshire Blvd. Suite 1070				EMAIL ADDRESS:	
CITY Santa Monica	STATE CA	ZIP CODE 90401	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

### Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if not a natural person: ☒ Natural persons may skip Part B.

- ☐ Sole Proprietorship ☐ Trust ☐ Corporation  
☐ Limited Liability Company (LLC) ☒ General or Limited Partnership ☐ Government or Governmental Agency  
☐ Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of Nevada.

The organization described above is a non-profit organization. ☐ Yes ☒ No

### Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

- ☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner  
☐ Co-owner, partner, managing member ☒ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
☐ Other, please describe: \_\_\_\_\_

### Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) See Attached	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
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☒ Multiple parcel list attached. (Use letter-size paper)

### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED: ☒

<input checked="" type="checkbox"/> 2023-2024 Secured Roll	<input checked="" type="checkbox"/> 2022-2023 Reopen Roll	<input type="checkbox"/> 2022-2023 Unsecured Roll	<input type="checkbox"/> 2022-2023 Supplemental Roll
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Other years being appealed: 2021 / 2022

Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.

## Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Washoe County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Washoe County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

### Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: Steven T. Polikalas, Esq.			TITLE: President		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Steven T. Polikalas, Ltd			EMAIL ADDRESS: SteveP@sp-ltd.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 6119 Ridgeview Ct., Suite 100					
CITY Reno	STATE NV	ZIP CODE 89519	DAYTIME PHONE 775-322-2232	ALTERNATE PHONE 775-771-2150	FAX NUMBER ( )

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

Authorized Agent Signature \_\_\_\_\_ Title President \_\_\_\_\_ Date 11/15/27

### Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

Authorized Agent Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

## VERIFICATION

I verify ( or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.

Property Owner / Petitioner Signature \_\_\_\_\_ Title Vice President \_\_\_\_\_ Date \_\_\_\_\_

# **PETITIONER'S EVIDENCE**

**Part G:**

**SOUTHWEST VILLAGE PRESERVATION, LP**

**STATEMENT DESCRIBING THE FACTS AND/OR REASONS OF APPEAL, REQUEST  
FOR REVIEW, OR COMPLAINT**

Southwest Village is a 332-unit low-income apartment community located in Reno, Nevada owned by Southwest Village Preservation, LP, a Nevada limited partnership ("SVP"). 263 of the Southwest Village's 332 apartments house residents who earn 60% or less of Washoe County's Area Medium Income ("AMI"), 66 units are reserved for by the U.S. Department of Housing and Urban Development ("HUD") project-based and Veterans Affairs Supportive Housing voucher ("PBV" and "VASH") residents, and 3 apartments provide housing for persons earning 30% of AMI or less. Accordingly, Southwest Village is a NRS 361.082 low-income housing community that has and does qualify for an exemption of 100% of property taxes.

NRS 361.082(1) provides that the portion of real property used for housing and related facilities for persons with low incomes is exempt from taxation if (1) the portion of real property qualifies as a low-income unit, and (2) is part of a qualified low-income housing project that is funded in part by federal money appropriated pursuant to 42 U.S.C. §§12701 et seq. for the year in which the exemption applies. The terms "low-income unit" and "qualified low-income housing project" have the meanings given to them in 26 U.S.C. §42. Southwest Village does and has at all relevant times satisfied both parts of the NRS 361.082 tax exemption qualifications.

On or about December 2, 2021, SVP closed a transaction for the acquisition of Southwest Village from Southwest Village Owner, LLC, a Nevada limited liability company ("SVO"). As a part of that transaction, on November 17, 2021, SVP entered into an agreement with the Washoe County HOME Consortium ("WCHC") to assume and amend certain loan documents by and between SVO and WCHC Lender for a loan that had been taken to rehabilitate certain units in Southwest Village. The Washoe County HOME Consortium is a consortium of the Cities of Reno and Sparks, Nevada, and Washoe County, Nevada, that pools and loans funds allocated to them by HUD for affordable housing projects. SVO had borrowed funds from WCHC for certain rehabilitations (the "WCHC Loan").

SVP's assumption of the WCHC Loan is evidenced by a signature page executed by SVP's Vice President and notarized on November 8, 2021, and by the signature page for the City of Reno, WCHC's Lead Agency, executed and notarized on November 17, 2021. On December 15, 2021, SVP's Vice President executed SVP's completed Washoe County Assessor's form for the Application for Property Exemption Pursuant to NRS 361.082 ("SVP's Application for Exemption"). A copy of SVP's Application for Exemption with documentation attached and in support thereof for 2021/2022 is attached hereto.

Although the 2021/2022 tax exemption in place for SVO and Southwest Village was honored by the Washoe County Treasurer for a large part of the 2021/2022 tax year, at some point in 2022, the Washoe County Treasurer's Office placed a lien on Southwest Village inapposite to the NRS 361.082 property tax exemption, despite no change in the fact that Southwest Village is 100% used for housing and related facilities for persons with low incomes and is funded in part by federal money appropriated pursuant to 42 U.S.C. §§ 12701 et seq. for the year in which the exemption applies and therefore qualifies for the NRS 361.082 low-income tax exemption.

Upon learning of the Washoe County Treasurer lien, SVP contacted the Washoe County Assessor's Office. SVP was informed that that the property was no longer tax exempt pursuant to an automatic termination of the exemption upon the property's transfer to SVP despite no change in use, and there is no remedy to correct the factual error made regarding Southwest Village's continued use as low-income housing.

Thereafter, the Washoe County Assessor's Office stated that it will stipulate to reinstate the exemption for Southwest Village for the 2022/2023 tax year but cannot remedy the Washoe County Treasurer's removal of the 2021/2022 NRS 361.082 exemption. (The application for exemption for the 2022/2023 fiscal year has been submitted to the Washoe County Assessor.) The Washoe County Treasurer has stated that it will not recognize the exemption, remove the lien, and waive penalties and interest thereon for 2021/2022.

Additionally, it is important to note that even as of January 12, 2023, the Washoe County Assessor reflects a 100% property tax exemption for 2021/2022 on its Real Property Assessment Data for Southwest Village. (See attached.)

SVP submits that the Washoe County Assessor's Office position in this matter regarding the 2021/2022 tax year is inequitable and is contrary to a remedy afforded by NRS 361.768.

NRS 361.768 provides, in relevant part:

“1. If an overassessment of real or personal property appears upon the secured tax roll of any county because of a *factual error concerning its* existence, size, quantity, age, *use* or zoning or legal or physical restrictions on its use within 3 years after the end of the fiscal year for which the assessment was made, the county assessor *shall* make a report thereof to the board of county commissioners of the county.

2. The board of county commissioners *shall* examine the error so reported, together with any evidence presented and, if satisfied that the error is factual, *shall*:

(a) By an order entered in the minutes of the board, direct the county treasurer to correct the error; and

(b) Deliver a copy of the order to the county treasurer, who *shall* make the necessary adjustments to the tax bill and correct the secured tax roll. The adjustment may be a full refund or



a credit against taxes due which may be allocated over a period no longer than 3 years.” (Emphasis added.)

Southwest Village’s use is and has been at all relevant times been a low-income apartment community underwritten and operationally budgeted to be tax exempt. Without the exemption, the community will bear a financial burden which it cannot afford or support. The County’s lien, penalties and interest assessed has impaired SVP’s lender relations and financial facilities for renovations of the Southwest Village community and its units. Without reinstatement of the tax exemption, Southwest Village’s regular operations will be immensely strained. Cash shortfalls will negatively impact the community’s vulnerable residents and their living conditions. Capital expenditures, improvements, and site repairs will be limited and slowed. Cutbacks on contracts for services including but not limited to those regarding landscaping, amenities and maintenance will occur. Aggressive evictions will be needed to reduce delinquencies. The low income and veteran residents of Southwest Village will suffer diminishing housing conditions and will suffer irreparable harm.

***Application for Property Tax Exemption***  
***Pursuant to NRS 361.082 and NAC 361.089***  
**Real or Tangible Personal Property Used for Low-Income Housing**

Return this Application to:  
**MICHAEL E. CLARK**  
Washoe County Assessor  
Attn: Real Property  
PO Box 11130  
Reno, NV 89520-0027

Questions? Please call  
(775) 328-2223

File this form on or before June 15th of each year with the County Assessor for consideration during the fiscal year starting July 1<sup>st</sup>.

**Section 1**

Applicant Name: Southwest Village Preservation Limited Partnership

Contact Person: Rebecca Schultz Contact Phone Number\*: 410-215-4349

Fax Number: \_\_\_\_\_ Email: rschultz@lincolnavicap.com

Mailing Address: 401 Wilshire Boulevard, Suite 1070

	Street/P.O. Box	
<u>Santa Monica</u>	<u>CA</u>	<u>90401</u>
City	State	Zip

Property Address: 3125 S Virginia Street & 3295 S Virginia Street

Name of Project: Southwest Village Apartments

Assessor's Parcel Number: 019-360-22 & 019-360-23

Personal Property ID Number: \_\_\_\_\_

\*If a management company is completing this form, please supply the appropriate contact person's name and phone number.

**Section 2**

**Please answer the following questions.**

- (1) Was this property funded in part for the current fiscal year by federal money appropriated pursuant to 42 U.S.C. §§ 12701 *et seq.*? Yes<sup>x</sup>\_\_\_\_\_ No\_\_\_\_\_

Please attach documentation showing the project is a qualified low-income housing project, such as a copy of a Declaration of Restrictive Covenants or a Letter of Verification from the appropriate housing agency in charge of dispersing federal funds.

The documentation must show the type of federal funding granted, the date the funding was granted, and the date of expiration; and other verification of federal fund disbursement and the date of the disbursement.

Also include documentation showing the taxpayer election to qualify the project under the federal "20-50 test" or the "40-60 test", pursuant to 26 U.S.C. 42 (g), such as a copy of that portion of a federal income tax return claiming the federal tax credit.

- (2) How many total units are occupied or used by qualified residents, or will be used exclusively as low income units as of June 15<sup>th</sup>? 332
- (3) Please describe, including square footage if appropriate, the related facilities occupied or used by qualified residents. Related facilities may include such areas as playgrounds, community rooms, and the manager's office and unit.

In support of these questions, please attach the following documentation:

- 1.) First quarter or annual status report from the appropriate housing agency, showing unit number, unit size, tenant name, household size, actual tenant paid rent utility allowance, annual household income, and unit activity; and
- 2.) HUD Area Median Income Limits currently incorporated on the Home Program Income Limits as of March 31<sup>st</sup> of the most current year.

I certify the above claim for property tax exemption is made in good faith and is to the best of my knowledge and belief, true, correct, and complete.

[Signature]  
Owner or Authorized Representative

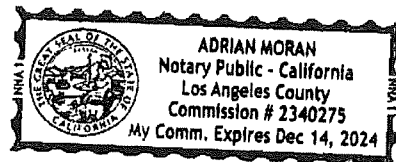
Vice President  
Title

Dated this 15 day of December, 2021

STATE OF California

COUNTY OF Los Angeles

SS.



