

Jack's Valley, Indian Hills & Johnson Lane Area

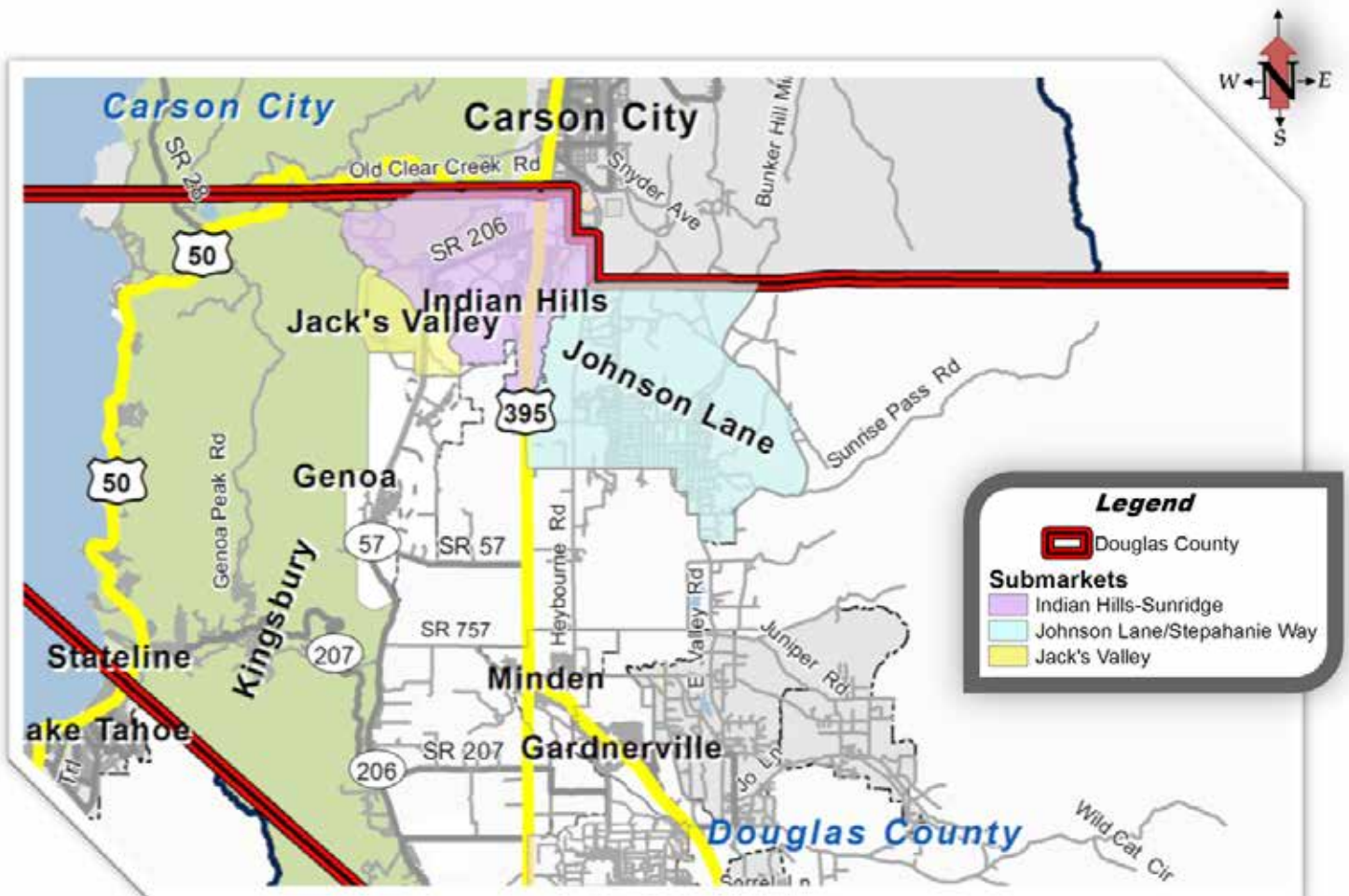
THE DEFINED GEOGRAPHIC AREA

This information pertains to the Jack's Valley, Indian Hills & Johnson Lane areas collectively. The full Carson City Area Housing Study report offers further detail pertaining to this geographic area by identifying each "primary area" included respectively. As of 2013 this area alone accounted for approximately 9% of the total housing units situated within the defined region overall, and that within the area's percentage of housing inventory, approximately 79% were found to be Owner-Occupied, with the remaining 21% being attributed to Renter-Occupied housing units. While the study projects the need for an additional 98 new housing units of various types in this area by the year 2018, and while some households seeking newer housing products will come from areas located within the area itself, it has been recognized that the

