

South Washoe Valley Area

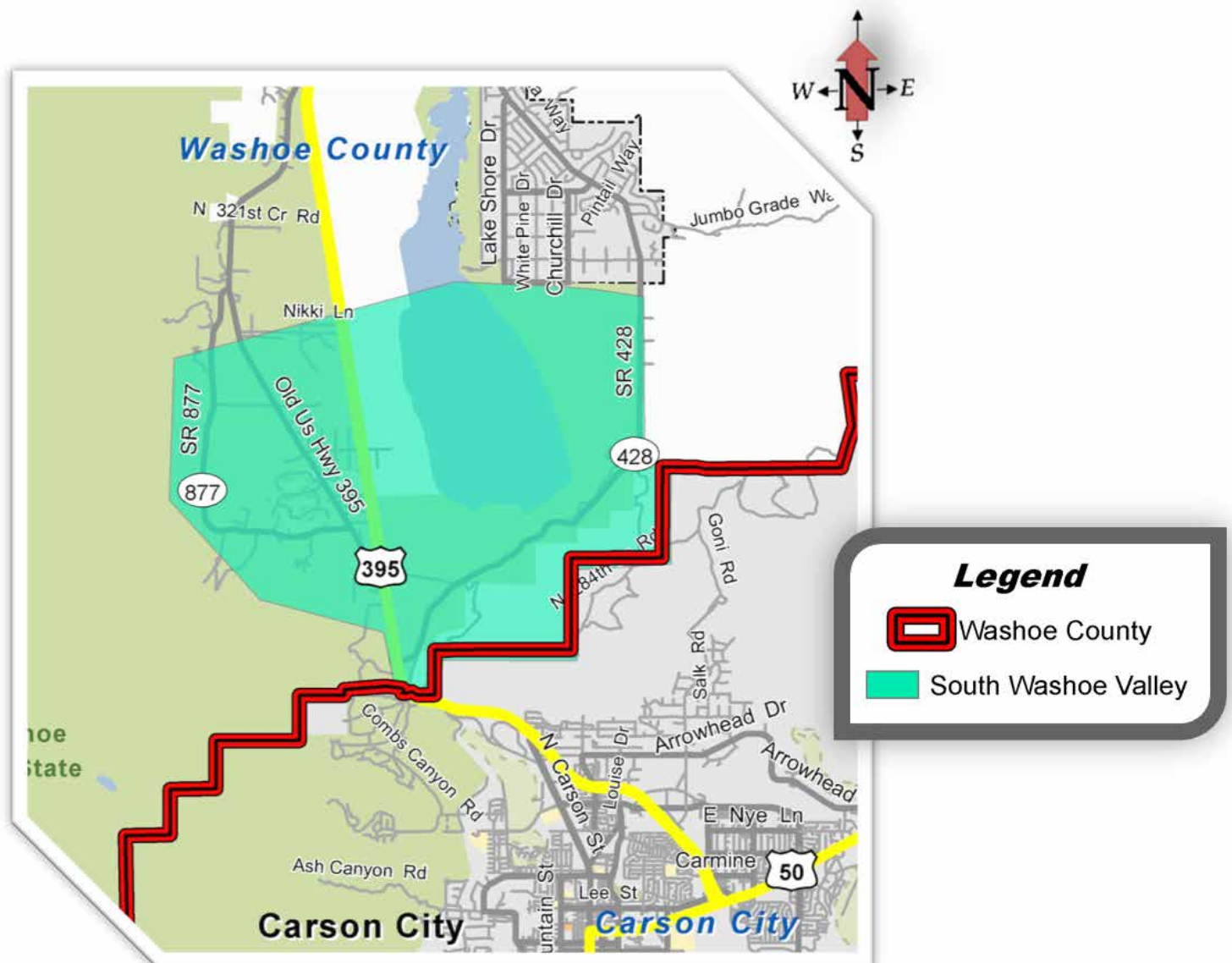
THE DEFINED GEOGRAPHIC AREA

This information pertains to the South Washoe Valley area. The full Carson City Area Housing Study report offers further detail pertaining to this geographic area and its relationship to the region in general. As of 2013 this area alone accounted for less than 1% of the total housing units situated within the defined region overall, and that within the area's percentage of housing inventory, approximately 90% were found to be Owner-Occupied, with the remaining 10% being attributed to Renter-Occupied housing units. While the study projects the need for no additional new housing units of any type in this area by the year 2018, and while households seeking newer housing products may leave this area

and look to other areas outside this geographic location in their pursuit of new housing solutions, this area remains a very desirable area in which to reside within the region. More detailed information about this geographic area, and its relationship to 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.