SUBSCRIBED AND SWORN TO before me this 15 day of December, 2021

[Signature]  
Notary Public

FOR ASSESSOR USE ONLY

Total units in project \_\_\_\_\_ Number of currently qualifying units \_\_\_\_\_ Percentage \_\_\_\_\_  
Total assessed value of real property \$ \_\_\_\_\_ Exemption amount \$ \_\_\_\_\_  
Total assessed value of personal property \$ \_\_\_\_\_ Exemption amount \$ \_\_\_\_\_

APN 019-360-22 and 019-360-23  
Escrow No. 02102876-098-TO-CLP

Recording requested by &  
When recorded, mail to:  
City of Reno  
P.O. Box 1900  
Reno NV 89505  
Attn: Housing and Neighborhood Development

Mail Tax Statements To:  
Southwest Village Preservation Limited Partnership  
c/o Southwest Village GP LLC  
401 Wilshire Blvd, Suite 1070  
Santa Monica CA 90401

Notice: Per NRS 239B.030, this document does not contain personal information as defined in  
NRS 603A.040  
V4 (11-04-2021)

**ASSUMPTION OF LOAN AND AMENDMENT OF LOAN DOCUMENTS**  
**(Southwest Village Apartment Project HOME Loan)**

**Art. 1 TERMS AND DEFINITIONS; RECITALS.**

**§1.01 Key terms and definitions.**

a.	<i>Effective Date</i>	As of November __, 2021
b.	<i>Original Borrower; Assignor</i>	Southwest Village Owner LLC, a Nevada limited liability company c/o Lincoln Avenue Capital 401 Wilshire Blvd, Suite 1070 Santa Monica CA 90401 Authorized Agent: Russell Condas
c.	<i>Assuming Borrower; Assignee</i>	Southwest Village Preservation Limited Partnership, a Nevada limited partnership c/o Southwest Village GP LLC 401 Wilshire Blvd, Suite 1070 Santa Monica CA 90401 Authorized Agent: Russell Condas

d.	<i>WCHC; Lender</i>	Washoe County HOME Consortium City of Reno, Lead Agency One East First Street, P.O. Box 1900 Reno, Nevada 89505 Attn: Housing and Neighborhood Development Authorized Agent: City Manager, City of Reno, Lead Agency.
e.	<i>Project</i>	A 332 unit apartment complex located at 3125 Virginia Street and 3295 South Virginia Street, in Reno, Nevada, 89502, known as Southwest Village Apartments.
f.	<i>Project Property</i>	See <u>Exhibit A</u> 3125 South Virginia Street and 3295 South Virginia Street Reno, NV 89502 APN 019-360-22 and 019-360-23
g.	<i>Promissory Note</i>	Washoe County HOME Consortium Loan Promissory Note, dated March 6, 2007, in the original principal amount of \$30,000.
h.	<i>Principal Balance Due</i>	\$26,261.84 as of November 1, 2021
i.	<i>Payment Schedule</i>	\$327.67 per quarter, due on the first business day of March, June, September, and December of each year with balance due on final maturity date of <b>July 1, 2052</b> ; provided that in the event the DCR (as defined in the Promissory Note) shall drop below 1.2 for three (3) consecutive months the Assuming Borrower may request and shall be granted a deferral of such payments until such time as the DCR again reaches 1.2 for three (3) consecutive months, as determined in accordance with the Promissory Note and the Loan Agreement, unless there is clear evidence that the reduced DCR is the result of the Assuming Borrower taking elective actions to intentionally lower the DCR.
j.	<i>Deed of Trust</i>	Washoe County HOME Consortium Loan Deed of Trust dated March 6, 2007, in the original amount of \$30,000, recorded March 6, 2007 as Document # 3505470, Official Records of Washoe County, Nevada.

k.	<i>Loan Agreement</i>	“WCHC Agreement from the Affordable Housing Municipal Loan Program (AHMLP) to Southwest Village Limited Partnership, a Nevada limited partnership (20-3509033) for the Rehabilitation of Southwest Village Apartments” dated February 27, 2007 in the original principal amount of \$30,000.
l.	<i>Declaration of Restrictive Covenants</i>	A “Declaration of Restrictive Covenants (Southwest Village Apartment Project) which establishes certain rent restrictions as covenants running with the Property as required by HUD Regulations, dated January 15, 2019, recorded January 15, 2019 as Document # 4881046, Official Records of Washoe County, Nevada.
m.	<i>Affordability Period under Declaration of Restrictive Covenants</i>	Until the later of March 6, 2037 or until the WCHC loan is paid in full.
n.	<i>Additional Notices under Declaration of Restrictive Covenants To</i>	Senior Lender and Investor Limited Partner as described herein.
o.	<i>Loan Documents</i>	The Loan Agreement, Promissory Note, Deed of Trust and Declaration of Restrictive Covenants as described above.
p.	<i>Senior Lender</i>	Berkadia Commercial Mortgage LLC, a Delaware limited liability company 323 Norristown Road, Suite 300 Ambler, Pennsylvania 19002 Attention: Servicing – Executive Vice President  <u>With copy to:</u> Cassin & Cassin LLP 711 Third Avenue, 20 <sup>th</sup> Floor New York, New York 10017 Attn: Jordan E. Hersch, Esq.
q.	<i>Senior Loan</i>	The loan made by Senior Lender to Assuming Borrower, on or about the date hereof.

r.	<i>Investor Limited Partner</i>	Initially, Garnett LIHTC Fund XX, LLC, and after, AEGON LIHTC Fund 63, LLC c/o AEGON USA Realty Advisors, LLC Attn: LIHTC Reporting 6300 C Street SW, MS 3B-CR Cedar Rapids, IA 52499 E-mail: <a href="mailto:lihtcreporting@aegonusa.com">lihtcreporting@aegonusa.com</a> Attention: LIHTC Reporting  <u>With copy to:</u> Klein Hornig LLP 101 Arch Street, Suite 1101 Boston, MA 02110 Attn: Jack Condon E-mail: <a href="mailto:jcondon@kleinhornig.com">jcondon@kleinhornig.com</a>
s.	<i>Agreement</i>	This Assumption of Loan and Amendment of Loan Documents.

§1.02 Recitals.

A. Washoe County HOME Consortium (“WCHC”) is a consortium of the Cities of Reno and Sparks, Nevada, and Washoe County, Nevada, formed by interlocal agreement for the purpose of pooling funds allocated to them by the U.S. Department of Housing and Urban Development under the federal Affordable Housing Municipal Loan Program (“AHMLP”) authorized under Title 11 of the National Affordable Housing Act of 1990 and making loans or grants for affordable housing projects. City of Reno is the Lead Agency of the WCHC.

B. Southwest Village Limited Partnership (“SWVLP”) borrowed \$30,000 from WCHC in March of 2007 to rehabilitate certain units in the Project, and executed and delivered to WCHC the Loan Agreement, Promissory Note, and Deed of Trust all as described above. Pursuant to that Assumption of Loan and Amendment of Loan Documents dated January 15, 2019, recorded January 15, 2019 as Document # 4881046, Official Records of Washoe County, Nevada, SWVLP assigned all of its rights and delegated all of its obligations under the Loan Agreement, Promissory Note, and Deed of Trust to Original Borrower and Original Borrower accepted such assignment and agreed to perform all such obligations under the Loan Agreement, Promissory Note, and Deed of Trust. All \$30,000 has been advanced and invested in the Project, the required DCR (as defined in the Loan Agreement) has been achieved under the Promissory Note and Original Borrower has been making quarterly payments as indicated above, and is not in default under the Loan Documents.

C. Among other things, the Declaration of Restrictive Covenants contains a covenant to restrict rental of 11 dwelling units to low income persons as indicated therein in Section 2.02,

which covenant runs with the land as required by HUD Regulation 24 CFR 92.252 (e). The IIOME financing qualifies a portion of the Project Property for property tax exemption under NRS 361.082

D. Original Borrower is selling the Project Property to Assuming Borrower who desires, among other things, to assume all executory obligations under the Loan Documents. To acquire the Project Property, Assuming Borrower will be borrowing funds from Senior Lender who will require subordination of the WCHC Deed of Trust to the lien and charge of the Senior Loan under a subordination agreement to be entered into as of the date hereof.

E. WCHC desires to (i) consent to the assumption of the Loan Documents by Assuming Borrower, (ii) discharge Original Borrower from obligations under the Loan Documents, and (iii) subordinate the Loan Agreement, Promissory Note, and Deed of Trust to the Senior Lender provided that (A) the Loan Documents are amended to reflect current status, and (B) the Declaration of Restrictive Covenants establishing the rent restriction covenant described in Recital C above is not subordinated to the Senior Loan.

NOW THEREFORE in exchange for the mutual covenants and releases, which constitute ample consideration, the parties agree as follows.

## **Art. 2 ASSIGNMENT AND ASSUMPTION OF LOAN.**

§2.01 Upon the closing of the sale of the Project Property, and delivery by Original Borrower of possession of the Project Property and all tenant deposits and records described in §4.02.a, Original Borrower hereby assigns all rights and delegates all obligations under the Loan Documents to Assuming Borrower and Assuming Borrower accepts the assignment and agrees to perform all obligations under the Loan Documents.

## **Art. 3 REPRESENTATIONS, WARRANTIES AGREEMENTS BY ASSUMING BORROWER.**

§3.01 Representations and Warranties. Assuming Borrower represents and warrants to WCHC that, except as otherwise disclosed in writing:

- a. That it is duly organized and validly exists as a limited liability company under the laws of Nevada and is authorized by its organizational documents and actions of its managers to enter into this Agreement and perform all its obligations hereunder and under the Loan Documents.
- b. That entering into this Agreement and performing all the obligations under the Loan Documents will not to the best of Assuming Borrower's knowledge violate any court, regulatory or administrative order or any contract or agreement.
- c. That it is not a party to and is not aware of any threatened litigation that would impair its ability to perform all its obligations under this Agreement and the Loan Documents.



d. That it is solvent and not a party to any bankruptcy proceeding, assignment for the benefit of creditors or any other process or proceeding regarding the adjustment of debts or protection of debtors.

e. That neither it nor any of its managers have a history (more than two occasions) of complaints or citations by a government agency or administrative or court proceedings regarding (i) a significant and material building code violation; (ii) substandard maintenance, upkeep or operation of any building; (iii) violations of landlord tenant laws; (iv) violation of any and regulatory agreement relating to tax exempt affordable housing projects; or (v) any felony criminal proceeding involving dishonesty or fraud.

§3.02 Agreements. Assuming Borrower shall indemnify, defend and save Original Borrower harmless from and against any and all liabilities, obligations, costs, expenses, claims, actions and damages which may arise out of a breach of any Loan Document or the Declaration of Restrictive Covenants by Assuming Borrower after the date that Original Borrower complies with §4.02.a below (regarding delivery of deposits and tenant and compliance records).

#### **Art. 4 REPRESENTATIONS, WARRANTIES AND AGREEMENTS BY ORIGINAL BORROWER.**

§4.01 Representations and warranties. Original Borrower represents and warrants to WCHC that except as otherwise disclosed to WCHC in writing or for which WCHC has actual knowledge:

a. That it is not involved in any litigation (including arbitration, mediation or administrative procedure) involving the Project or any tenant, nor is it aware of any threatened litigation.

b. That it is solvent and not a party to any bankruptcy proceeding, assignment for the benefit of creditors or any other process or proceeding regarding the adjustment of debts or protection of debtors.

c. That it has complied with all regulations listed in the Loan Agreement and is not in material breach or default of any Loan Document.

d. That the units in the Project are habitable as defined in NRS 118A.290

§4.02 Agreements. Upon closing of the sale of the Project Property, Original Borrower agrees as follows.

a. Original Borrower shall deliver to Assuming Borrower all tenant security and cleaning deposits, all tenant records and all records needed to demonstrate compliance with HUD regulations and the Loan Documents.

b. Original Borrower shall indemnify, defend and save Assuming Borrower and WCHC harmless from and against any and all liabilities, obligations, costs, expenses, claims, actions and

damages which may arise because of a breach by Original Borrower of any term in the Loan Documents or this Agreement with respect to any period or any circumstances existing on or prior to the date that the sale of the Project Property is closed.

**Art. 5 WCHC ACCEPTANCE, DISCHARGE OF ORIGINAL BORROWER AND AGREEMENT TO SUBORDINATE.**

§5.01 Upon the closing of the sale of the Project Property and delivery by Original Borrower of possession of the Project Property and all tenant deposits and records described in §4.02.a, WCHC hereby:

- a. Consents to the assignment and assumption of the Loan Documents and hereby discharges Original Borrower from any further obligations under the Loan Documents.
- b. Agrees to enter into a subordination agreement with Senior Lender subordinating the lien and charge of the Deed of Trust and the right to receive payments under the Promissory Note or otherwise enforce the Loan Agreement to the lien and rights of the Senior Lender, provided that it is agreed that a foreclosure of the senior deed of trust would not extinguish the Declaration of Restrictive Covenants.

**Art. 6 AMENDMENT TO LOAN DOCUMENTS.**

§6.01 Upon the closing of the sale of the Project Property and delivery by Original Borrower of possession of the Project Property and all tenant deposits and records described in §4.02.a, and assumption by Assuming Borrower of the Loan Documents, the following amendments are hereby made to the Loan Documents. All remaining provisions in the Loan Documents remain in full force and effect.

- a. Promissory Note. The Promissory Note is hereby amended in all relevant places to substitute Assuming Borrower as maker of the note and to provide for the repayment schedule as indicated above.
- b. Deed of Trust. The Deed of Trust is hereby amended in all relevant places to (i) substitute Assuming Borrower as Trustor, (ii) substitute the party identified above in Section 1.01.r as the Investor Limited Partner, and (iii) amend the Investor Limited Partner's notice address as indicated above.
- c. Loan Agreement. The Loan Agreement is hereby amended to substitute Assuming Borrower for SWVLP and Original Borrower as borrower or obligor under the Loan Agreement.
- d. Declaration of Restrictive Covenants. The Declaration of Restrictive Covenants is hereby modified in all relevant places (i) to reflect the affordability period as indicated above, and (ii) add the additional notice parties and address as indicated above.