majority of new buyers and renters will most likely come from areas located outside the present boundaries of this general area. More detailed information about this geographic area, each of the primary areas identified within this area, and the overall region can be found in the full report.

SEE THE COMPLETE "CARSON CITY AREA HOUSING STUDY"

The full study was conducted to establish the overall strength of the housing market within the defined region. The full detailed report was issued by Vogt Santer Insights (VSI) on March 20, 2014, and was revised on December 10, 2014. The complete study is available for viewing at NRHA's website at www.nvrural.org.

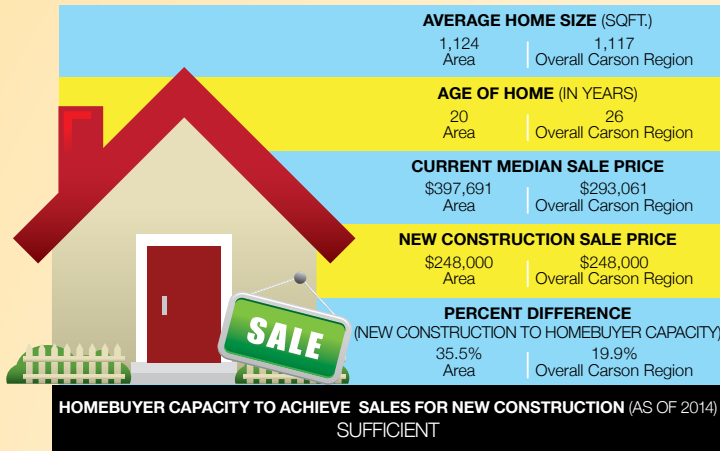


Jack's Valley, Indian Hills & Johnson Lane Area Housing at a Glance

RENTAL RATES & HOUSING PRICE ANALYSIS

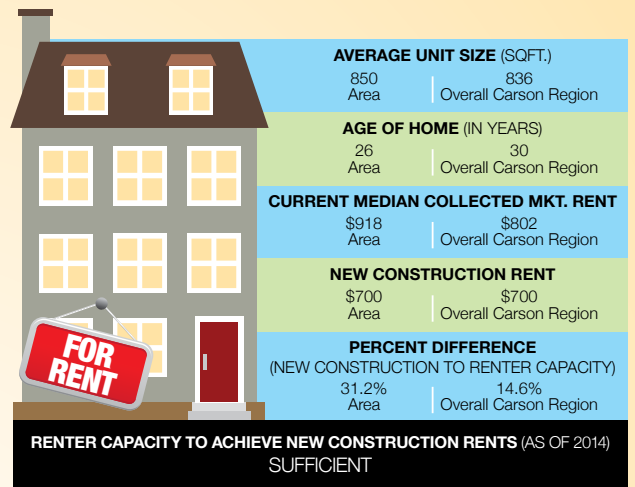
For sale home pricing

(Sale prices for median sized home situated on 1/4 acre or smaller lot)



