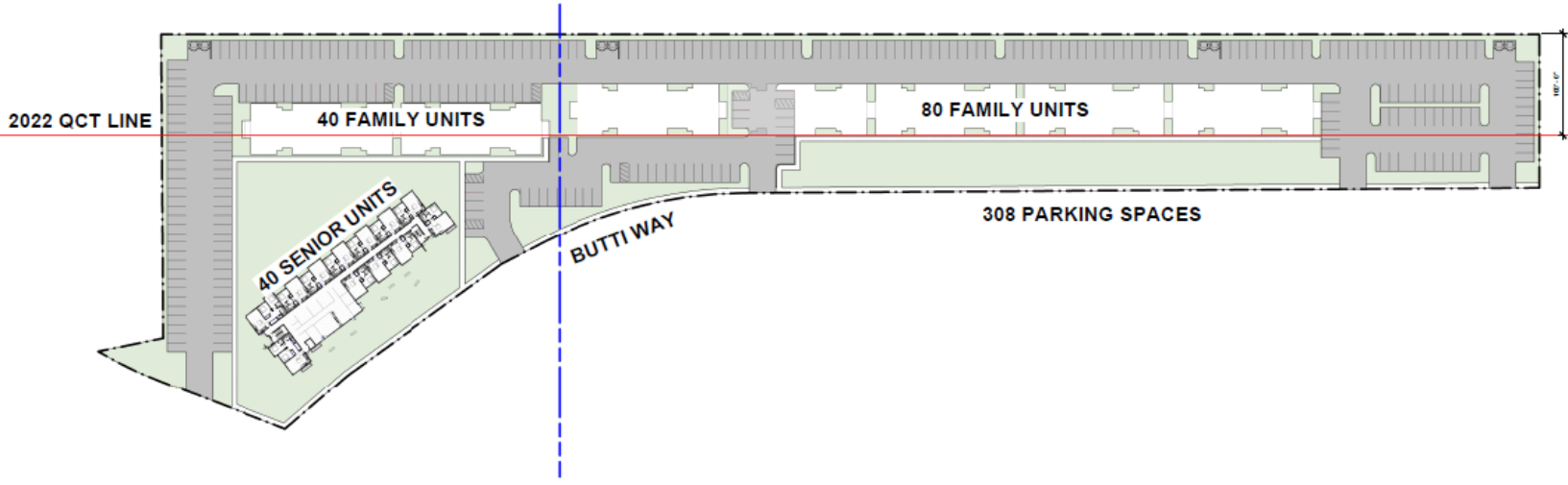


Project Timeline



- **November 4, 2021:** BOS Meeting- Review of Draft Phase 1 Development Agreement
- **November 18, 2021:** BOS Meeting- Acceptance of Application for Conveyance of Property pursuant to NRS 244.287
- **December 2, 2021:** BOS Meeting- 1st Reading of Phase 1 Development Agreement
- **December 16, 2021:** BOS Meeting- 2nd Reading of Phase 1 Development Agreement and Approval of Application for Conveyance of Property pursuant to NRS 244.287
- **December 31, 2021:** Expiration of Exclusivity Agreement and Execution of Phase 1 Development Agreement
- **January 2022:** Completion of Parcel Map and Conveyance of Property for Phase 1 Development
- **April 2022:** Start Construction on Phase 1
- **December 2022:** Execution of Phase 2 Development Agreement
- **January 2023:** Completion of Conveyance of Property for Phase 2 Development
- **July 2023:** Completion of Phase 1 Construction, Start of Phase 2 Construction
- **November 2024:** Completion of Phase 2 Construction



SITE PLAN
1" = 50'

CATHEXES
 ARCHITECTURE

SIERRA FLATS

3410 BUTTI WAY
 CARSON CITY, NEVADA

NO.	REVISION	DATE	BY

Phase 1 Affordability



Sierra Flats Senior (40 units of senior housing) – Part of the SIERRA FLATS 9% PROJECT

Targeted Population	Unit Size	# of Units	Income Target	2019 Income Target (\$/year)	2020 Income Target (\$/year)	2021 Income Target (\$/year)	Rent Target	2019 Rent Target (\$/month)	2020 Rent Target (\$/month)	2021 Rent Target (\$/month)
Senior	1-bedroom	11	50% AMI	\$26,150	\$28,225	\$29,625	30% AMI	\$392	\$423	\$444
Senior	1-bedroom	16	50% AMI	\$26,150	\$28,225	\$29,625	40% AMI	\$523	\$564	\$592
Senior	1-bedroom	5	50% AMI	\$26,150	\$28,225	\$29,625	50% AMI	\$653	\$705	\$740
Senior	2-bedroom	1	50% AMI	\$31,400	\$33,850	\$35,550	30% AMI	\$471	\$507	\$533
Senior	2-bedroom	1	50% AMI	\$31,400	\$33,850	\$35,550	40% AMI	\$628	\$677	\$711
Senior	2-bedroom	6	50% AMI	\$31,400	\$33,850	\$35,550	50% AMI	\$785	\$846	\$888

Sierra Flats Family One (40 units of family housing) – Part of the SIERRA FLATS 9% PROJECT

Targeted Population	Unit Size	# of Units	Income Target	2019 Income Target (\$/year)	2020 Income Target (\$/year)	2021 Income Target (\$/year)	Rent Target	2019 Rent Target (\$/month)	2020 Rent Target (\$/month)	2021 Rent Target (\$/month)
Family	1-bedroom	4	50% AMI	\$26,150	\$28,225	\$29,625	30% AMI	\$392	\$423	\$444
Family	1-bedroom	10	50% AMI	\$26,150	\$28,225	\$29,625	40% AMI	\$523	\$564	\$592
Family	1-bedroom	4	50% AMI	\$26,150	\$28,225	\$29,625	50% AMI	\$653	\$705	\$740
Family	1-bedroom	10	Non-restricted	\$26,150	\$28,225	\$29,625	Non-restricted	\$679 (FMR)	\$733 (FMR)	\$788 (FMR)
Family	2-bedroom	2	50% AMI	\$31,400	\$33,850	\$35,550	40% AMI	\$628	\$677	\$711
Family	2-bedroom	4	50% AMI	\$31,400	\$33,850	\$35,550	50% AMI	\$785	\$846	\$888
Family	2-bedroom	6	Non-restricted	\$31,400	\$33,850	\$35,550	Non-restricted	\$862 (FMR)	\$943 (FMR)	\$1,023 (FMR)