## **Art. 7            GENERAL PROVISIONS**

### §7.01 Breach of Agreement; remedies; attorney's fees; waivers.

a.     Notice and opportunity to cure.     If a party believes that a breach, default, failure of a condition precedent under this Agreement (an "offense") has occurred, the party shall give written notice to the other party of the offense and what would be required to cure. The curing party shall have ten working days to cure the offense. If the curing party has commenced and is diligently pursuing a cure for the offense, the parties may agree to an extension of the cure period.

b.     Remedies.     If an offense is not cured within the time frame specified above, the non-offending party may bring an action for damages or injunctive relief and may pursue any other remedy afforded by applicable law. The rights and remedies of the parties are cumulative, and the exercise by a party of any one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by another party as provided in this Agreement or applicable law.

c.     Attorney's Fees.     If either party brings any action or proceeding (including arbitration, mediation or other alternative dispute resolution) to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs as determined by the court or arbitrator.

d.     Waivers.     Failure or delay in giving notice of default shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default, or of any such rights or remedies, or deprive any such party of its right to institute and maintain any actions or pursue any remedies. Waivers are binding on a party only if expressed in writing signed by an authorized officer of the waiving party.

§7.02 Severance.     In the event that any word, clause, or provision herein is declared by a court of competent jurisdiction to be invalid, unenforceable, or contrary to public policy, then such offending provision shall be deemed, from the very beginning, to have been modified to the extent to bring it within the limits of validity or enforceability. If, however, such offending provision cannot be so modified, then it shall be severed from this agreement. In either event (modification or severance), all remaining words, phrases, clauses and provisions herein remain fully enforceable.

§7.03 Governing Law.     The interpretation and enforcement of this agreement shall be governed by the laws of Nevada. Actions to enforce this Agreement shall be brought in the Second Judicial District Court in and for Washoe County, Nevada.

§ 7.04 Warranties of Authority.     Each person who signs this Agreement represents and warrants that he/she has obtained all necessary approvals and has actual authority to execute this Agreement with the effect of binding his/her principal.

§7.05 Modifications; Authority to Administer.

a. This Agreement may not be modified or amended and no waivers are effective unless expressed in writing and duly signed by the party to be bound by the modification, amendment or waiver.

b. The Authorized Agents designated in the schedule above shall have the authority to execute all deeds, notices and other instruments necessary to effectuate the purposes of this Agreement, and to accept all performances, enter into all modifications or amendments to this Agreement.

§7.06 Counterparts; Entire Agreement.

a. This Agreement may be executed in counterparts and shall be deemed effective and binding when recorded in the Official Records of Washoe County.

b. The parties agree that this Agreement, together with its attachments, contains the entire agreement of the parties and supersedes any written or oral representations, promises, warranties, or other undertakings made during the negotiation of this Agreement.

//////////////////////////////////counterpart signature pages follow//////////////////////////////////

Assumption of Loan and Amendment of Loan Documents  
(Southwest Village Apartment Project HOME Loan)

Counterpart Signature Page

Original Borrower

**SOUTHWEST VILLAGE OWNER LLC,**  
a Nevada limited liability company

By: *[Signature]*  
Russell Condas, Vice President

Date \_\_\_\_\_

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT  
CIVIL CODE 1189**

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

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

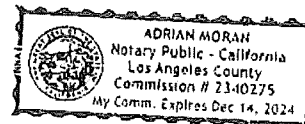
On November 8, 2021 before me, Adrian Moran, Notary Public, personally appeared **Russell Condas** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

*[Signature]* (Seal)



Assumption of Loan and Amendment of Loan Documents  
(Southwest Village Apartment Project HOME Loan)

Counterpart Signature Page

Assuming Borrower

**SOUTHWEST VILLAGE PRESERVATION LIMITED PARTNERSHIP,**  
a Nevada limited partnership

By: Southwest Village GP LLC,  
a Delaware limited liability company,  
its general partner

By:   
Russell Condas, Vice President

Date \_\_\_\_\_

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT  
CIVIL CODE 1189**


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

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

On November 8, 2021 before me, Adrian Moran, Notary Public, personally appeared **Russell Condas** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



Assumption of Loan and Amendment of Loan Documents  
(Southwest Village Apartment Project HOME Loan)

Counterpart Signature Page

WCHC

Washoe County HOME Consortium

By City of Reno, Lead Agency

By [Signature]  
Doug Thornley, City Manager

Date 11/17/2021

~

State of Nevada )  
County of Washoe )

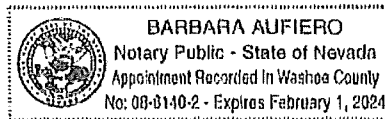
Acknowledgement in representative capacity  
(NRS 240.1665)

This instrument was acknowledged before me on November 17, 2021 by Doug Thornley as City Manager of the City of Reno, Nevada.

[Signature]  
Notary Public

Approved as to Form

[Signature]  
Deputy City Attorney



**Exhibit A**  
**Property Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WASHOE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

A portion of Lot 8, 9 and 10 of NIXON FARM SUBDIVISION, as shown on the amended map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 20, 1944, as File No. 125544, Tract Map No. 282, described as follows:

All that certain parcel of land located in the South 1/2 of Section 24, Township 19 North, Range 19 East, M.D.B &M., more particularly described as follows:

COMMENCING at the South quarter corner of Section 24, Township 19 North, Range 19 East, M.D.B.&M, the location of which is computed from survey data shown on the Amended Map of Lots 7, 8, 9 and 10 of the NIXON FARM SUBDIVISION, by H. R. Noel, Surveyor, and filed under No. 125544, Tract Map No. 282, Washoe County Records;  
Thence on bearings rotated to coincide with the Nevada Division of Highways centerline bearings of U. S. Highway 395 (South Virginia Street) as are described in Deed dated April 16, 1948, recorded April 20, 1948, in Book 218, Page 36, as Document No. 162606, Washoe County Deed Records, the following courses and distances:

North 55°41'13" West, 904.5 feet to a surveyors monument denoting the Southwest corner of the aforesaid Lot 10;

Thence along the Southerly boundary of said Lot 10 in a North 80°58'17" East direction, a distance of 54.25 feet to the TRUE POINT OF BEGINNING;

Thence along the arc of a curve in a Northerly direction, the forward tangent of which bears South 80°58'17" West, having a radius of 20.00 feet, through a central angle of 70°00'29", an arc distance of 24.44 feet;

Thence on a tangent which bears North 29°01'14" West, a distance of 201.24 feet;

Thence departing said tangent along a curve to the right, having a radius of 465.00 feet, through a central angle of 13°17'02", an arc distance of 107.81 feet;

Thence on a tangent bearing North 15°44'12" West, a distance of 58.86 feet;

Thence North 82°05'44" East, 648.08 feet;

Thence North 69°34' East, 65.00 feet;

Thence South 20°26' East, 372.14 feet to a point in the Southerly boundary of said Lot 10;

Thence along said Southerly boundary in a South 80°50'17" West direction, a distance of 327.00 feet;

Thence continuing along said boundary in a South 80°58'17" West direction, a distance of 338.95 feet to the TRUE POINT OF BEGINNING.

APN: 019-360-22

**PARCEL 2:**

A portion of Lot 7 and 8 of NIXON FARM SUBDIVISION, as shown on the amended map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 20, 1944, as File No. 125544, Tract Map No. 282, described as follows:



All that certain parcel of land located in the South 1/2 of Section 24, Township 19 North, Range 19 East, M,D.B &M., more particularly described as follows:

COMMENCING at the South quarter corner of Section 24, Township 19 North, Range 19 East, M,D.B.&M, the location of which is computed from survey data shown on the Amended Map of Lots 7, 8, 9 and 10 of the NIXON FARM SUBDIVISION, by H. R. Noel, Surveyor, and filed under No. 125544, Tract Map No. 282, Washoe County Records;

Thence on bearings rotated to coincide with the Nevada Division of Highways centerline bearings of U. S. Highway 395 (South Virginia Street) as are described in Deed dated April 16, 1948, recorded April 20, 1948, in Book 218, Page 36, as Document No. 162606, Washoe County Deed Records, the following courses and distances:

North 55°41'13" West, 904.5 feet to a surveyors monument denoting the Southwest corner of the aforesaid Lot 10;

Thence along the Southerly boundary of said Lot 10 in a North 80°58'17" East direction, a distance of 54.25 feet;

Thence along the arc of a curve in a Northerly direction, the forward tangent of which bears South 80°58'17" West, having a radius of 20.00 feet, through a central angle of 70°00'29", an arc distance of 24.44 feet;

Thence on a tangent which bears North 29°01'14" West, a distance of 201.24 feet;

Thence departing said tangent along a curve to the right, having a radius of 465.00 feet, through a central angle of 13°17'02", an arc distance of 107.81 feet;

Thence on a tangent bearing North 15°44'12" West, a distance of 58.86 feet to the TRUE POINT OF BEGINNING;

Thence North 15°44'12" West, 156.16 feet;

Thence North 03°56'43" West, 40.71 feet;

Thence North 28°22'43" West, 38.02 feet;

Thence North 03°56'43" West, 49.49 feet;

Thence along the arc of a curve to the left, having a radius of 535.00 feet, through a central angle of 07°09'07", an arc distance of 66.78 feet to the North line of said Lot 7;

Thence along said Northerly boundary of said Lot 7 in a North 80°49'17" East direction, a distance of 686.40 feet;

Thence departing said Northerly line of said Lot 7 in a South 20°26' East direction, a distance of 355.00 feet;

Thence South 69°34' West, 65.00 feet;

Thence South 82°05'44" West, 648.08 feet to the TRUE POINT OF BEGINNING.

APN: 019-360-23

PARCEL 3:

A roadway easement for vehicular and pedestrian traffic, for ingress and egress to and from Isbell Road and U. S. Highway 395 (South Virginia Street) and the herein described real property, more particularly described as follows:

COMMENCING at a point denoting the Southeast corner of Lot 10 of the NIXON FARM SUBDIVISION, as is revised by Deed dated April 16, 1948, Washoe County Records, describing said point as being located 43.00 feet left of or Westerly of and at right angles to highway Engineer's Station "0" 342+98.96 feet P.O.C. on U. S. Highway 395 (South Virginia Street);

Thence along said right of way line on bearing coinciding with those called in said Deed the following

courses and distances:

From a tangent which bears North 21°19'17" West along the arc of a curve to the right, having a radius of 5,043.00 feet, through a central angle of 01°57'14", an arc length of 171.98 feet;  
Thence on a tangent North 19°22'03" West, 64.46 feet;  
Thence North 21°47'47" West, 235.89 feet;  
Thence North 19°22'03" West, 51.09 feet to the TRUE POINT OF BEGINNING;

Thence from said true point of beginning and departing said right of way line in a South 80°05'20" West direction, a distance of 439.86 feet;  
Thence South 69°34' West, 20.00 feet;  
Thence South 20°26' East, 447.81 feet;  
Thence North 69°34' East, 20.00 feet;  
Thence in a North 80°50'17" East direction, a distance of 102.95 feet;  
Thence around a curve to the right, having a radius of 45.00 feet, through a central angle of 90°00', an arc distance of 70.69 feet;  
Thence South 09°09'43" East, 22.5 feet to a point on the Southerly boundary line of Lot 10, as shown on the map of NIXON FARM SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, under File No. 125544, Tract Map No. 282;  
Thence along said boundary line in a South 80°50'17" West direction, a distance of 30.00 feet;  
Thence departing said Southerly line of Lot 10, which is also the Northerly right of way line of Isbell Road, in a North 09°09'43" West direction, a distance of 22.5 feet;  
Thence around a curve to the left, having a radius of 15.00 feet, through a central angle of 90°00', and arc distance of 23.56 feet;  
Thence South 80°50'17" West, 96.97 feet;  
Thence South 69°34' West, 45.00 feet;  
Thence North 20°26' West, 539.43 feet;  
Thence North 69°34' East, 45.00 feet;  
Thence North 80°05'20" East, a distance of 441.02 feet to a point in the aforesaid right of way line of U. S. Highway 395;  
Thence along said right of way line in a South 19°22'03" East direction, a distance of 60.82 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of the herein described Parcel 3 as described in that certain Instrument of Relinquishment recorded September 27, 1989, in Book 2969, Page 970, as Document No. 1352083, Official Records.

Document No. 4880968 is provided pursuant to the requirements of Section 6 NRS 111.312.



