



Nationwide Appraisal Network

<https://nationwide-appraisal.com>

Agile Evaluation

Exterior and Interior Inspection Evaluation Report



For Property Located at:

123 Rainbow St

Reno, NV 89508

Original Address Inputted

123 Rainbow St Reno, NV 89508

Value Estimate / Condition:

\$381,500 / C3

Client:

HouseCanary

Effective Date:

02/01/2022

123 Rainbow St Reno, NV 89508 County: Washoe County



Value Conclusion



Market Value Estimate

\$381,500

\$366.83 / Sq.ft.

Confidence	High (94%)
Forecast Standard Deviation	0.06
Market Rent Estimate	\$1,900 (\$1.83 / Sq.ft.)
Land Value	\$152,000
As Is List Price	\$381,500
30-Day Value Estimate	\$381,500

Subject

APN # 556-162-04

Property Type	(HC) Single Family-Detached; (Inspect) Single Family-Detached; (MLS) Single Family-Residential	Legal Description	SUBD:WOODLAND VILLAGE PHASE 6... <small>See Addendum</small>
Beds / Baths	3 Bd / 2 Ba	Special Amenities	Patio, Back Yard, RV Parking
GLA / Lot Size	1,040 sf / 7,810 sf	Other Structures on Property	None Visible
Property Viewable	-	Current Use	Single Family-Detached
Evidence of Occupancy	-	Projected Use	Single Family-Detached
Occupancy Type	Tenant	Non-Residential Use	No / -
Zoning Classification / Description	MDS / Residential	View Factors / Impact on Value	Mountain / Neutral
Common Elements	None	Functional Utility Loss	No / -
		Locational Influences / Impact / Comment	Residential / Neutral
		Adverse Site Conditions	None Noted
		Conform to Neighborhood	Yes / -

This property's zoning information is derived from land use code from Public Record

Condition

Roof Condition	Good	Condition Rating (C1-C6)	C3
Exterior Walls Condition	Good		
Interior Walls Condition	VeryGood		
Floor Condition	VeryGood		
Updated/Remodeled items	Bathroom		
Building Damages	None Noted		
Exterior Damages	-		

This beautiful 3 bedroom, 2 bath house with a 2 car garage is ready for new owners to call it their home. Freshly painted throughout. All bedrooms have ceiling fans, including living room. Newly remodeled, custom master bathroom. Great backyard with RV Parking. Deck just off the kitchen for those Summertime BBQ's or for enjoying the evening and gazing at the stars. Close to middle school and elementary school.

123 Rainbow St Reno, NV 89508 County: Washoe County

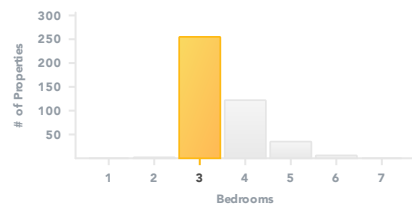


Transaction History

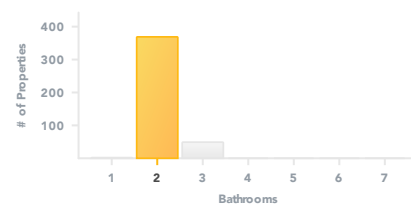
Date	Event	Type	Price	Appreciation	DOM	Source
06/02/2015	Sold	Non-Distressed	\$162,000	50% (\$54,000)	56	NNRMLS
04/13/2015	Pending	-	-	- (-)	56	NNRMLS
04/07/2015	Listed	-	\$156,000	- (-)	-	NNRMLS

