

Governor Joe Lombardo



Treasurer Zach Conine
Controller Andy Matthews
Benjamin Edwards
David R. Navarro

State of Nevada
STATE BOARD OF FINANCE

PUBLIC NOTICE

AGENDA

MEETING OF THE STATE BOARD OF FINANCE

June 24, 2026

10:00 A.M.

Locations:

Old Assembly Chambers
Capitol Building, Second Floor
101 N. Carson Street
Carson City, NV 89701

Governor's Office Conference Room
1 State of Nevada Way, Fourth Floor
Las Vegas, NV 89119

Videoconference Link: [Join the meeting now](#)

Meeting ID: 276 159 632 263 68

Dial-in by phone:

[+1 775-321-6111](#)

Phone conference ID: 873 494 327#

YouTube Livestream: <https://www.youtube.com/watch?v=31g1bkdswp4>

Agenda Items:

1. Roll Call.

Presenter: Lori Hoover, Chief Deputy, Nevada State Treasurer's Office

2. Public Comment.

Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and may impose reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comments will only be received on matters relevant to the Board's jurisdiction. The Board may discuss but is precluded from acting on items raised during Public Comment that are not on the agenda.

Presenter: Joe Lombardo, Governor of the State of Nevada

101 N. Carson Street, Suite 4
Carson City, Nevada 89701
775-684-5600
Website: NevadaTreasurer.gov/BoF

3. **For discussion and for possible action:** For discussion and for possible action on the Board of Finance minutes from the meeting held on April 22, 2026.

Presenter: Joe Lombardo, Governor of the State of Nevada

4. **For discussion and for possible action:** Discussion and possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$25,650,000 of Multi-Unit Housing Revenue Bonds (Parvin Senior Apartments), for the purpose of new construction of a 235-unit affordable senior housing rental project in Clark County, Nevada. The project developers are NRP Lone Star Development and Prospect Street Capital. The borrower/ownership entity will be Parvin Senior Apartments LP. Wells Fargo Bank will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

5. **For discussion and for possible action:** Discussion and possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$27,500,000 of Multi-Unit Housing Revenue Bonds (Zephyr Pointe Apartments), for the purpose of the acquisition and rehabilitation of a 216-unit family affordable housing rental project in Reno, Nevada. The project developer is Lincoln Avenue Capital. The borrower/ownership entity will be Zephyr Pointe Preservation LP. National Equity Fund will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Presenter: Stephen Aichroth, Administrator, Nevada Housing Division

6. **For discussion and for possible action:** Discussion and possible action on a resolution designated as the "2026 (Legislative Department) Capital Improvement Bond Resolution"; authorizing the issuance and sale of the State of Nevada General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department), in the aggregate principal amount not to exceed \$15,000,000; providing the purpose for which such bond is issued, the form, terms, and conditions of such bond and other details in connection therewith; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bond; approving the investment of moneys in the Consolidated Bond Interest and Redemption Fund of the State in such bond; and providing other related matters.

Presenter: Cari Eaton, Deputy Treasurer of Debt Management, Nevada State Treasurer's Office

7. Public Comment.

Comments from the public are invited at this time. Pursuant to NRS 241.020(3)(d)(7), the Board intends to limit to 3 minutes the time for an individual to speak and reserves the right to impose other reasonable restrictions on place or manner for such comment. No restriction will be imposed based on viewpoint. Comments will only be received on matters relevant to the Board's jurisdiction. The Board may discuss but is precluded from acting on items raised during Public Comment that are not on the agenda.

ADJOURNMENT

Notes:

Items may be taken out of order; items may be combined for consideration by the public body, and items may be pulled or removed from the agenda at any time.

Prior to the commencement and conclusion of a quasi-judicial proceeding that may affect the due process rights of an individual, the Board may refuse to consider public comment. See NRS 233B.126.

The State Board of Finance is pleased to make reasonable accommodations for people with physical disabilities. Please call (775) 684-5753 if assistance is needed.

Lori Hoover, Secretary to the Board, may be contacted at (775) 684-5753 to obtain copies of supporting materials, which are available to the public at 101 N. Carson St., Suite 4, Carson City, NV 89701.

THIS AGENDA HAS BEEN POSTED IN THE FOLLOWING PUBLIC LOCATIONS:

- **Capitol Building, 1st & 2nd Floors, Carson City, Nevada**
- **1 State of Nevada Way, Las Vegas, Nevada**

Also online at: http://www.nevadatreasurer.gov/Finances/Board/BOF_Home/ and <https://notice.nv.gov/>

STATE BOARD OF FINANCE
April 22, 2026 – 10:00 am
Summary Minutes

Location:

Via videoconference at the following locations:

Old Assembly Chambers
Capitol Building, 2nd Floor
101 N. Carson Street
Carson City, NV 89701

Governor’s Office Conference Room
1 State of Nevada Way, 4th Floor
Las Vegas, NV 89119

Governor Lombardo called the meeting to order at 10:00 am.