**Recent rent roll that includes tenant income, number of people in household, number of bedrooms, and amount of tenant paid rent**

Certification Listing  
Property: Southwest Village (aff59472)  
As Of Date: 06/30/2022

Contract		Bedrooms	Tenant	First	Last	Cert	Effective	Household	Rental			
Unit	Number								Address	Code	Name	Name
Southwest Village (aff59472)												
01-001		3125 S. Virginia St # 1Reno, NV 89502	3	t0470272			TaxCr/HOME	MI	9/9/2020	2	35,766.00	\$ 1,220.00
01-002		3125 S. Virginia St # 2Reno, NV 89502	2	t0470264			TaxCr	AR	8/1/2021	2	39,382.98	\$ 1,191.00
01-003		3125 S. Virginia St # 3Reno, NV 89502	3	t0470009			TaxCr/HOME	AR	6/1/2020	6	39,608.92	\$ 1,375.00
01-004		3125 S. Virginia St # 4Reno, NV 89502	2	t0470300			TaxCr	MI	2/3/2021	1	15,528.00	\$ 1,191.00
01-005		3125 S. Virginia St # 5Reno, NV 89502	2	t0470011			TaxCr	AR	6/1/2022	3	24,440.00	\$ 1,191.00
01-006		3125 S. Virginia St # 6Reno, NV 89502	2	t0470197			TaxCr	AR	12/1/2021	3	15,600.00	\$ 1,191.00
01-007		3125 S. Virginia St # 7Reno, NV 89502	2	t0470012			TaxCr	AR	7/1/2021	3	16,942.92	\$ 1,191.00
01-008		3125 S. Virginia St # 8Reno, NV 89502	2	t0470013			TaxCr	AR	6/1/2021	4	42,592.59	\$ 1,191.00
01-009		3125 S. Virginia St # 9Reno, NV 89502	2	t0470342			TaxCr	MI	7/1/2021	1	31,200.00	\$ 1,191.00
01-010		3125 S. Virginia St # 10Reno, NV 89502	2	t0470249			TaxCr	AR	6/1/2021	1	37,203.06	\$ 1,191.00
01-011		3125 S. Virginia St # 11Reno, NV 89502	2	t0470339			TaxCr	MI	6/16/2021	2	29,380.00	\$ 686.00
01-012		3125 S. Virginia St # 12Reno, NV 89502	2	t0470348			TaxCr	MI	7/1/2021	3	31,200.00	\$ 1,191.00
01-013		3125 S. Virginia St # 13Reno, NV 89502	2	t0470192			TaxCr	AR	11/1/2021	2	0.00	\$ 5.00
01-014		3125 S. Virginia St # 14Reno, NV 89502	2	t0470258			TaxCr	AR	7/1/2021	3	31,424.00	\$ 1,058.00
01-014		3125 S. Virginia St # 14Reno, NV 89502	2	t0470361			TaxCr	MI	11/24/2021	1	11,772.00	\$ 1,058.00
01-015		3125 S. Virginia St # 15Reno, NV 89502	2	t0470316			TaxCr	MI	3/2/2021	2	34,920.00	\$ 1,191.00
01-016		3125 S. Virginia St # 16Reno, NV 89502	2	t0470307			TaxCr	MI	2/19/2021	3	33,916.09	\$ 1,191.00
01-017		3125 S. Virginia St # 17Reno, NV 89502	2	t0470017			TaxCr	AR	7/1/2021	2	24,208.08	\$ 1,191.00
01-018		3125 S. Virginia St # 18Reno, NV 89502	3	t0470018			TaxCr	AR	2/1/2021	2	17,659.20	\$ 1,235.00
01-019		3125 S. Virginia St # 19Reno, NV 89502	2	t0470349			TaxCr	MI	7/12/2021	2	32,240.00	\$ 1,191.00
01-020		3125 S. Virginia St # 20Reno, NV 89502	3	t0470019			TaxCr/HOME	AR	4/1/2022	6	57,997.42	\$ 1,144.00
02-021		3125 S. Virginia St # 21Reno, NV 89502	3	t0470020			TaxCr	AR	7/1/2021	3	2,736.00	\$ 308.00
02-022		3125 S. Virginia St # 22Reno, NV 89502	2	t0470193			TaxCr	AR	1/1/2021	4	25,687.37	\$ 685.00
02-023		3125 S. Virginia St # 23Reno, NV 89502	3	t0470021			TaxCr	AR	7/1/2021	3	42,328.00	\$ 1,375.00
02-024		3125 S. Virginia St # 24Reno, NV 89502	2	t0470198			TaxCr	AR	3/1/2021	2	23,870.41	\$ 1,058.00
02-025		3125 S. Virginia St # 25Reno, NV 89502	2	t0470209			TaxCr	AR	3/1/2021	3	54,920.37	\$ 1,191.00
02-026		3125 S. Virginia St # 26Reno, NV 89502	2	t0470217			TaxCr	AR	2/1/2021	1	8,736.00	\$ 1,058.00
02-027		3125 S. Virginia St # 27Reno, NV 89502	2	t0470022			TaxCr	AR	11/1/2021	1	28,000.00	\$ 1,191.00
02-028		3125 S. Virginia St # 28Reno, NV 89502	2	t0470023			TaxCr	AR	12/1/2019	3	30,779.99	\$ 1,191.00
02-029		3125 S. Virginia St # 29Reno, NV 89502	2	t0470024			TaxCr	AR	1/1/2022	3	24,619.26	\$ 1,058.00
02-030		3125 S. Virginia St # 30Reno, NV 89502	2	t0470202			TaxCr	AR	12/1/2020	2	12,288.00	\$ 1,058.00
02-030		3125 S. Virginia St # 30Reno, NV 89502	2	t0470376			TaxCr	MI	11/26/2021	2	37,336.00	\$ 1,058.00
02-031		3125 S. Virginia St # 31Reno, NV 89502	2	t0470025			TaxCr	AR	6/1/2021	4	40,147.00	\$ 1,191.00
02-032		3125 S. Virginia St # 32Reno, NV 89502	2	t0470334			TaxCr	MI	6/14/2021	4	32,651.23	\$ 1,058.00
02-033		3125 S. Virginia St # 33Reno, NV 89502	2	t0470026			TaxCr	AR	4/1/2021	2	19,220.00	\$ 1,191.00
02-034		3125 S. Virginia St # 34Reno, NV 89502	2	t0470205			TaxCr	AR	1/1/2021	2	9,518.16	\$ 213.00
02-034		3125 S. Virginia St # 34Reno, NV 89502	2	t0470406			TaxCr	MI	2/5/2022	2	27,270.67	\$ 1,058.00
02-035		3125 S. Virginia St # 35Reno, NV 89502	2	t0470027			TaxCr	AR	6/1/2021	3	24,594.56	\$ 1,191.00
02-036		3125 S. Virginia St # 36Reno, NV 89502	2	t0470028			TaxCr	AR	3/1/2022	3	22,074.91	\$ 1,191.00
02-037		3125 S. Virginia St # 37Reno, NV 89502	2	t0470276			TaxCr	AR	7/1/2021	2	17,998.50	\$ 1,191.00
02-038		3125 S. Virginia St # 38Reno, NV 89502	2	t0470029			TaxCr	AR	8/1/2020	3	19,698.00	\$ 979.00
02-038		3125 S. Virginia St # 38Reno, NV 89502	2	t0470384			TaxCr	MI	11/24/2021	3	33,392.99	\$ 1,058.00

Certification Listing  
Property: Southwest Village (aif59472)  
As Of Date: 05/30/2022

Unit	Contract Number	Address	Bedrooms	Tenant Code	First Name	Last Name	Program	Cert Type	Effective Date	Household Size	Income	Rental Income
02-039		3125 S. Virginia St # 39Reno, NV 89502	2	t0470030	[REDACTED]	[REDACTED]	TaxCr	AR	9/1/2021	2	18,000.00	\$ 1,191.00
02-040		3125 S. Virginia St # 40Reno, NV 89502	2	t0470031	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2022	2	16,024.00	\$ 526.00
02-041		3125 S. Virginia St # 41Reno, NV 89502	2	t0470032	[REDACTED]	[REDACTED]	TaxCr	AR	7/1/2021	1	9,204.00	\$ 1,191.00
02-042		3125 S. Virginia St # 42Reno, NV 89502	2	t0470255	[REDACTED]	[REDACTED]	TaxCr	AR	7/1/2021	2	3,840.00	\$ 239.00
02-043		3125 S. Virginia St # 43Reno, NV 89502	2	t0470235	[REDACTED]	[REDACTED]	TaxCr	AR	4/1/2021	3	36,724.31	\$ 1,191.00
02-044		3125 S. Virginia St # 44Reno, NV 89502	2	t0470203	[REDACTED]	[REDACTED]	TaxCr	AR	1/1/2022	5	34,937.18	\$ 1,191.00
02-045		3125 S. Virginia St # 45Reno, NV 89502	2	t0470033	[REDACTED]	[REDACTED]	TaxCr	AR	7/1/2021	5	32,786.63	\$ 1,191.00
02-046		3125 S. Virginia St # 46Reno, NV 89502	2	t0470233	[REDACTED]	[REDACTED]	TaxCr	AR	4/1/2021	3	12,464.00	\$ 5.00
02-047		3125 S. Virginia St # 47Reno, NV 89502	2	t0470034	[REDACTED]	[REDACTED]	TaxCr	AR	8/1/2021	1	38,985.70	\$ 1,191.00
02-048		3125 S. Virginia St # 48Reno, NV 89502	2	t0470035	[REDACTED]	[REDACTED]	TaxCr	AR	9/1/2021	3	20,000.00	\$ 1,220.00
02-049		3125 S. Virginia St # 49Reno, NV 89502	2	t0470036	[REDACTED]	[REDACTED]	TaxCr	AR	4/1/2021	2	32,032.00	\$ 1,058.00
02-049		3125 S. Virginia St # 49Reno, NV 89502	2	t0472747	[REDACTED]	[REDACTED]	TaxCr	MI	6/15/2022	2	28,926.06	\$ 1,191.00
02-050		3125 S. Virginia St # 50Reno, NV 89502	2	t0470256	[REDACTED]	[REDACTED]	TaxCr	MI	7/10/2020	5	25,454.00	\$ 1,058.00
02-050		3125 S. Virginia St # 50Reno, NV 89502	2	t0471954	[REDACTED]	[REDACTED]	TaxCr	MI	5/6/2022	4	28,812.00	\$ 1,058.00
02-051		3125 S. Virginia St # 51Reno, NV 89502	2	t0470200	[REDACTED]	[REDACTED]	TaxCr	AR	2/1/2021	1	2,444.00	\$ 1,191.00
02-052		3125 S. Virginia St # 52Reno, NV 89502	2	t0470037	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2022	3	14,400.00	\$ 1,191.00
02-053		3125 S. Virginia St # 53Reno, NV 89502	3	t0470038	[REDACTED]	[REDACTED]	TaxCr	AR	10/1/2021	3	46,000.00	\$ 1,375.00
02-054		3125 S. Virginia St # 54Reno, NV 89502	2	t0470039	[REDACTED]	[REDACTED]	TaxCr	AR	5/1/2021	1	19,981.42	\$ 1,058.00
02-055		3125 S. Virginia St # 55Reno, NV 89502	3	t0470040	[REDACTED]	[REDACTED]	TaxCr	AR	9/1/2021	3	26,852.46	\$ 1,220.00
03-056		3125 S. Virginia St # 56Reno, NV 89502	1	t0470041	[REDACTED]	[REDACTED]	TaxCr/HOME	AR	6/1/2021	1	16,392.00	\$ 380.00
03-057		3125 S. Virginia St # 57Reno, NV 89502	1	t0470292	[REDACTED]	[REDACTED]	TaxCr	MI	1/21/2021	2	27,617.65	\$ 837.00
03-057		3125 S. Virginia St # 57Reno, NV 89502	1	t0470399	[REDACTED]	[REDACTED]	TaxCr	MI	3/7/2022	1	12,624.00	\$ 225.00
03-058		3125 S. Virginia St # 58Reno, NV 89502	1	t0470042	[REDACTED]	[REDACTED]	TaxCr	AR	12/1/2020	1	9,954.00	\$ 178.00
03-059		3125 S. Virginia St # 59Reno, NV 89502	1	t0470277	[REDACTED]	[REDACTED]	TaxCr/HOME	MI	11/6/2020	1	15,600.00	\$ 389.00
03-060		3125 S. Virginia St # 60Reno, NV 89502	1	t0470043	[REDACTED]	[REDACTED]	TaxCr	AR	4/1/2022	1	30,888.00	\$ 992.00
03-061		3125 S. Virginia St # 61Reno, NV 89502	1	t0470303	[REDACTED]	[REDACTED]	TaxCr	MI	2/12/2021	1	12,000.00	\$ 231.00
03-062		3125 S. Virginia St # 62Reno, NV 89502	1	t0470337	[REDACTED]	[REDACTED]	TaxCr	MI	7/2/2021	1	12,219.60	\$ 255.00
03-063		3125 S. Virginia St # 63Reno, NV 89502	1	t0470314	[REDACTED]	[REDACTED]	TaxCr	MI	3/12/2021	1	21,000.00	\$ 837.00
03-064		3125 S. Virginia St # 64Reno, NV 89502	1	t0471915	[REDACTED]	[REDACTED]	TaxCr	MI	4/1/2022	1	1,200.00	\$ 16.00
03-065		3125 S. Virginia St # 65Reno, NV 89502	1	t0470313	[REDACTED]	[REDACTED]	TaxCr	MI	3/19/2021	1	13,517.52	\$ 261.00
03-066		3125 S. Virginia St # 66Reno, NV 89502	1	t0470045	[REDACTED]	[REDACTED]	TaxCr	AR	4/1/2022	1	23,171.33	\$ 880.00
03-067		3125 S. Virginia St # 67Reno, NV 89502	1	t0470046	[REDACTED]	[REDACTED]	TaxCr	AR	8/1/2021	1	24,710.40	\$ 992.00
03-068		3125 S. Virginia St # 68Reno, NV 89502	1	t0470345	[REDACTED]	[REDACTED]	TaxCr	MI	7/1/2021	1	21,288.00	\$ 992.00
03-069		3125 S. Virginia St # 69Reno, NV 89502	1	t0470305	[REDACTED]	[REDACTED]	TaxCr	MI	3/5/2021	2	25,047.04	\$ 837.00
03-070		3125 S. Virginia St # 70Reno, NV 89502	1	t0470309	[REDACTED]	[REDACTED]	TaxCr	MI	2/19/2021	1	27,892.80	\$ 837.00
03-071		3125 S. Virginia St # 71Reno, NV 89502	1	t0470048	[REDACTED]	[REDACTED]	TaxCr	AR	11/1/2021	1	29,500.00	\$ 992.00
03-072		3125 S. Virginia St # 72Reno, NV 89502	1	t0470215	[REDACTED]	[REDACTED]	TaxCr	AR	2/1/2022	1	12,000.00	\$ 992.00
03-073		3125 S. Virginia St # 73Reno, NV 89502	1	t0470341	[REDACTED]	[REDACTED]	TaxCr	MI	6/4/2021	2	32,370.00	\$ 992.00
03-074		3125 S. Virginia St # 74Reno, NV 89502	1	t0470049	[REDACTED]	[REDACTED]	TaxCr	AR	8/1/2021	1	19,000.00	\$ 992.00
03-075		3125 S. Virginia St # 75Reno, NV 89502	1	t0470199	[REDACTED]	[REDACTED]	TaxCr	AR	1/1/2022	2	27,501.20	\$ 992.00
03-076		3125 S. Virginia St # 76Reno, NV 89502	1	t0470299	[REDACTED]	[REDACTED]	TaxCr	MI	1/4/2021	2	32,375.20	\$ 992.00
03-077		3125 S. Virginia St # 77Reno, NV 89502	1	t0470241	[REDACTED]	[REDACTED]	TaxCr	AR	5/1/2021	1	24,642.80	\$ 992.00
03-078		3125 S. Virginia St # 78Reno, NV 89502	1	t0470050	[REDACTED]	[REDACTED]	TaxCr	AR	12/1/2021	1	24,000.00	\$ 992.00