Subject's Comparability to Market

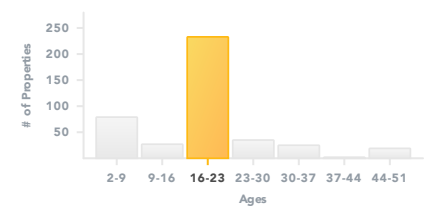
Bedrooms



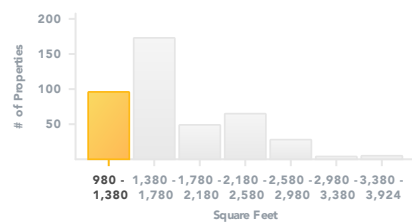
Bathrooms



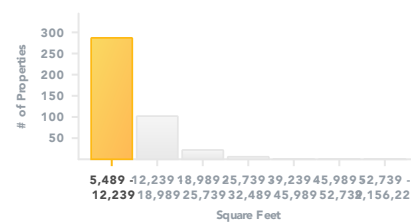
Ages



Gross Living Area



Site Area



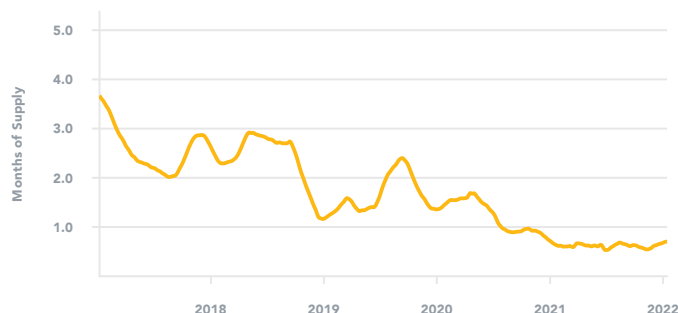
Legend

- Subject Property
- Nearby properties

Neighborhood & Subject Marketability

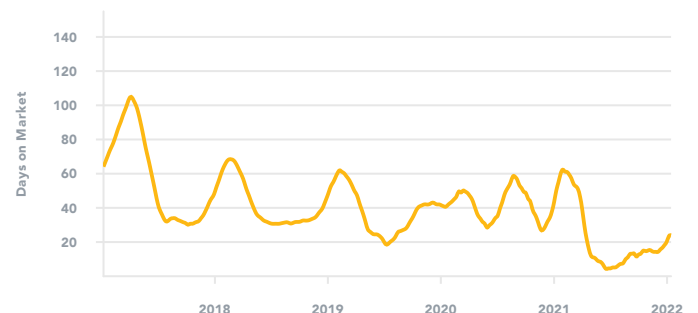
Urban/Suburban/Rural	Suburban	Neighborhood Price Range	\$80,000-\$600,000
FEMA Flood	Effective Date: 2000-06-18 Flood Risk: low Flood Zone: X Map #: 32031C2805H	MSA 1-Year Risk of Decline	1.9% Very Low
		Probability this market's median home prices will be lower 12 months from the current market median price.	

Months of Supply - ZIP


This month last year
0.6

This month
0.7

Days on Market - Sold or De-listed Properties


This month last year
61

This month
24

123 Rainbow St Reno, NV 89508 **County:** Washoe County


Comparable Closed Sales

	Subject	Sold 1	Sold 2	Sold 3	Sold 4
Street Address	17821 Brushland Dr Reno, NV 89508	18200 Silverleaf Ct Reno, NV 89508	17644 Thomasville Ct Reno, NV 89508	17770 Davenport Ln Reno, NV 89508	18276 Sky Crest Ct Reno, NV 89508
Miles to Subject	-	0.19	0.47	0.63	0.43
Subdivision	Reno-Cold Springs	Reno-Cold Springs	Reno-Cold Springs	Reno-Cold Springs	Reno-Cold Springs
Similarity	-	High	High	High	High
Sales Type	Arms length sale	Arms length sale	Arms length sale	Arms length sale	Arms length sale
Location	-	Similar	Similar	Similar	Similar
Year Built	2002	2002	2003	2003	2007
Gross Living Area	1,040 sf	1,008 sf	1,040 sf	1,040 sf	1,040 sf
Beds/Baths	3 / 2.0	3 / 2.0	3 / 2.0	3 / 2.0	3 / 2.0
Lot Size	7,810 sf	7,482 sf	7,785 sf	7,468 sf	7,592 sf
Basement	No	No	No	No	No
Pool	No	No	No	No	No
Condition	C3	C3	C3	C2	C3
List Date	04/07/2015	09/23/2021	07/14/2021	11/01/2021	11/27/2021
List Price	\$156,000	\$385,000	\$350,000	\$389,900	\$360,000
Sale Date / DOM	06/02/2015 / 56	11/09/2021 / 47	08/20/2021 / 37	11/30/2021 / 29	12/27/2021 / 30
Sale Price	\$162,000	\$405,000	\$355,000	\$405,000	\$360,000
Net Adjustment		\$5,795 (1%)	-\$11,776 (-3%)	-\$7,934 (-2%)	-\$15,446 (-4%)
Adjusted Sale Price		\$410,795	\$343,224	\$397,066	\$344,554