Board members present:

Governor Joe Lombardo – Las Vegas
Treasurer Zach Conine – Las Vegas
Controller Andy Matthews – Carson
David R. Navarro – Las Vegas
Benjamin Edwards – Las Vegas

Others present:

Debi Reynolds: Governor’s Office
Greg Ott: Attorney General’s Office
Lori Hoover: Treasurer’s Office
Ryan Merchant: Treasurer’s Office
Travis Fosse: Treasurer’s Office
Emily Nagel: Treasurer’s Office
Itzel Fausto: Treasurer’s Office
Stephen Aichroth: Nevada Housing Division
Christine Hess: Nevada Housing Division
Daigo Ishikawa: Nevada HAND
Pete Tran: Nevada HAND
Tim Veenstra: Nevada HAND
Craig Marashky: Nevada HAND
Chris Barrett: Pedcor Investments
Ryan Rodgers: Pedcor Investments
Ben Taylor: Lincoln Avenue
Jess Molasky: Ovation
Terril Trask: WPCSD
Marty Johnson: JNA Consulting
Maggie Marshall: PFM
Tiffany Greenameyer: GFO
Curtis Palmer: GFO
Justin Luna: LCB
Jessie Salas
Ryan Henry

Agenda Item 2 – Public Comment.

No public comment in Carson City or Las Vegas. No written public comment.

Agenda Item 3 – For discussion and for possible action – on the Board of Finance minutes from the meeting held on February 11, 2026.

Treasurer Conine moved to approve the minutes. Motion passed unanimously.

Agenda Item 4 – For discussion and for possible action: Discussion and possible action on the Nevada Housing Division’s request to approve the Administrator’s Findings of Fact pertaining to the issuance of up to \$30,500,000 of Multi-Unit Housing Revenue Bonds (Robindale Senior Apartments), for the purpose of new construction of a 363-unit affordable senior housing rental project in Clark County, Nevada. The project developers are Ovation Design and Development Inc and Coordinated Living of Southern Nevada Inc. The borrower/ownership entity will be Robindale Seniors LLC. Richman Wells Fargo N.A. will be the equity investor partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Administrator Stephen Aichroth with the Nevada Housing Division (NHD) presented a request to seek approval of the Administrator’s Findings of Fact pertaining to the issuance of up to \$30,500,000 of Multi-Unit Housing Revenue Bonds for the Robindale Senior Apartments. These bonds will be used to provide for the new construction of a 363-unit affordable senior apartment complex in Clark County. The rental housing will serve 363 households at or below 60% of area median income with 37 units serving 50% area median income households and 59 units at 30% AMI or below. The proposed development is supported through over \$9 million in Clark County Community Housing funds and a Division GAHP loan. The Division development group is led by Ovation Design and Coordinated Living of Southern Nevada, and they currently have over 4,000 affordable units in Southern Nevada in their portfolio which are occupied or under construction.

Chief Financial Officer Christine Hess with NHD, presented the financial structure of the proposed plan of financing which is a cashback forward structure with permanent phase financing as a private placement of the bonds through the Freddie Mac TEL program. During the construction phase, up to \$30.5 million in tax exempt bonds will be issued as a public offering and fully collateralized. There's an additional \$28.2 million construction loan or bridge equity loan by Wells Fargo, not issued by the division. This requested amount is slightly over the maximum tax-exempt bond amount of 30% of the project's aggregate basis at 31.3%. However, this amount matches the amount of the permanent mortgage, and the division does consider this request to be reasonable. She noted what is new in this project is that the housing division has issued a waiver for NAC 319.722, and they're allowing for a 5% hardship developer fee. This is necessary for financial feasibility and importantly will not result in an increase in developer compensation. This will generate approximately an additional \$2.1 million in federal loan-income housing tax credit equity investment, and in turn preserves the state's limited gap financing resources. Nationally, there are at least 10 other states that allow for developer fees ranging from 18 to 25%, which include Tennessee, Kentucky, North Dakota, Ohio, Oklahoma, Wisconsin, Arizona, Florida, Iowa, and West Virginia. In addition to the \$30.5 million in tax exempt bonds, this project has \$9.225 million in Clark County Community Housing funds, a Nevada Housing Division GAHP loan of \$5 million, and they also have a \$1.5 million sponsor loan. They are deferring \$9.1 million in developer fees. This project is anticipated to attract approximately \$46.1 million in private equity investment from Wells Fargo in exchange for the 4% low-income housing tax credits.

Ovation commented that they are happy to be here.

Treasurer Conine thanked Ms. Hess, Mr. Aichroth, and the entire Ovation team for continuing to look for innovative ways to get through the challenging parts on the financial side. He is glad they are trying this new hardship fee and appreciates the flexibility and commitment into getting the work done.

Jess Molasky with Ovation expressed that it is a real win for the community as these dollars go straight into workers and buildings and are excited.

Member Edwards stated he has no concerns with this project but abstained from this motion to accept this agenda item as he has a role with a law firm and one the lenders. He doesn't believe it is related but to avoid possible conflict he abstained from this motion.

Motion to approve agenda item 4 from Treasurer Conine. Motion passed unanimously.