Certification Listing  
Property: Southwest Village (aff59472)  
As Of Date: 06/30/2022

Contract		Address	Bedrooms	Tenant	First	Last	Program	Cert	Effective	Household	Rental	
Unit	Number										Size	Income
03-079		3125 S. Virginia St # 79Reno, NV 89502	1	t0470275			TaxCr	AR	11/1/2021	1	35,100.00	\$ 225.00
03-080		3125 S. Virginia St # 80Reno, NV 89502	1	t0470279			TaxCr	MI	10/30/2020	1	21,840.00	\$ 992.00
03-081		3125 S. Virginia St # 81Reno, NV 89502	1	t0470051			TaxCr	AR	5/1/2021	1	24,115.69	\$ 992.00
03-082		3125 S. Virginia St # 82Reno, NV 89502	1	t0470293			TaxCr	MI	2/2/2021	1	31,200.00	\$ 992.00
03-083		3125 S. Virginia St # 83Reno, NV 89502	1	t0470261			TaxCr	MI	8/28/2020	2	37,276.64	\$ 837.00
03-083		3125 S. Virginia St # 83Reno, NV 89502	1	t0470355			TaxCr	MI	8/20/2021	1	13,923.60	\$ 261.00
03-084		3125 S. Virginia St # 84Reno, NV 89502	1	t0470052			TaxCr	AR	12/1/2020	1	12,866.40	\$ 328.00
03-084		3125 S. Virginia St # 84Reno, NV 89502	1	t0470408			TaxCr	MI	2/25/2022	1	18,115.73	\$ 880.00
03-085		3125 S. Virginia St # 85Reno, NV 89502	1	t0470053			TaxCr	AR	6/1/2022	1	2,400.00	\$ 347.00
03-086		3125 S. Virginia St # 86Reno, NV 89502	1	t0470287			TaxCr	MI	11/16/2020	1	21,060.00	\$ 880.00
03-087		3125 S. Virginia St # 87Reno, NV 89502	1	t0470054			TaxCr	AR	4/1/2022	1	30,738.50	\$ 992.00
03-088		3125 S. Virginia St # 88Reno, NV 89502	1	t0470289			TaxCr	MI	12/7/2020	1	5,752.27	\$ 837.00
03-088		3125 S. Virginia St # 88Reno, NV 89502	1	t0470383			TaxCr	MI	2/1/2022	1	19,475.04	\$ 345.00
03-089		3125 S. Virginia St # 89Reno, NV 89502	1	t0470257			TaxCr	AR	12/1/2021	1	0.00	\$ 29.00
03-090		3125 S. Virginia St # 90Reno, NV 89502	1	t0470268			TaxCr	MI	9/18/2020	1	31,304.00	\$ 880.00
03-091		3125 S. Virginia St # 91Reno, NV 89502	1	t0470055			TaxCr	AR	7/1/2021	2	28,752.36	\$ 992.00
03-092		3125 S. Virginia St # 92Reno, NV 89502	1	t0470056			TaxCr	AR	4/1/2022	1	17,090.40	\$ 992.00
03-093		3125 S. Virginia St # 93Reno, NV 89502	1	t0470286			TaxCr	MI	11/5/2020	1	21,046.59	\$ 992.00
03-094		3125 S. Virginia St # 94Reno, NV 89502	1	t0470190			TaxCr	AR	11/1/2021	1	11,447.34	\$ 263.00
03-095		3125 S. Virginia St # 95Reno, NV 89502	1	t0470057			TaxCr	AR	1/1/2021	1	21,883.00	\$ 992.00
03-096		3125 S. Virginia St # 96Reno, NV 89502	1	t0470058			TaxCr	AR	8/1/2021	2	28,832.22	\$ 992.00
03-097		3125 S. Virginia St # 97Reno, NV 89502	1	t0470274			TaxCr	MI	11/6/2020	1	9,507.88	\$ 201.00
03-098		3125 S. Virginia St # 98Reno, NV 89502	1	t0470189			TaxCr/HOME	AR	9/1/2020	3	14,637.00	\$ 410.00
03-099		3125 S. Virginia St # 99Reno, NV 89502	1	t0470330			TaxCr	MI	5/5/2021	1	33,280.00	\$ 837.00
03-100		3125 S. Virginia St # 100Reno, NV 89502	1	t0470338			TaxCr	MI	6/24/2021	1	0.00	\$ 970.00
03-101		3125 S. Virginia St # 101Reno, NV 89502	1	t0470298			TaxCr	MI	12/28/2020	2	26,188.96	\$ 837.00
03-101		3125 S. Virginia St # 101Reno, NV 89502	1	t0470386			TaxCr	MI	1/8/2022	1	14,664.00	\$ 880.00
04-103		3125 S. Virginia St # 103Reno, NV 89502	2	t0470061			TaxCr	AR	2/1/2022	2	34,771.29	\$ 1,191.00
04-104		3125 S. Virginia St # 104Reno, NV 89502	2	t0470187			TaxCr	AR	7/1/2021	2	31,000.00	\$ 1,191.00
04-105		3125 S. Virginia St # 105Reno, NV 89502	2	t0470062			TaxCr	AR	4/1/2022	2	14,802.00	\$ 1,191.00
04-106		3125 S. Virginia St # 106Reno, NV 89502	2	t0470063			TaxCr	AR	6/1/2021	2	24,960.00	\$ 988.00
04-107		3125 S. Virginia St # 107Reno, NV 89502	2	t0470201			TaxCr	AR	1/1/2021	2	29,281.01	\$ 1,058.00
04-108		3125 S. Virginia St # 108Reno, NV 89502	2	t0470301			TaxCr	MI	2/16/2021	3	28,522.28	\$ 1,005.00
04-108		3125 S. Virginia St # 108Reno, NV 89502	2	t0470416			TaxCr	MI	3/4/2022	5	33,280.00	\$ 1,058.00
04-108		3125 S. Virginia St # 108Reno, NV 89502	2	t0472463			TaxCr	MI	6/17/2022	3	45,252.83	\$ 1,191.00
04-109		3125 S. Virginia St # 109Reno, NV 89502	2	t0470064			TaxCr	AR	2/1/2021	2	29,120.00	\$ 1,191.00
04-110		3125 S. Virginia St # 110Reno, NV 89502	2	t0470266			TaxCr	MI	8/28/2020	4	37,116.76	\$ 1,191.00
04-111		3125 S. Virginia St # 111Reno, NV 89502	2	t0470065			TaxCr	AR	10/1/2021	1	9,321.54	\$ 293.00
04-112		3125 S. Virginia St # 112Reno, NV 89502	2	t0470066			TaxCr	AR	1/1/2021	3	34,276.80	\$ 5.00
04-113		3125 S. Virginia St # 113Reno, NV 89502	2	t0470067			TaxCr	AR	11/1/2021	5	35,005.72	\$ 1,058.00
04-113		3125 S. Virginia St # 113Reno, NV 89502	2	t0471167			TaxCr	MI	3/16/2022	3	38,696.00	\$ 1,058.00
04-114		3125 S. Virginia St # 114Reno, NV 89502	2	t0470068			TaxCr	AR	7/1/2021	5	26,659.20	\$ 1,058.00
04-115		3125 S. Virginia St # 115Reno, NV 89502	2	t0470069			TaxCr	AR	12/1/2021	1	9,691.68	\$ 303.00

Certification Listing  
Property: Southwest Village (aH59472)  
As Of Date: 06/30/2022