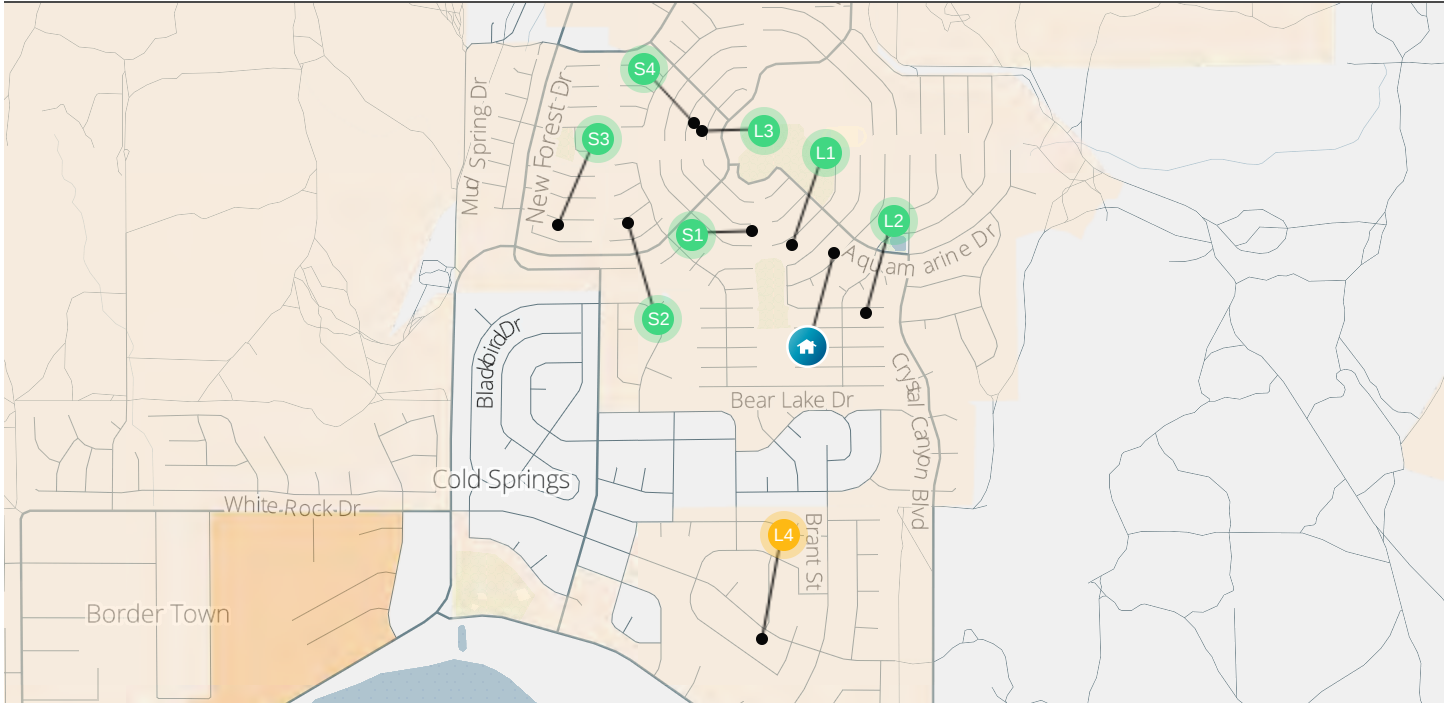
123 Rainbow St Reno, NV 89508 **County:** Washoe County


Comparable Listings

	Subject	Active 1	Active 2	Pending 3	Pending 4
Street Address	123 Rainbow St Reno, NV 89508	18290 Alderwood Ct Reno, NV 89508	17862 Bear River Ct Reno, NV 89508	18333 Vineyard Ct Reno, NV 89508	17370 Cold Springs Dr Reno, NV 89508
Miles to Subject	-	0.09	0.16	0.41	0.89
Subdivision	Reno-Cold Springs	Reno-Cold Springs	Reno-Cold Springs	Reno-Cold Springs	Reno-Cold Springs
Similarity	-	High	High	High	Moderate
Sales Type	Arms length sale	Active	Active	Pending	Pending
Location	-	Similar	Similar	Similar	Superior
Year Built	2002	2002	2000	2007	1978
Gross Living Area	1,040 sf	1,040 sf	1,120 sf	1,040 sf	1,144 sf
Beds/Baths	3 / 2.0	3 / 2.0	3 / 2.0	3 / 2.0	3 / 2.0
Lot Size	7,810 sf	8,433 sf	5,793 sf	6,852 sf	15,594 sf
Basement	No	No	No	No	No
Pool	No	No	Yes	No	No
Condition	C3	C3	C3	C3	C5
List Date	04/07/2015	02/02/2022	01/12/2022	12/30/2021	01/14/2022
List Price	\$156,000	\$390,000	\$399,000	\$399,900	\$350,000
Last Sale Date / DOM	06/02/2015 / 56	04/22/2005 / 1	09/29/2017 / 31	10/21/2011 / 9	- / -
Last Sale Price	\$162,000	\$249,000	\$250,000	\$80,000	-
Net Adjustment		-\$592 (0%)	-\$2,532 (-1%)	-\$10,737 (-3%)	\$21,871 (6%)
Adjusted List Price		\$389,408	\$396,468	\$389,163	\$371,871

123 Rainbow St Reno, NV 89508 County: Washoe County

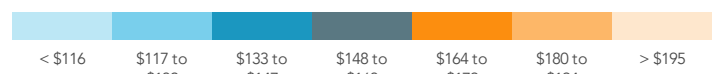
Sold and Listing Comparables Map



Similarity

● High Similarity
 ● Moderate Similarity
 ● Low Similarity
 ● Subject

\$/Sq.Ft.



#	Distance	Property	List Price	Sale Price	Status	Sale Type	DOM	GLA	Beds	Baths	Age	Site Area
	-	17821 Brushland Dr	\$156,000	\$162,000	-	Arms length sale	56	1,040	3	2	20	7,810 sf
	0.19mi	18200 Silverleaf Ct Reno, NV 89508	\$385,000	\$405,000	Sold 11/2021	Arms length sale	47	1,008	3	2	20	7,482 sf
	0.47mi	17644 Thomasville Ct Reno, NV 89508	\$350,000	\$355,000	Sold 08/2021	Arms length sale	37	1,040	3	2	19	7,785 sf
	0.63mi	17770 Davenport Ln Reno, NV 89508	\$389,900	\$405,000	Sold 11/2021	Arms length sale	29	1,040	3	2	19	7,468 sf
	0.43mi	18276 Sky Crest Ct Reno, NV 89508	\$360,000	\$360,000	Sold 12/2021	Arms length sale	30	1,040	3	2	15	7,592 sf
	0.09mi	18290 Alderwood Ct Reno, NV 89508	\$390,000	\$249,000	Active 02/2022	Active	1	1,040	3	2	20	8,433 sf
	0.16mi	17862 Bear River Ct Reno, NV 89508	\$399,000	\$250,000	Active 01/2022	Active	31	1,120	3	2	22	5,793 sf
	0.41mi	18333 Vineyard Ct Reno, NV 89508	\$399,900	\$80,000	Pending 01/2022	Pending	9	1,040	3	2	15	6,852 sf
	0.89mi	17370 Cold Springs Dr Reno, NV 89508	\$350,000	-	Pending 01/2022	Pending	-	1,144	3	2	44	15,594 sf