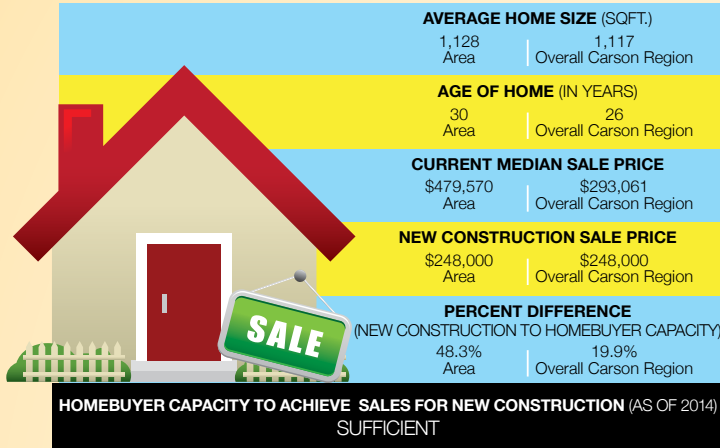


South Washoe Valley Area Housing at a Glance

RENTAL RATES & HOUSING PRICE ANALYSIS

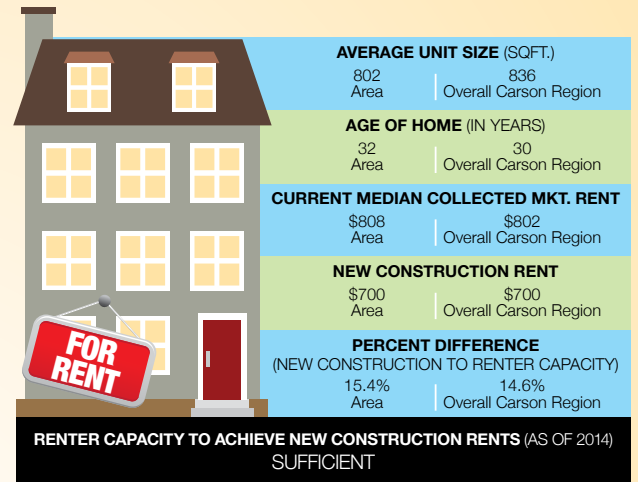
For sale home pricing

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



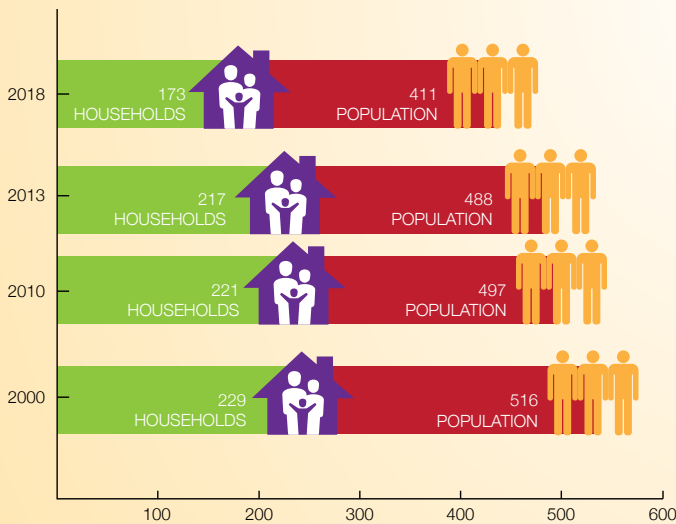
Multifamily market rental rates

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



AREA ECONOMIC ASSESSMENTS

Population and household count



Median household income & median home value comparison