Unit	Contract Number	Address	Bedrooms	Tenant Code	First Name	Last Name	Program	Cert Type	Effective Date	Household Size	Income	Rental Income
04-116		3125 S. Virginia St # 116Reno, NV 89502	2	t0470070	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2022	1	12,769.20 \$	426.00
04-117		3125 S. Virginia St # 118Reno, NV 89502	2	t0470071	[REDACTED]	[REDACTED]	TaxCr	AR	7/1/2021	5	33,002.88 \$	1,058.00
04-118		3125 S. Virginia St # 118Reno, NV 89502	2	t0470259	[REDACTED]	[REDACTED]	TaxCr	AR	7/1/2021	4	26,624.00 \$	1,191.00
04-119		3125 S. Virginia St # 119Reno, NV 89502	2	t0470072	[REDACTED]	[REDACTED]	TaxCr	AR	6/1/2021	3	30,608.99 \$	1,191.00
04-120		3125 S. Virginia St # 120Reno, NV 89502	2	t0470317	[REDACTED]	[REDACTED]	TaxCr	MI	3/12/2021	1	32,240.00 \$	1,005.00
04-121		3125 S. Virginia St # 121Reno, NV 89502	2	t0470340	[REDACTED]	[REDACTED]	TaxCr/HOME	MI	6/23/2021	4	35,004.00 \$	1,005.00
04-122		3125 S. Virginia St # 122Reno, NV 89502	2	t0470297	[REDACTED]	[REDACTED]	TaxCr	MI	1/20/2021	3	4,632.00 \$	67.00
04-123		3125 S. Virginia St # 123Reno, NV 89502	2	t0470281	[REDACTED]	[REDACTED]	TaxCr	AR	10/1/2021	1	39,848.59 \$	1,058.00
04-124		3125 S. Virginia St # 124Reno, NV 89502	2	t0470073	[REDACTED]	[REDACTED]	TaxCr	AR	8/1/2020	2	23,790.00 \$	1,005.00
04-124		3125 S. Virginia St # 124Reno, NV 89502	2	t0470388	[REDACTED]	[REDACTED]	TaxCr	MI	1/10/2022	2	39,054.96 \$	1,058.00
04-125		3125 S. Virginia St # 125Reno, NV 89502	2	t0470326	[REDACTED]	[REDACTED]	TaxCr	MI	4/26/2021	1	25,000.00 \$	1,191.00
05-126		3125 S. Virginia St # 126Reno, NV 89502	2	t0470284	[REDACTED]	[REDACTED]	TaxCr	MI	11/6/2020	2	25,558.00 \$	1,191.00
05-127		3125 S. Virginia St # 127Reno, NV 89502	2	t0470278	[REDACTED]	[REDACTED]	TaxCr	MI	11/6/2020	3	21,672.00 \$	1,058.00
05-130		3125 S. Virginia St # 130Reno, NV 89502	2	t0470285	[REDACTED]	[REDACTED]	TaxCr	MI	11/6/2020	1	27,506.83 \$	1,191.00
05-131		3125 S. Virginia St # 131Reno, NV 89502	2	t0470280	[REDACTED]	[REDACTED]	TaxCr	MI	11/6/2020	2	27,040.00 \$	1,058.00
05-134		3125 S. Virginia St # 134Reno, NV 89502	2	t0470282	[REDACTED]	[REDACTED]	TaxCr	MI	11/6/2020	2	37,726.78 \$	1,058.00
05-135		3125 S. Virginia St # 135Reno, NV 89502	2	t0470288	[REDACTED]	[REDACTED]	TaxCr	MI	11/17/2020	1	26,654.55 \$	1,058.00
05-138		3125 S. Virginia St # 138Reno, NV 89502	2	t0470222	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2021	2	30,493.14 \$	1,191.00
05-139		3125 S. Virginia St # 139Reno, NV 89502	2	t0470075	[REDACTED]	[REDACTED]	TaxCr	AR	12/1/2021	2	8,400.00 \$	1,191.00
05-140		3125 S. Virginia St # 140Reno, NV 89502	2	t0470332	[REDACTED]	[REDACTED]	TaxCr	MI	5/7/2021	3	42,120.00 \$	1,191.00
05-141		3125 S. Virginia St # 141Reno, NV 89502	2	t0470076	[REDACTED]	[REDACTED]	TaxCr	AR	6/1/2021	1	28,497.18 \$	1,191.00
05-142		3125 S. Virginia St # 142Reno, NV 89502	2	t0470356	[REDACTED]	[REDACTED]	TaxCr	MI	8/6/2021	2	35,360.00 \$	1,058.00
05-143		3125 S. Virginia St # 143Reno, NV 89502	2	t0470230	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2021	5	40,853.28 \$	1,191.00
05-144		3125 S. Virginia St # 144Reno, NV 89502	2	t0470329	[REDACTED]	[REDACTED]	TaxCr	MI	5/5/2021	3	26,028.00 \$	1,058.00
05-145		3125 S. Virginia St # 145Reno, NV 89502	2	t0470077	[REDACTED]	[REDACTED]	TaxCr	AR	5/1/2021	4	10,360.00 \$	40.00
05-146		3125 S. Virginia St # 146Reno, NV 89502	2	t0470347	[REDACTED]	[REDACTED]	TaxCr	MI	7/2/2021	2	22,826.31 \$	1,191.00
05-147		3125 S. Virginia St # 147Reno, NV 89502	2	t0470079	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2022	1	33,280.00 \$	1,191.00
05-148		3125 S. Virginia St # 148Reno, NV 89502	2	t0470262	[REDACTED]	[REDACTED]	TaxCr	MI	8/7/2020	1	31,692.96 \$	1,058.00
05-148		3125 S. Virginia St # 148Reno, NV 89502	2	t0471810	[REDACTED]	[REDACTED]	TaxCr	MI	3/25/2022	1	31,200.00 \$	1,058.00
05-149		3125 S. Virginia St # 149Reno, NV 89502	2	t0470080	[REDACTED]	[REDACTED]	TaxCr	AR	6/1/2021	4	18,820.00 \$	1,058.00
05-149		3125 S. Virginia St # 149Reno, NV 89502	2	t0470397	[REDACTED]	[REDACTED]	TaxCr	MI	3/4/2022	3	27,097.50 \$	1,058.00
06-150		3125 S. Virginia St # 150Reno, NV 89502	3	t0470081	[REDACTED]	[REDACTED]	TaxCr	AR	5/1/2021	2	24,606.00 \$	1,375.00
06-151		3125 S. Virginia St # 151Reno, NV 89502	2	t0470082	[REDACTED]	[REDACTED]	TaxCr	AR	9/1/2020	5	41,420.00 \$	1,191.00
06-152		3125 S. Virginia St # 152Reno, NV 89502	2	t0470291	[REDACTED]	[REDACTED]	TaxCr	MI	12/15/2020	1	31,200.00 \$	1,191.00
06-153		3125 S. Virginia St # 153Reno, NV 89502	2	t0470308	[REDACTED]	[REDACTED]	TaxCr	MI	2/25/2021	2	34,320.00 \$	1,191.00
06-154		3125 S. Virginia St # 154Reno, NV 89502	2	t0470294	[REDACTED]	[REDACTED]	TaxCr	MI	12/16/2020	2	27,378.00 \$	1,058.00
06-154		3125 S. Virginia St # 154Reno, NV 89502	2	t0470390	[REDACTED]	[REDACTED]	TaxCr	MI	1/8/2022	2	35,696.94 \$	1,058.00
06-155		3125 S. Virginia St # 155Reno, NV 89502	2	t0470225	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2021	2	36,470.28 \$	1,191.00
06-156		3125 S. Virginia St # 156Reno, NV 89502	2	t0470083	[REDACTED]	[REDACTED]	TaxCr	AR	8/1/2021	3	23,872.66 \$	1,058.00
06-157		3125 S. Virginia St # 157Reno, NV 89502	2	t0470084	[REDACTED]	[REDACTED]	TaxCr	AR	10/1/2021	3	51,032.83 \$	1,191.00
06-158		3125 S. Virginia St # 158Reno, NV 89502	2	t0470085	[REDACTED]	[REDACTED]	TaxCr	AR	9/1/2021	4	39,000.00 \$	1,191.00
06-159		3125 S. Virginia St # 159Reno, NV 89502	2	t0470229	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2021	2	23,232.30 \$	1,191.00
06-160		3125 S. Virginia St # 160Reno, NV 89502	2	t0470335	[REDACTED]	[REDACTED]	TaxCr	MI	6/7/2021	4	29,268.85 \$	1,005.00

Certification Listing  
Property: Southwest Village (alf59472)  
As Of Date: 06/30/2022

Contract		Address	Bedrooms	Tenant	First	Last	Program	Cert	Effective	Household	Rental	
Unit	Number										Size	Income
06-160		3125 S. Virginia St # 160Reno, NV 89502	2	t0470387			TaxCr	MI	12/21/2021	3	21,149.00	\$ 1,058.00
06-161		3125 S. Virginia St # 161Reno, NV 89502	2	t0470086			TaxCr	AR	3/1/2021	4	16,640.00	\$ 1,191.00
06-162		3125 S. Virginia St # 162Reno, NV 89502	2	t0470270			TaxCr	MI	9/21/2020	2	27,088.33	\$ 1,191.00
06-163		3125 S. Virginia St # 163Reno, NV 89502	3	t0470087			TaxCr/HOME	AR	4/1/2021	6	60,753.33	\$ 1,220.00
06-164		3125 S. Virginia St # 164Reno, NV 89502	2	t0470088			TaxCr	AR	6/1/2021	1	37,465.68	\$ 1,191.00
06-165		3125 S. Virginia St # 165Reno, NV 89502	3	t0470195			TaxCr	AR	12/1/2021	6	11,448.00	\$ 1,375.00
07-166		3295 S. Virginia St # 166Reno, NV 89502	2	t0470206			TaxCr	AR	1/1/2021	4	18,200.00	\$ 1,191.00
07-167		3295 S. Virginia St # 167Reno, NV 89502	2	t0470089			TaxCr	AR	5/1/2021	3	39,841.00	\$ 1,191.00
07-168		3295 S. Virginia St # 168Reno, NV 89502	2	t0470318			TaxCr	MI	3/23/2021	2	31,362.41	\$ 1,058.00
07-169		3295 S. Virginia St # 169Reno, NV 89502	2	t0470090			TaxCr	AR	7/1/2021	3	42,000.00	\$ 1,191.00
07-170		3295 S. Virginia St # 170Reno, NV 89502	2	t0470188			TaxCr	AR	10/1/2021	3	41,008.50	\$ 1,191.00
07-171		3295 S. Virginia St # 171Reno, NV 89502	3	t0470091			TaxCr	IC	3/19/2018	3	38,580.00	\$ 1,136.00
07-171		3295 S. Virginia St # 171Reno, NV 89502	3	t0470354			TaxCr	MI	9/2/2021	6	42,784.20	\$ 1,220.00
07-172		3295 S. Virginia St # 172Reno, NV 89502	2	t0470352			TaxCr/HOME	MI	8/27/2021	2	28,348.15	\$ 1,058.00
07-173		3295 S. Virginia St # 173Reno, NV 89502	3	t0470092			TaxCr	AR	10/1/2021	2	35,000.00	\$ 1,375.00
08-174		3295 S. Virginia St # 174Reno, NV 89502	2	t0470093			TaxCr	AR	12/1/2021	3	24,395.69	\$ 1,191.00
08-175		3295 S. Virginia St # 175Reno, NV 89502	2	t0470094			TaxCr	AR	7/1/2021	2	36,318.00	\$ 1,058.00
08-176		3295 S. Virginia St # 176Reno, NV 89502	2	t0470304			TaxCr	MI	2/19/2021	3	26,124.63	\$ 1,191.00
08-177		3295 S. Virginia St # 177Reno, NV 89502	2	t0470095			TaxCr	MI	11/9/2018	4	24,062.00	\$ 1,191.00
08-178		3295 S. Virginia St # 178Reno, NV 89502	2	t0470232			TaxCr	AR	4/1/2021	3	34,748.93	\$ 1,191.00
08-179		3295 S. Virginia St # 179Reno, NV 89502	2	t0470096			TaxCr	AR	4/1/2022	3	26,202.00	\$ 1,191.00
08-180		3295 S. Virginia St # 180Reno, NV 89502	2	t0470097			TaxCr	AR	8/1/2021	3	22,647.56	\$ 180.00
08-181		3295 S. Virginia St # 181Reno, NV 89502	2	t0470290			TaxCr	MI	2/2/2021	3	25,665.60	\$ 588.00
08-182		3295 S. Virginia St # 182Reno, NV 89502	2	t0470098			TaxCr	AR	8/1/2020	2	29,620.00	\$ 1,191.00
08-183		3295 S. Virginia St # 183Reno, NV 89502	2	t0470245			TaxCr	AR	5/1/2021	3	37,127.00	\$ 1,191.00
08-184		3295 S. Virginia St # 184Reno, NV 89502	2	t0470099			TaxCr	AR	5/1/2020	3	14,770.80	\$ 252.00
08-185		3295 S. Virginia St # 185Reno, NV 89502	2	t0470100			TaxCr	AR	6/1/2021	2	20,932.60	\$ 37.00
08-186		3295 S. Virginia St # 186Reno, NV 89502	2	t0470101			TaxCr	AR	4/1/2022	1	17,920.00	\$ 1,191.00
08-187		3295 S. Virginia St # 187Reno, NV 89502	2	t0470102			TaxCr	AR	3/1/2022	1	24,004.54	\$ 1,191.00
08-188		3295 S. Virginia St # 188Reno, NV 89502	2	t0470234			TaxCr	AR	5/1/2021	1	1,260.00	\$ 176.00
08-189		3295 S. Virginia St # 189Reno, NV 89502	2	t0470207			TaxCr	AR	2/1/2021	5	9,528.00	\$ 1,191.00
08-190		3295 S. Virginia St # 190Reno, NV 89502	2	t0470315			TaxCr	MI	3/3/2021	1	26,608.00	\$ 1,191.00
08-191		3295 S. Virginia St # 191Reno, NV 89502	2	t0470263			TaxCr	MI	8/14/2020	3	30,861.22	\$ 1,005.00
08-191		3295 S. Virginia St # 191Reno, NV 89502	2	t0470382			TaxCr	MI	12/19/2021	1	29,035.20	\$ 1,058.00
08-192		3295 S. Virginia St # 192Reno, NV 89502	2	t0470103			TaxCr	AR	7/1/2021	5	30,160.00	\$ 1,191.00
08-193		3295 S. Virginia St # 193Reno, NV 89502	2	t0470302			TaxCr	MI	2/20/2021	3	42,076.84	\$ 1,191.00
08-194		3295 S. Virginia St # 194Reno, NV 89502	2	t0470333			TaxCr	MI	6/1/2021	4	8,352.00	\$ 309.00
08-195		3295 S. Virginia St # 195Reno, NV 89502	2	t0470240			TaxCr	AR	5/1/2021	3	27,726.00	\$ 1,191.00
08-196		3295 S. Virginia St # 196Reno, NV 89502	2	t0470271			TaxCr	MI	9/18/2020	4	19,805.24	\$ 1,191.00
08-197		3295 S. Virginia St # 197Reno, NV 89502	2	t0470283			TaxCr	MI	10/16/2020	2	21,246.16	\$ 1,191.00
09-198		3295 S. Virginia St # 198Reno, NV 89502	2	t0470104			TaxCr	AR	8/1/2021	3	36,492.00	\$ 1,191.00
09-199		3295 S. Virginia St # 199Reno, NV 89502	2	t0470105			TaxCr	AR	4/1/2020	2	35,031.96	\$ 495.00
09-200		3295 S. Virginia St # 200Reno, NV 89502	2	t0470319			TaxCr	MI	4/1/2021	1	27,040.00	\$ 1,191.00



Certification Listing  
Property: Southwest Village (aff59472)  
As Of Date: 06/30/2022