123 Rainbow St Reno, NV 89508 **County:** Washoe County


Conclusion

MLS Comments (Sold & Listings)

Sold - 1

Looking for the perfect home? Move-in ready! Quick close possible. First home or if you're down sizing. Charming home at the end of a cul-de-sac was made just for you. Quaint front porch overlooks manicured...

[See Addendum](#)

Sold - 2

This cute 3 bedroom 2 bath home is nestled in the cold-springs area surrounded by views of the mountains. Located in a court and would make a greater starter home. The house has all new interior paint throughout, and new carpet in the bedrooms.

Sold - 3

Welcome to 17770 Davenport Lane. Located in the back of Cold Springs, this beautiful home checks all the boxes! Recently remodeled top to bottom, inside and out. Open and bright floor plan with plenty of natural...

[See Addendum](#)

Sold - 4

Welcome to 18276 Sky Crest, part of the Woodland Village in Cold Springs! Enjoy your morning coffee on the cute and covered front porch area. This three bedroom, two bathroom home has a great layout and...

[See Addendum](#)

Active - 1

This charming Woodland Village single story residence invites you home with desirable weathered wood plank walls and a bright floorplan. The gorgeous kitchen has been modernized with custom open...

[See Addendum](#)

Active - 2

This darling single story home located in a quiet cul-de-sac has a functional floor plan. An open kitchen with appliances included. There is a private outdoor living space, and an in ground salt water pool to enjoy thos...

[See Addendum](#)

Pending - 3

Start 2022 off right with this popular, single story floor plan, Woodland Village home nestled in Cold Springs. As you step into the spacious living room, you will notice the beautiful laminate floors and plenty of natu...

[See Addendum](#)

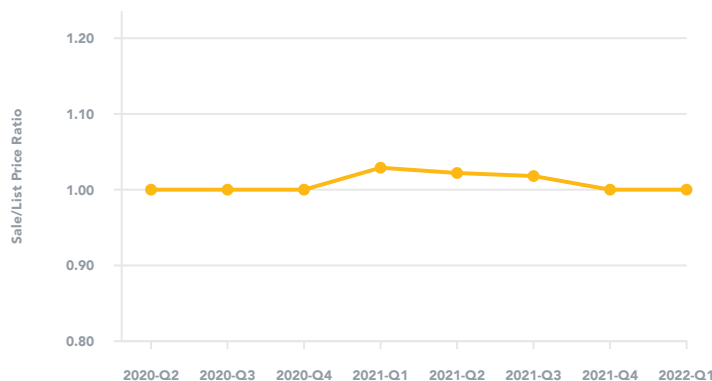
Pending - 4

Investor Special! Home sold in as-is condition.

Reconciliation Comments

In this market, our analysis shows the predominate drivers of value in the subject area are: GLA, location, site area, age and pool. Comparable sales presented in the grid above were selected based on overall subject similarity, with primary consideration of characteristics that strongly influence value in the competitive area. The Agile Evaluation value conclusion falls within the unadjusted and adjusted sale prices of comparable sales analyzed.

Sale/List Price Trend

Sale/List Price Ratio: 100.0%


Market Value Estimate

\$381,500

\$366.83 / Sq.ft.