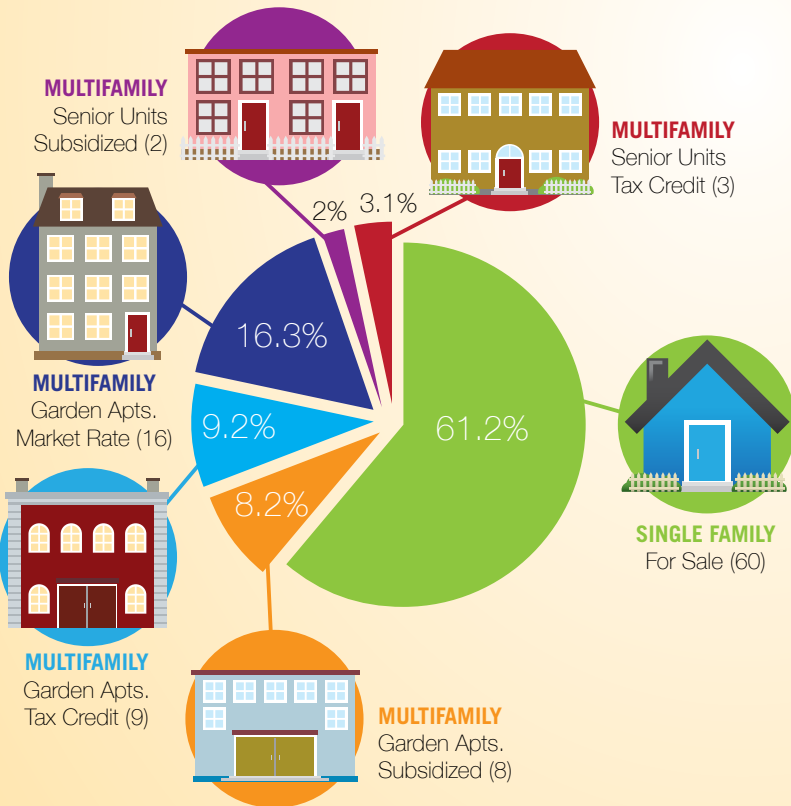
Multifamily market rental rates

(Average market rents for 1, 2 & 3 bedroom garden style units)



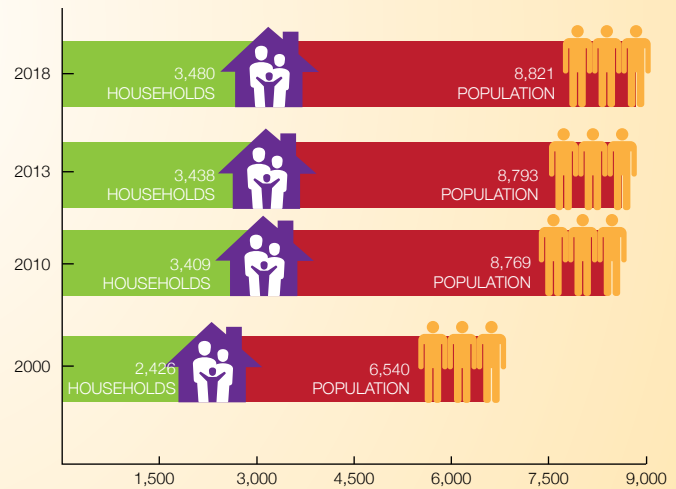
NEW HOUSING UNITS

Demand for new housing units identified for Jack's Valley, Indian Hills & Johnson Lane area

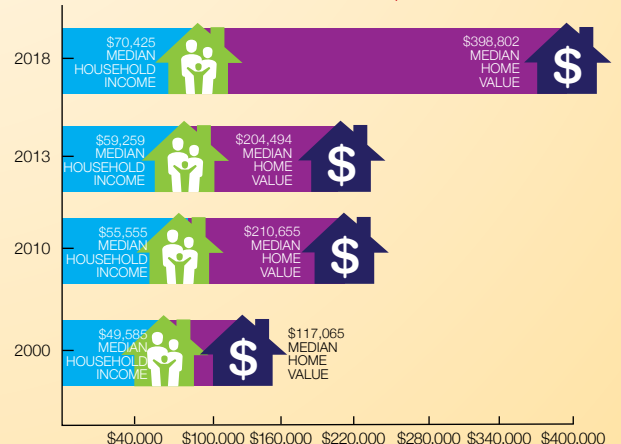


AREA ECONOMIC ASSESSMENTS

Population and household count



Median household income & median home value comparison



NEED BEFORE DECEMBER 31, 2018

For Sale Housing: 60 Homes
 Senior Housing: 5 Units
 Rental Housing: 33 Units
Estimated Demand: 98 New Housing Units