Contract		Bedrooms	Tenant	First	Last	Program	Cert	Effective	Household	Rental	
Unit	Number									Size	Income
09-201		3295 S. Virginia St # 201Reno, NV 89502	2	t0470106		TaxCr	AR	6/1/2021	1	27,560.00	\$ 1,058.00
09-201		3295 S. Virginia St # 201Reno, NV 89502	2	t0470492		TaxCr	MI	5/20/2022	1	28,077.43	\$ 1,058.00
09-202		3295 S. Virginia St # 202Reno, NV 89502	2	t0470107		TaxCr	AR	2/1/2022	1	33,440.81	\$ 1,191.00
09-203		3295 S. Virginia St # 203Reno, NV 89502	2	t0470108		TaxCr	AR	1/1/2022	4	52,000.00	\$ 1,058.00
09-204		3295 S. Virginia St # 204Reno, NV 89502	2	t0470214		TaxCr	AR	2/1/2021	2	11,796.00	\$ 984.00
09-205		3295 S. Virginia St # 205Reno, NV 89502	2	t0470216		TaxCr	AR	2/1/2021	4	18,096.00	\$ 1,191.00
09-206		3295 S. Virginia St # 206Reno, NV 89502	2	t0470221		TaxCr	AR	2/1/2022	1	19,354.44	\$ 1,191.00
09-207		3295 S. Virginia St # 207Reno, NV 89502	2	t0470253		TaxCr	AR	6/1/2021	2	0.00	\$ 5.00
09-208		3295 S. Virginia St # 208Reno, NV 89502	2	t0470344		TaxCr	MI	6/28/2021	4	47,282.43	\$ 1,191.00
09-209		3295 S. Virginia St # 209Reno, NV 89502	2	t0470109		TaxCr	AR	6/1/2021	2	31,320.00	\$ 1,191.00
09-210		3295 S. Virginia St # 210Reno, NV 89502	2	t0470110		TaxCr	AR	8/1/2021	2	27,114.00	\$ 1,191.00
09-211		3295 S. Virginia St # 211Reno, NV 89502	2	t0470311		TaxCr	MI	2/19/2021	1	26,208.00	\$ 1,191.00
09-212		3295 S. Virginia St # 212Reno, NV 89502	2	t0470111		TaxCr	AR	4/1/2022	2	26,763.36	\$ 1,191.00
09-213		3295 S. Virginia St # 213Reno, NV 89502	2	t0470219		TaxCr	AR	3/1/2021	2	34,466.95	\$ 1,191.00
09-214		3295 S. Virginia St # 214Reno, NV 89502	2	t0470265		TaxCr	MI	8/28/2020	3	38,758.72	\$ 1,191.00
09-215		3295 S. Virginia St # 215Reno, NV 89502	2	t0470320		TaxCr	MI	4/6/2021	3	35,740.25	\$ 1,191.00
09-216		3295 S. Virginia St # 216Reno, NV 89502	2	t0470260		TaxCr	MI	8/14/2020	3	29,440.00	\$ 1,191.00
09-217		3295 S. Virginia St # 217Reno, NV 89502	2	t0470112		TaxCr	AR	8/1/2021	1	13,425.16	\$ 332.00
09-218		3295 S. Virginia St # 218Reno, NV 89502	2	t0470239		TaxCr	AR	5/1/2021	4	35,984.00	\$ 1,191.00
09-219		3295 S. Virginia St # 219Reno, NV 89502	2	t0470113		TaxCr	AR	2/1/2022	4	24,003.20	\$ 1,191.00
09-220		3295 S. Virginia St # 220Reno, NV 89502	2	t0470250		TaxCr/HOME	AR	6/1/2021	4	42,099.20	\$ 1,058.00
09-221		3295 S. Virginia St # 221Reno, NV 89502	2	t0470115		TaxCr	AR	8/1/2021	1	29,484.77	\$ 1,191.00
10-222		3295 S. Virginia St # 222Reno, NV 89502	1	t0470116		TaxCr	AR	8/1/2021	3	35,880.00	\$ 992.00
10-223		3295 S. Virginia St # 223Reno, NV 89502	1	t0470117		TaxCr	AR	1/1/2022	1	28,600.00	\$ 992.00
10-224		3295 S. Virginia St # 224Reno, NV 89502	1	t0470273		TaxCr	MI	9/30/2020	1	22,882.73	\$ 837.00
10-224		3295 S. Virginia St # 224Reno, NV 89502	1	t0470375		TaxCr	MI	11/23/2021	1	13,371.84	\$ 250.00
10-225		3295 S. Virginia St # 225Reno, NV 89502	1	t0470323		TaxCr	MI	4/1/2021	1	0.00	\$ 16.00
10-226		3295 S. Virginia St # 226Reno, NV 89502	1	t0470251		TaxCr	AR	7/1/2021	2	31,922.00	\$ 992.00
10-227		3295 S. Virginia St # 227Reno, NV 89502	1	t0470118		TaxCr	AR	6/1/2021	1	21,073.00	\$ 992.00
10-228		3295 S. Virginia St # 228Reno, NV 89502	1	t0470252		TaxCr	AR	6/1/2021	1	33,715.63	\$ 880.00
10-228		3295 S. Virginia St # 228Reno, NV 89502	1	t0470398		TaxCr	MI	1/11/2022	2	10,092.00	\$ 880.00
10-229		3295 S. Virginia St # 229Reno, NV 89502	1	t0470119		TaxCr	AR	11/1/2021	1	7,248.00	\$ 166.00
10-230		3295 S. Virginia St # 230Reno, NV 89502	1	t0470196		TaxCr	AR	1/1/2021	1	15,730.08	\$ 221.00
10-231		3295 S. Virginia St # 231Reno, NV 89502	1	t0470120		TaxCr	AR	8/1/2021	1	11,484.00	\$ 246.00
10-232		3295 S. Virginia St # 232Reno, NV 89502	1	t0470121		TaxCr	AR	6/1/2021	2	25,361.40	\$ 880.00
10-233		3295 S. Virginia St # 233Reno, NV 89502	1	t0470122		TaxCr	AR	2/1/2021	1	14,734.80	\$ 992.00
10-234		3295 S. Virginia St # 234Reno, NV 89502	1	t0470123		TaxCr	AR	7/1/2021	2	19,294.60	\$ 992.00
10-235		3295 S. Virginia St # 235Reno, NV 89502	1	t0470322		TaxCr	MI	4/14/2021	1	0.00	\$ 16.00
10-235		3295 S. Virginia St # 235Reno, NV 89502	1	t0470410		TaxCr	MI	2/4/2022	1	33,280.00	\$ 880.00
10-236		3295 S. Virginia St # 236Reno, NV 89502	1	t0470218		TaxCr	AR	9/1/2020	1	2,268.00	\$ 16.00
10-236		3295 S. Virginia St # 236Reno, NV 89502	1	t0471953		TaxCr	MI	4/16/2022	1	18,796.80	\$ 16.00
10-237		3295 S. Virginia St # 237Reno, NV 89502	1	t0470237		TaxCr	AR	4/1/2021	1	30,906.07	\$ 992.00
10-238		3295 S. Virginia St # 238Reno, NV 89502	1	t0470124		TaxCr	AR	8/1/2021	1	10,488.00	\$ 262.00

Certification Listing  
Property: Southwest Village (alt59472)  
As Of Date: 06/30/2022

Unit	Contract Number	Address	Bedrooms	Tenant Code	First Name	Last Name	Program	Cart Type	Effective Date	Household Size	Income	Rental Income
10-239		3295 S. Virginia St # 239Reno, NV	89502	1	t0470125	[REDACTED]	TaxCr	AR	12/1/2020	1	16,248.38 \$	992.00
10-240		3295 S. Virginia St # 240Reno, NV	89502	1	t0470324	[REDACTED]	TaxCr	MI	4/16/2021	1	9,768.00 \$	175.00
10-241		3295 S. Virginia St # 241Reno, NV	89502	1	t0470194	[REDACTED]	TaxCr	AR	12/1/2020	1	9,507.98 \$	221.00
10-242		3295 S. Virginia St # 242Reno, NV	89502	1	t0470126	[REDACTED]	TaxCr	AR	2/1/2021	1	28,986.59 \$	992.00
10-243		3295 S. Virginia St # 243Reno, NV	89502	1	t0470331	[REDACTED]	TaxCr	MI	4/30/2021	1	15,756.60 \$	341.00
10-244		3295 S. Virginia St # 244Reno, NV	89502	1	t0470127	[REDACTED]	TaxCr	AR	6/1/2021	3	32,760.00 \$	992.00
10-245		3295 S. Virginia St # 245Reno, NV	89502	1	t0470128	[REDACTED]	TaxCr	AR	6/1/2021	3	34,320.00 \$	992.00
10-246		3295 S. Virginia St # 246Reno, NV	89502	1	t0470129	[REDACTED]	TaxCr	AR	3/1/2022	1	18,618.00 \$	992.00
10-247		3295 S. Virginia St # 247Reno, NV	89502	1	t0470213	[REDACTED]	TaxCr	AR	2/1/2021	1	11,098.44 \$	220.00
10-248		3295 S. Virginia St # 248Reno, NV	89502	1	t0470130	[REDACTED]	TaxCr	AR	10/1/2021	1	12,052.53 \$	992.00
10-249		3295 S. Virginia St # 249Reno, NV	89502	1	t0470131	[REDACTED]	TaxCr	AR	3/1/2022	1	32,000.00 \$	992.00
10-250		3295 S. Virginia St # 250Reno, NV	89502	1	t0470132	[REDACTED]	TaxCr	AR	2/1/2022	2	15,226.00 \$	324.00
10-251		3295 S. Virginia St # 251Reno, NV	89502	1	t0470133	[REDACTED]	TaxCr	AR	7/1/2021	1	26,043.85 \$	992.00
10-252		3295 S. Virginia St # 252Reno, NV	89502	1	t0470134	[REDACTED]	TaxCr	AR	5/1/2021	2	29,120.00 \$	225.00
10-253		3295 S. Virginia St # 253Reno, NV	89502	1	t0470135	[REDACTED]	TaxCr	AR	10/1/2021	1	18,400.00 \$	992.00
10-254		3295 S. Virginia St # 254Reno, NV	89502	1	t0470136	[REDACTED]	TaxCr	AR	11/1/2021	1	9,276.00 \$	178.00
10-255		3295 S. Virginia St # 255Reno, NV	89502	1	t0470321	[REDACTED]	TaxCr	MI	4/17/2021	1	24,960.00 \$	992.00
10-256		3295 S. Virginia St # 256Reno, NV	89502	1	t0470312	[REDACTED]	TaxCr	MI	3/5/2021	2	25,886.96 \$	992.00
10-257		3295 S. Virginia St # 257Reno, NV	89502	1	t0470137	[REDACTED]	TaxCr	AR	5/1/2021	1	18,027.60 \$	820.00
10-258		3295 S. Virginia St # 258Reno, NV	89502	1	t0470138	[REDACTED]	TaxCr	AR	2/1/2021	2	21,315.42 \$	992.00
10-259		3295 S. Virginia St # 259Reno, NV	89502	1	t0470306	[REDACTED]	TaxCr	MI	2/22/2021	1	22,441.20 \$	837.00
10-260		3295 S. Virginia St # 260Reno, NV	89502	1	t0470191	[REDACTED]	TaxCr	AR	11/1/2021	1	10,162.50 \$	241.00
10-260		3295 S. Virginia St # 260Reno, NV	89502	1	t0470600	[REDACTED]	TaxCr	MI	3/16/2022	2	36,885.00 \$	880.00
10-261		3295 S. Virginia St # 261Reno, NV	89502	1	t0470139	[REDACTED]	TaxCr	AR	6/1/2021	1	1,041.00 \$	16.00
10-261		3295 S. Virginia St # 261Reno, NV	89502	1	t0472481	[REDACTED]	TaxCr	MI	6/6/2022	3	48,320.00 \$	880.00
10-262		3295 S. Virginia St # 262Reno, NV	89502	1	t0470140	[REDACTED]	TaxCr	AR	7/1/2021	1	26,416.00 \$	992.00
10-263		3295 S. Virginia St # 263Reno, NV	89502	1	t0470141	[REDACTED]	TaxCr	AR	5/1/2022	1	2,460.00 \$	202.00
10-264		3295 S. Virginia St # 264Reno, NV	89502	1	t0470142	[REDACTED]	TaxCr	AR	3/1/2021	1	20,720.44 \$	792.00
10-265		3295 S. Virginia St # 265Reno, NV	89502	1	t0470143	[REDACTED]	TaxCr	AR	4/1/2021	3	34,675.79 \$	826.00
10-265		3295 S. Virginia St # 265Reno, NV	89502	1	t0470370	[REDACTED]	TaxCr	MI	11/22/2021	1	23,600.00 \$	880.00
10-266		3295 S. Virginia St # 266Reno, NV	89502	1	t0470144	[REDACTED]	TaxCr	AR	10/1/2021	2	25,000.00 \$	880.00
10-267		3295 S. Virginia St # 267Reno, NV	89502	1	t0470295	[REDACTED]	TaxCr	MI	12/11/2020	3	35,538.12 \$	992.00
10-268		3295 S. Virginia St # 268Reno, NV	89502	1	t0470228	[REDACTED]	TaxCr	AR	3/1/2021	1	23,209.68 \$	992.00
10-269		3295 S. Virginia St # 269Reno, NV	89502	1	t0470145	[REDACTED]	TaxCr	AR	2/1/2022	1	16,016.52 \$	992.00
11-270		3295 S. Virginia St # 270Reno, NV	89502	1	t0470146	[REDACTED]	TaxCr	AR	3/1/2021	1	24,960.00 \$	880.00
11-270		3295 S. Virginia St # 270Reno, NV	89502	1	t0470412	[REDACTED]	TaxCr	MI	3/1/2022	1	0.00 \$	16.00
11-271		3295 S. Virginia St # 271Reno, NV	89502	1	t0470147	[REDACTED]	TaxCr	AR	4/1/2022	1	28,864.26 \$	880.00
11-272		3295 S. Virginia St # 272Reno, NV	89502	1	t0470148	[REDACTED]	TaxCr	AR	2/1/2021	2	21,957.87 \$	992.00
11-273		3295 S. Virginia St # 273Reno, NV	89502	1	t0470149	[REDACTED]	TaxCr	AR	3/1/2022	3	31,460.00 \$	992.00
12-274		3295 S. Virginia St # 274Reno, NV	89502	2	t0470150	[REDACTED]	TaxCr	AR	11/1/2021	3	30,160.00 \$	1,191.00
12-275		3295 S. Virginia St # 275Reno, NV	89502	2	t0470362	[REDACTED]	TaxCr	MI	10/1/2021	3	44,716.00 \$	1,058.00
12-276		3295 S. Virginia St # 276Reno, NV	89502	2	t0470151	[REDACTED]	TaxCr	AR	10/1/2021	2	18,000.00 \$	1,191.00
12-277		3295 S. Virginia St # 277Reno, NV	89502	2	t0470152	[REDACTED]	TaxCr	AR	5/1/2021	4	30,623.13 \$	1,191.00