123 Rainbow St Reno, NV 89508 County: Washoe County



Conclusion Continued

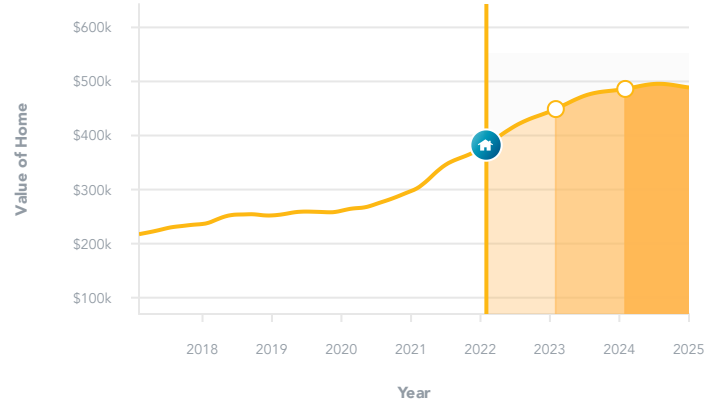
Market Index



This month last year	This month	Market Status
92	86	Strong Seller's Market

● Strong Seller's
 ● Seller's
 ● Neutral
 ● Buyer's
 ● Strong Buyer's

HouseCanary Forecast for Subject

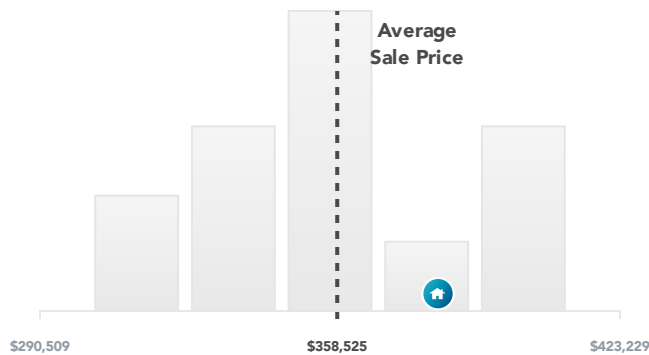


3 Year Growth

1 Year	+18%	2 Year	+27%	3 Year	+28%
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2023 • **\$444,895**
 2024 • **\$481,818**
 2025 • **\$484,400**

Comparable Home Price Trend



Pricing Market Strategy Comments

We have concluded a market value of \$381,500 for the subject, based on analysis of the subject, market and comparable sales. Based on our analysis, a recommended list price of \$381,500 has been concluded for the subject. Market observations reveal competitive sales reflect a median sale to list price ratio of 104.60% (with a median DOM of 24 days), which suggests this list price will attract buyer attention in line with market demand.

123 Rainbow St Reno, NV 89508 **County:** Washoe County


3rd Party Exterior and Interior Inspection

Single Family-Detached | Completed Inspection Date: 02/01/2022

Inspector comment

This beautiful 3 bedroom, 2 bath house with a 2 car garage is ready for new owners to call it their home. Freshly painted throughout. All bedrooms have ceiling fans, including living room. Newly remodeled, custom master bathroom. Great backyard with RV Parking. Deck just off the kitchen for those Summertime BBQ's or for enjoying the evening and gazing at the stars. Close to middle school and elementary school.

Property Information

Property Type	Single Family-Detached	Utilities	
Occupant	Tenant	Water Service	Public
Attachment Type	Detached	Electrical Service	Public
PUD	No	Sewer Service	Public
HOA	34 per month	Neighborhood Description	Suburban
Common Elements	Pool / Gym / Tennis Court / Basketball Court / Clubhouse / Dog Park / Golf Course / Recreation Area / Park / Other / None / Unknown	Locational Influences	Residential / Industrial / Commercial / Busy Road / Water Front / Golf Course / Adjacent To Park / Overhead Power Lines / Landfill / Public Transportation / Railroad Tracks / Flight Path / Near Highway / Other
Stories	1	Impact on Value	Neutral
Total Beds	3	Conform to Neighborhood	Yes
Above Grade	3		-
Below Grade	0	Non-Residential Use	No
Total Baths	2		-
Above Grade	2		-
Below Grade	0	View Factors	Mountain
Foundation Type	Crawl Space	Impact on Value	Neutral
Basement Finished %	0%	View Location	Partial View
Attic	Yes Drop Stair / Stairs / Floor / Scuttle / Finished / Heated	Car parking (# spaces)	Attached Garage(2) / Driveway(2) / Built-in Garage / Detached Garage / Carport / Dedicated Off-Site Parking
Exit Type	Garage	Special Amenities	Patio / Deck / Porch / Balcony / Fireplace / Front Yard / Back Yard / Courtyard / Solar Panel(s) / Ornate Landscaping / Irrigation System / Graywater System / Water Collection System / Outdoor Kitchen / In-ground Pool / In- ground Hot Tub / Sport Court / Dock / Sauna / RV Parking / Orchard (hobby) / Vineyard (hobby) / Other / None
Other Structures on Property	Accessory Unit / Greenhouse / Toolshed / Workshop / Barn / Pole Building / Stables / Riding Arena / Pool House / None Visible		-
Overall Condition	C3 Well maintained, normal wear and tear. Remodeling < 15 years ago.		

123 Rainbow St Reno, NV 89508 **County:** Washoe County


3rd Party Exterior and Interior Inspection

Single Family-Detached | Completed Inspection Date: 02/01/2022

Exterior Property Condition

Roof Condition	Poor / Fair / Average / Good / Very Good / Excellent
Exterior Wall Condition	Poor / Fair / Average / Good / Very Good / Excellent
Building damage by any of the following	Owner Neglect / Vandalism / Fire / Flood / Tornado / Storm / Wind / Hail / Freezing / Hurricane / Earthquake / Mudslide/Landslide / Other / None Noted
Comment	-
Adverse Site Conditions	Contamination / Failing secondary structure(s) / Encroachments / Significant Junk/Trash / Sinkhole / Wetlands / Extreme Slope / Other / None Noted
Comment	-

Interior Property Condition

Quality of Construction	Q4 Standard building plans. Materials, workmanship, finish, and equipment are of stock/builder grade and may feature some upgrades.
Interior Walls Condition	VeryGood
Floor Condition	VeryGood
Heating / Cooling	Central Hot Air / Central Air Conditioning / Central Heatpump / Ductless Heatpump / Ductless Air Conditioning / Ductless Heat / Radiant Floor / Hotwater Radiators / Hotwater Baseboard / Electric Baseboard / In-wall Heater / Whole House Fan / Evaporative Cooler / Geothermal / Fireplace / Woodstove / No Heat Source
Utilities Working	Water / Gas / Electricity / None
Updated / Remodeled Items	Furnace / Windows / Basement / Bathroom / Kitchen / Deck / Pool / None
Damages	Water Damage / Mold / Leaking / Flooding / Stains / Vandalism / Infestation / None Noted
Comment	-
Functional Utility Loss	No
Comment	-

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject



Label
AddressVerification

Date
02/01/2022



Label
AddressVerification

Date
02/01/2022

123 Rainbow St Reno, NV 89508 County: Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject



Label
StreetLeft

Date
02/01/2022



Label
StreetRight

Date
02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label

ExteriorLeft

Date

02/01/2022


Label

ExteriorLeft

Date

02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label
ExteriorRight

Date
02/01/2022

Label
Garage

Date
02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label

ExteriorFront

Date

02/01/2022


Label

Front

Date

02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County



Photos - Inspection - Subject



Label
LivingRoom

Date
02/01/2022



Label
Kitchen

Date
02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label

Hallway

Date

02/01/2022

Description

Hallway looking into the living room


Label

Bathroom 2

Date

02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label
Bedroom 1

Date
02/01/2022

Label
Bedroom 3

Date
02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label

Bedroom 3

Date

02/01/2022


Label

LaundryRoom

Date

02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label

Bedroom 2

Date

02/01/2022


Label

Bathroom 2

Date

02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label

Bedroom 1

Date

02/01/2022


Label

Bathroom 1

Date

02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label
 BackYard

Date
 02/01/2022

Label
 BackYard

Date
 02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

Photos - Inspection - Subject


Label
BackYard

Date
02/01/2022

Label
Kitchen

Date
02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - Inspection - Subject


Label
LivingRoom

Date
02/01/2022

Label
LivingRoom

Date
02/01/2022

123 Rainbow St Reno, NV 89508 **County:** Washoe County


Photos - MLS - Subject

DF_NNRMLS | Listing ID #150004332 | Date: 04/07/2015



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County


Photos - MLS - Sale 1

DF_NNRMLS | Listing ID #210014474 | Date: 09/23/2021



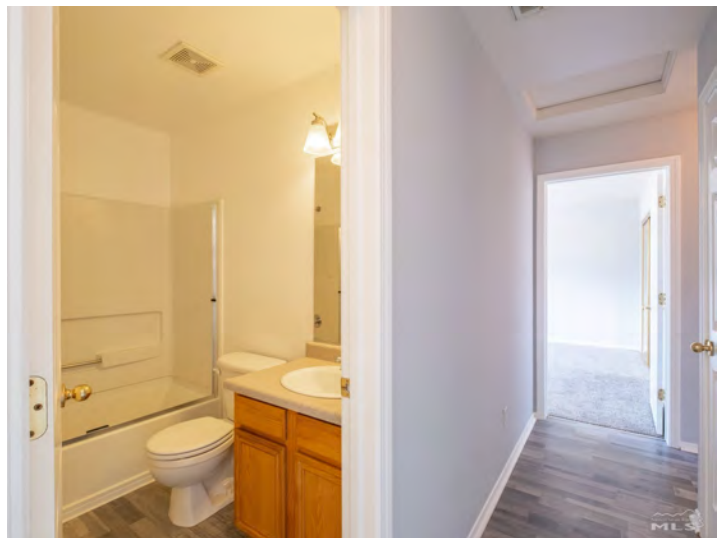
Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County



Photos - MLS - Sale 2

DF_NNRMLS | Listing ID #210010227 | Date: 07/14/2021



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County



Photos - MLS - Sale 3

DF_NNRMLS | Listing ID #210016391 | Date: 11/01/2021



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - MLS - Sale 4

DF_NNRMLS | Listing ID #210017399 | Date: 11/27/2021



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - MLS - Active 1

DF_NNRMLS | Listing ID #220001177 | Date: 02/02/2022



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

Photos - MLS - Active 2

DF_NNRMLS | Listing ID #220000391 | Date: 01/12/2022



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**

Photos - MLS - Pending 3

DF_NNRMLS | Listing ID #220000103 | Date: 12/30/2021



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County

 **AGILE EVALUATION**
Photos - MLS - Pending 4

DF_NNRMLS | Listing ID #220000613 | Date: 01/14/2022



Only a few images from the MLS are displayed to give an assessment of the property. There may be more images available on the MLS.

123 Rainbow St Reno, NV 89508 **County:** Washoe County

Supplemental Information

Neighborhood & Subject Marketability

FEMA Disaster

Declared Date: 2019-08-24

End Date: -

Fema Disaster #: -

Title/Type: LONGVALLEYFIRE / F

Data Current To: -

Declared Date: 2020-03-13

End Date: -

Fema Disaster #: -

Title/Type: COVID-19 / Biologicala

Data Current To: -

Declared Date: 2020-04-04

End Date: -

Fema Disaster #: -

Title/Type: COVID-19PANDEMIC

Data Current To: -

Superfund Sites

-

123 Rainbow St Reno, NV 89508 County: Washoe County



Addendum

Legal Description

SUBD:WOODLAND VILLAGE PHASE 6 WOODLAND VILLAGE 6 LT 492

Source: Subject, Pg. 1

MLS Comments (Sold)

Sold - 1

Looking for the perfect home? Move-in ready! Quick close possible. First home or if you're down sizing. Charming home at the end of a cul-de-sac was made just for you. Quaint front porch overlooks manicured lawn & shrubs with a rock retaining wall. Trails right outside your front door take you to 2 parks, restaurant, family center & gym. Terra Cotta stamped concrete walkway, patio and RV 3rd driveway access. New elementary and middle schools are a few blocks away.