Certification Listing  
Property: Southwest Village (aff59472)  
As Of Date: 06/30/2022

Contract		Address	Bedrooms	Tenant	First	Last	Program	Cert	Effective	Household		Rental	
Unit	Number									Size	Income	Income	Income
12-278		3295 S. Virginia St # 278Reno, NV 89502	2	t0470153			TaxCr	AR	1/1/2022	2	35,000.00	\$	1,191.00
12-279		3295 S. Virginia St # 279Reno, NV 89502	2	t0470154			TaxCr	AR	8/1/2021	4	19,733.40	\$	1,191.00
12-280		3295 S. Virginia St # 280Reno, NV 89502	2	t0470269			TaxCr	MI	9/3/2020	2	31,231.52	\$	1,005.00
12-281		3295 S. Virginia St # 281Reno, NV 89502	2	t0470155			TaxCr	AR	8/1/2021	5	32,604.00	\$	1,191.00
13-282		3295 S. Virginia St # 282Reno, NV 89502	2	t0470156			TaxCr	AR	10/1/2020	1	14,574.00	\$	399.00
13-283		3295 S. Virginia St # 283Reno, NV 89502	3	t0470310			TaxCr	MI	3/3/2021	4	46,597.28	\$	1,220.00
13-284		3295 S. Virginia St # 284Reno, NV 89502	2	t0470223			TaxCr	AR	3/1/2021	3	49,517.00	\$	1,191.00
13-285		3295 S. Virginia St # 285Reno, NV 89502	3	t0470254			TaxCr	MI	7/17/2020	4	31,259.50	\$	1,242.00
13-286		3295 S. Virginia St # 286Reno, NV 89502	2	t0470157			TaxCr	AR	9/1/2021	4	27,040.00	\$	946.00
13-287		3295 S. Virginia St # 287Reno, NV 89502	2	t0470158			TaxCr	AR	10/1/2021	1	26,184.00	\$	1,191.00
13-288		3295 S. Virginia St # 288Reno, NV 89502	2	t0470296			TaxCr	MI	12/23/2020	4	34,320.00	\$	1,005.00
13-288		3295 S. Virginia St # 288Reno, NV 89502	2	t0470350			TaxCr	MI	8/13/2021	4	46,492.00	\$	1,058.00
13-289		3295 S. Virginia St # 289Reno, NV 89502	2	t0470159			TaxCr	AR	8/1/2021	4	33,440.00	\$	1,191.00
13-290		3295 S. Virginia St # 290Reno, NV 89502	2	t0470212			TaxCr	AR	7/1/2020	1	24,206.00	\$	754.00
13-291		3295 S. Virginia St # 291Reno, NV 89502	2	t0470160			TaxCr	AR	5/1/2021	5	43,756.40	\$	1,191.00
13-292		3295 S. Virginia St # 292Reno, NV 89502	2	t0470161			TaxCr	AR	3/1/2021	4	27,365.00	\$	1,058.00
13-293		3295 S. Virginia St # 293Reno, NV 89502	2	t0470162			TaxCr	AR	10/1/2021	4	27,040.00	\$	1,191.00
13-294		3295 S. Virginia St # 294Reno, NV 89502	2	t0470163			TaxCr	AR	9/1/2021	5	61,035.59	\$	1,191.00
13-295		3295 S. Virginia St # 295Reno, NV 89502	2	t0470210			TaxCr	AR	2/1/2021	3	52,572.00	\$	1,191.00
13-296		3295 S. Virginia St # 296Reno, NV 89502	2	t0470328			TaxCr	MI	4/30/2021	2	33,884.00	\$	1,191.00
13-297		3295 S. Virginia St # 297Reno, NV 89502	2	t0470336			TaxCr	MI	6/1/2021	2	31,200.00	\$	1,191.00
13-298		3295 S. Virginia St # 298Reno, NV 89502	2	t0470208			TaxCr	AR	2/1/2021	5	31,584.58	\$	1,191.00
13-299		3295 S. Virginia St # 299Reno, NV 89502	2	t0470165			TaxCr	AR	9/1/2021	2	34,000.00	\$	1,191.00
13-300		3295 S. Virginia St # 300Reno, NV 89502	2	t0470226			TaxCr	AR	3/1/2021	4	38,969.75	\$	1,058.00
13-301		3295 S. Virginia St # 301Reno, NV 89502	2	t0470166			TaxCr	AR	9/1/2021	1	62,340.00	\$	1,058.00
13-302		3295 S. Virginia St # 302Reno, NV 89502	2	t0470167			TaxCr	AR	4/1/2022	2	16,426.80	\$	1,191.00
13-303		3295 S. Virginia St # 303Reno, NV 89502	2	t0470168			TaxCr	AR	2/1/2021	1	29,120.00	\$	1,191.00
13-304		3295 S. Virginia St # 304Reno, NV 89502	2	t0470169			TaxCr	AR	4/1/2021	1	14,598.00	\$	1,191.00
13-305		3295 S. Virginia St # 305Reno, NV 89502	2	t0470170			TaxCr	AR	7/1/2021	1	25,890.91	\$	1,191.00
13-306		3295 S. Virginia St # 306Reno, NV 89502	2	t0470204			TaxCr	AR	1/1/2021	3	33,929.22	\$	1,058.00
13-306		3295 S. Virginia St # 306Reno, NV 89502	2	t0470381			TaxCr	MI	12/15/2021	1	10,344.31	\$	154.00
13-307		3295 S. Virginia St # 307Reno, NV 89502	2	t0470325			TaxCr/HOME	MI	4/9/2021	3	40,132.59	\$	1,058.00
13-308		3295 S. Virginia St # 308Reno, NV 89502	2	t0470171			TaxCr	AR	3/1/2022	2	20,404.78	\$	1,191.00
13-309		3295 S. Virginia St # 309Reno, NV 89502	2	t0470172			TaxCr	AR	8/1/2021	1	26,000.00	\$	1,191.00
13-310		3295 S. Virginia St # 310Reno, NV 89502	2	t0470173			TaxCr	AR	6/1/2021	4	28,225.20	\$	1,191.00
13-311		3295 S. Virginia St # 311Reno, NV 89502	2	t0470211			TaxCr	AR	2/1/2021	2	21,060.00	\$	1,191.00
13-312		3295 S. Virginia St # 312Reno, NV 89502	2	t0470174			TaxCr	AR	8/1/2021	4	25,787.00	\$	1,191.00
13-313		3295 S. Virginia St # 313Reno, NV 89502	3	t0470175			TaxCr	AR	7/1/2021	4	37,440.00	\$	1,375.00
13-314		3295 S. Virginia St # 314Reno, NV 89502	2	t0470176			TaxCr	AR	6/1/2021	5	21,900.67	\$	1,191.00
13-315		3295 S. Virginia St # 315Reno, NV 89502	3	t0470242			TaxCr	AR	5/1/2021	6	52,994.61	\$	1,375.00
13-316		3295 S. Virginia St # 316Reno, NV 89502	2	t0470327			TaxCr	MI	4/19/2021	3	36,982.40	\$	1,191.00
14-317		3295 S. Virginia St # 317Reno, NV 89502	3	t0470177			TaxCr	AR	2/1/2022	5	31,200.00	\$	1,191.00
14-318		3295 S. Virginia St # 318Reno, NV 89502	2	t0470178			TaxCr	AR	6/1/2021	5	19,422.00	\$	1,191.00

Certification Listing  
Property: Southwest Village (aff59472)  
As Of Date: 06/30/2022

Contract		Address	Bedrooms	Tenant	First	Last	Program	Cert	Effective	Household	Rental	
Unit	Number										Income	Income
14-319		3295 S. Virginia St # 319Reno, NV 89502	3	t0470179	[REDACTED]	[REDACTED]	TaxCr	AR	12/1/2020	4	28,386.53 \$	1,375.00
14-320		3295 S. Virginia St # 320Reno, NV 89502	2	t0470267	[REDACTED]	[REDACTED]	TaxCr	MI	9/16/2020	4	26,085.87 \$	529.00
14-321		3295 S. Virginia St # 321Reno, NV 89502	2	t0470346	[REDACTED]	[REDACTED]	TaxCr	MI	6/23/2021	1	29,120.00 \$	1,058.00
14-321		3295 S. Virginia St # 321Reno, NV 89502	2	t0472685	[REDACTED]	[REDACTED]	TaxCr	MI	6/7/2022	1	33,795.49 \$	1,191.00
14-322		3295 S. Virginia St # 322Reno, NV 89502	2	t0470343	[REDACTED]	[REDACTED]	TaxCr	MI	6/18/2021	2	0.00 \$	1,191.00
14-323		3295 S. Virginia St # 323Reno, NV 89502	2	t0470357	[REDACTED]	[REDACTED]	TaxCr	MI	8/11/2021	3	32,607.21 \$	1,058.00
14-324		3295 S. Virginia St # 324Reno, NV 89502	2	t0470180	[REDACTED]	[REDACTED]	TaxCr	AR	8/1/2021	1	31,920.39 \$	1,058.00
14-325		3295 S. Virginia St # 325Reno, NV 89502	2	t0470243	[REDACTED]	[REDACTED]	TaxCr	AR	5/1/2021	3	21,217.13 \$	1,191.00
14-326		3295 S. Virginia St # 326Reno, NV 89502	2	t0470181	[REDACTED]	[REDACTED]	TaxCr	AR	11/1/2021	1	16,000.00 \$	1,191.00
14-327		3295 S. Virginia St # 327Reno, NV 89502	2	t0470182	[REDACTED]	[REDACTED]	TaxCr	AR	2/1/2022	4	15,925.00 \$	1,058.00
14-328		3295 S. Virginia St # 328Reno, NV 89502	2	t0470183	[REDACTED]	[REDACTED]	TaxCr	AR	7/1/2021	3	14,486.40 \$	272.00
14-329		3295 S. Virginia St # 329Reno, NV 89502	2	t0470184	[REDACTED]	[REDACTED]	TaxCr	AR	6/1/2021	4	15,816.00 \$	1,191.00
14-330		3295 S. Virginia St # 330Reno, NV 89502	2	t0470185	[REDACTED]	[REDACTED]	TaxCr	AR	8/1/2021	2	26,759.20 \$	1,191.00
14-331		3295 S. Virginia St # 331Reno, NV 89502	2	t0470238	[REDACTED]	[REDACTED]	TaxCr	AR	4/1/2021	2	53,302.60 \$	1,191.00
14-332		3295 S. Virginia St # 332Reno, NV 89502	2	t0470224	[REDACTED]	[REDACTED]	TaxCr	AR	3/1/2021	3	31,553.60 \$	1,191.00