Sold - 2

This cute 3 bedroom 2 bath home is nestled in the cold-springs area surrounded by views of the mountains. Located in a court and would make a greater starter home. The house has all new interior paint throughout, and new carpet in the bedrooms.

Sold - 3

Welcome to 17770 Davenport Lane. Located in the back of Cold Springs, this beautiful home checks all the boxes! Recently remodeled top to bottom, inside and out. Open and bright floor plan with plenty of natural light flowing throughout. Enjoy cooking in the brand new kitchen with all new white shaker cabinets and new quartz countertops. This home is sure to please. Be sure to check out the large backyard. There is even RV parking on the side of the home. Plenty of room for all those toys.

Sold - 4

Welcome to 18276 Sky Crest, part of the Woodland Village in Cold Springs! Enjoy your morning coffee on the cute and covered front porch area. This three bedroom, two bathroom home has a great layout and is the perfect starter home. Pride of ownership is shown throughout the property. The back yard has an oversized patio area that is perfect for hosting cook outs and entertaining.

Source: Conclusion, Pg. 5

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Addendum Continued

MLS Comments (Listings)

Active - 1

This charming Woodland Village single story residence invites you home with desirable weathered wood planked walls and a bright floorplan. The gorgeous kitchen has been modernized with custom open shelving, upgraded white cabinets, butcher block countertops, newer appliances, an additional pantry closet all creating a chef's delight. The guest bathroom has also been tastefully remodeled. The low maintenance yard offers an extended patio and decomposed granite, with RV parking and beautiful local views.

Active - 2

This darling single story home located in a quiet cul-de-sac has a functional floor plan. An open kitchen with appliances included. There is a private outdoor living space, and an in ground salt water pool to enjoy those summer pool parties. This home even has a huge side yard with double gate for RV/boat access. Can't forget about the gem of a front porch, perfect for sipping your morning coffee.

Pending - 3

Start 2022 off right with this popular, single story floor plan, Woodland Village home nestled in Cold Springs. As you step into the spacious living room, you will notice the beautiful laminate floors and plenty of natural light. Just beyond the living room, check out the functional kitchen that features sleek oak cabinets and Corian countertops to keep you cooking and entertaining in style!

Pending - 4

Investor Special! Home sold in as-is condition.

Source: Conclusion, Pg. 5

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Limiting Conditions

HouseCanary will not be responsible for matters of a legal nature that affect either the value of the property or its title, and we assume that the title is good and marketable and will not render any opinions about the title.

HouseCanary has relied on information from MLS and/or Public Records to report the approximate physical characteristics of the subject improvements. The physical characteristics, as reported, are assumed to be accurate for the purposes of this analysis and conclusions. Neither HouseCanary nor the inspector is a surveyor; as such we make no guarantee, express or implied, regarding the flood determination presented in this report.

Neither HouseCanary nor the inspector will give testimony or appear in court related to this valuation of the property in question.

HouseCanary has noted in this valuation report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that HouseCanary became aware of during the research involved in performing this valuation. Unless otherwise stated in this report, HouseCanary has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. HouseCanary will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because HouseCanary is not an expert in the field of environmental hazards, this valuation report must not be considered as an environmental assessment of the property.

Data Sources

HouseCanary accesses up-to-date data from county recorders and local MLS's. Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Agile Evaluation for every property.

For questions, please contact HouseCanary at support@housecanary.com.

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Glossary

Comparable Properties	<p>All nearby properties of the same property and sales type that have been ranked according to their similarity to the subject property's locational and physical characteristics.</p> <p>Source: Public Record, HouseCanary analysis</p>
Days on Market (DOM)	<p>The average number of days since listing for all current property listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data.</p>
Forecast Standard Deviation (FSD)	<p>A statistical measure of model uncertainty in the value estimate generated by the AVM. Lower values of FSD imply less uncertainty in the value estimate. FSD is measured in percentage terms relative to the value estimate to allow for comparison of model uncertainty across multiple properties, regardless of the actual dollar value of those individual estimates. FSD below 0.15 implies high model confidence, FSD between 0.15-0.3 implies average model confidence, and FSD above 0.3 implies low model confidence.</p> <p>Source: House Canary analysis</p>
Market Index	<p>Designed to measure supply versus demand at a local zip code level. The index ranges from 0-100 where values of 41-60 indicate a market in equilibrium (neutral). Values above 61 indicate that demand exceeds supply, and that the local area is a seller's market. Values below 41 indicate that supply exceeds demand, and that the local area is a buyer's market. Demand is measured using indicators such as sales volume, changes in listing prices, and days on market. Supply is measured using indicators such as inventory and the number of new listings.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Market Rent Estimate	<p>We value this property monthly rent at \$1,900. This is HouseCanary's estimated rental value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's rent.</p> <p>Source: HouseCanary analysis</p>
Market Status	<p>The market status is the summary conclusion on the market index, specifically identifying whether the market is currently classified as a buyer's market, seller's market or neutral. For more details see market index definition.</p> <p>Source: Local MLS, HouseCanary analysis</p>
Market Value Estimate	<p>We value this property at \$381,500. This is HouseCanary's estimated market value for this home. It is not a formal appraisal. This estimate is based on our market knowledge, and it should be used as a starting point to determine a home's value.</p> <p>Source: HouseCanary analysis</p>
Months of Supply	<p>A metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary.</p> <p>Source: Local MLS, HouseCanary analysis</p>

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Glossary Continued

MSA 1yr risk of decline	<p>A proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. The one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis</p> <p>Source: Local MLS, HouseCanary analysis</p>
Non-disclosure state	<p>In most non-disclosure states (or counties) both transaction sales price and date are not available to the general public. This data is not available because either the transaction details are not required or cannot legally be disclosed to the public. As a result, HouseCanary relies on different data to provide information such as comparable properties in this report.</p> <p>When a request for this report occurs in a non-disclosure area, HouseCanary uses listing information to populate comparable properties in the recent similar, active and historical sections of the report. Specific fields will change in these sections, for example in recent similar listings, sales price will be replaced with listed price.</p> <p>The following thirteen states are considered non-disclosure: Alaska, Idaho, Indiana, Kansas, Louisiana, Mississippi, Missouri, Montana, New Mexico, North Dakota, Texas, Utah and Wyoming.</p> <p>Source: Public Record, MLS</p>
Occupancy Type	<p>HouseCanary surveys public record to report whether the subject is Owner or Tenant occupied. When public records reports the "Occupant" is the owner OR the public record "Owner Mailing Address" matches the subject address, the report states "Owner" as the "Occupancy Type". If the subject is reported as occupied, but the public record "Owner Mailing Address" does not match the subject address, "Occupancy Type" will be reported as "Tenant". Occupancy Type accuracy is not guaranteed.</p> <p>Source: Public Record</p>
Order Date	<p>Date order is placed by the customer.</p> <p>Source: HouseCanary</p>
Property Type	<p>Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Income Generating Property. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories.</p> <p>Source: Public Record</p>
Recent Similar Sales	<p>Similar sales within a 1-year timeframe and a 1-mile radius to the subject property.</p> <p>Source: Public Record, HouseCanary analysis</p>
Report Date	<p>Date report is delivered to the customer.</p> <p>Source: HouseCanary</p>
Similarity Level	<p>HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property.</p> <p>Source: Public Records, MLS, HouseCanary analysis</p>

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Condition Rating

The condition ratings as defined by Appendix D: Field-Specific Standardization Requirements of Fannie Mae and Freddie Mac Uniform Appraisal Dataset Specification.

C1	<p>The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.</p> <p>Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).</p>
C2	<p>The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.</p> <p>Note: The improvements represent a relatively new property that is well-maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.</p>
C3	<p>The improvements are well-maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well-maintained.</p> <p>Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well-maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.</p>
C4	<p>The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.</p> <p>Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.</p>
C5	<p>The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.</p> <p>Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy, but remain functional.</p>
C6	<p>The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.</p>

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Disclaimer

This report is designed to meet the requirements to be considered an evaluation as outlined in the 2010 Interagency Guidelines, which requires that an evaluation at a minimum:

- Identify the location of the property.
- Provide a description of the property.
- Provide an estimate of the property's market value in its actual physical condition, use and zoning designation as of the effective date of the evaluation (that is, the effective date of the valuation analysis), with any limiting conditions.
- Describe the method(s) the institution used to confirm the property's actual physical condition and the extent to which an inspection was performed.
- Describe the analysis that was performed and the supporting information that was used in valuing the property.
- Describe the supplemental information that was considered when using an analytical method or technological tool.
- Indicate all source(s) of information used in the analysis, as applicable, to value the property, including:
 - External data sources (such as market sales databases and public tax and land records);
 - Property-specific data (such as previous sales data for the subject property, tax assessment data, and comparable sales information);
 - Evidence of a property inspection;
 - Description of the neighborhood;
 - Local market conditions.

Data contained in this report was obtained from public records, such as tax assessment and recorder data, as well as private record sources, such as MLS and other such sources for the area (when available). Sources used for data in this report are considered reliable and customarily relied upon in the normal course of valuation practice.

As specified in Appendix B of the Interagency Guidelines, an evaluation can be based on analytic methods or technological tools. This report is an evaluation using those specified methods/tools. The methodology for the analytics can be found at: <https://www.housecanary.com/property-valuation-method>. Since the valuation of this property is not based on an appraiser's inspection, it is recommended that the client has the requisite expertise to manage and validate technological tools, as required by Appendix B of the 2010 Interagency Guidelines.

Unless indicated otherwise, the condition of the subject property is determined based on an inspector's visual analysis and photographing the property. An industry standard condition rating (C1-C6) is provided by the inspector. The property has not been inspected beyond the views provided in the photographs.