Agenda Item 5 – For discussion and for possible action: Discussion and possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$22,395,000 of Multi-Unit Housing Revenue Bonds (Apache Pines Family Apartments), for the purpose of the acquisition and rehabilitation of a 270-unit family affordable housing rental project in Clark County, Nevada. The project developer is Nevada HAND. The borrower entity is a to-be-created limited partnership consisting of Apache Pines TEB LLC and an equity fund sponsored by National Equity Fund ("NEF") as the investor limited partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Mr. Aichroth presented the request to seek the approval of the Board for the findings of facts pertaining to the issuance in an amount not to exceed \$22,395,000 in NHD revenue bonds for the Apache Pines Family Apartments. These bonds will be used to provide for the acquisition and rehabilitation of a 274-unit affordable family apartment complex in Clark County. Mr. Aichroth noted there was a type and the rental housing will serve 274 households not 270. This will be at or below 60% of area median income, with 162 units serving 50% area median income households. This proposed development is supported through a Division GAHP loan. The development group is led by Nevada HAND, and they have over 6,500 affordable units in Southern Nevada in their portfolio, which are either occupied or currently under construction.

Ms. Hess went over the financial structure which includes a direct placement with Citibank of tax-exempt bonds not to exceed \$22.395 million to be issued by the Division. The bonds will be reduced to \$17.64 million after the construction phase and upon conversion to the permanent phase. Citibank is also providing a taxable loan not issued by the Division of \$21.705 million during construction. This project has a seller note of \$15.785 million and will also provide a loan to the project if they do not receive a Federal Home Loan Bank of San Francisco Affordable Housing Program, or AHP award. The housing division is providing a \$4 million GAHP loan, which comes after the repayment of a current outstanding GAHP note of approximately \$4.4 million. The developer is deferring \$5.9 million. This project is anticipated to bring in approximately \$27.4 million in equity investment sponsored by National Equity Fund in exchange for the 4% low-income housing tax credits.

Motion to approve agenda item 5 from Controller Matthews. Motion passed unanimously.

Agenda Item 6 – **For discussion and for possible action:** Discussion and possible action on the Nevada Housing Division’s request to approve the Administrator’s Findings of Fact pertaining to the issuance of up to \$40,505,000 of Multi-Unit Housing Revenue Bonds (Bonterra Apartments), for the purpose of new construction of a 240-unit family affordable housing rental project in Washoe County, Nevada. The project developer is Pedcor Investments. The borrower/ownership entity will be Pedcor Investments-2023-CLXXXVIII, LP and an equity fund sponsored by Merchants Capital Investments (“Merchants”) as the investor limited partner. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Mr. Aichroth presented a request to seek the approval of the Board for the findings of facts pertaining to the issuance in an amount not to exceed \$40,505,000 of NDH Multi-Unit Housing Revenue Bonds for the Bonterra Apartments. These bonds will be used to provide for the new construction of a 240-unit affordable family apartment complex in Washoe County, located on Chocolate Drive in the Sun Valley area. The rental household housing will serve 240 households at or below 60% of area median income. The proposed development is supported through a division GAHP loan. The development group is led by Pedcor Investments, and they have over 178 low-income housing tax credit apartment communities, totaling over 23,000 units in their portfolio in 21 states and this will be their first in Nevada. The development team is represented both in Carson City and Las Vegas.

Ms. Hess presented the financial structure noting the proposed plan of financing for this project includes up to \$40.505 million in tax exempt bonds issued by the Division as a private placement with Merchants Capital. During the construction phase, the bonds will be held by merchants and secured by a first mortgage. The permanent phase financing will be provided by a HUD 223F tax-exempt housing mortgage loan. The HUD loan will be underwritten by Merchants Capital in their capacity as a HUD-approved lender and servicer. Upon conversion, the collateral for the tax-exempt bonds will transition to GNMA security. She noted similar to the earlier new construction project; this one will also exceed the 30% maximum of aggregate basis for the tax-exempt bonds at 34.4%. However, the Division has deemed this necessary for financial feasibility and this amount will remain in the project in the permanent phase. This project also requested and received a waiver to NAC 319.722 and has included a 5% hardship developer fee. There will be no additional developer compensation. This will generate approximately an additional \$2.2 million in federal loan from housing tax equity investment and in turn reserves the state's limited GAHP financing resources. This project includes an unusually large developer investment with a GP subordinate loan of \$19.25 million. Additionally, the housing division is providing \$5 million in GAHP financing. Merchants Capital will provide approximately \$51.3 million in equity investment in exchange for the 4% LIHTC.

Craig Marashky, who is one of the developers with Nevada HAND, noted he has been working on this project with Ryan Rodgers for four years now.

Governor Lombardo asked why they want to do business in Nevada.

Mr. Marashky explained they are in 22 states and have a big presence in the West. They have six deals in Colorado and a project in Idaho. They are finishing up some projects in California, and Colorado as well. He noted this is a site they got under contract about four years ago. It's unincorporated in Washoe County, and they have been working on it. He expressed that Nevada is

a great state where there is a lot of growth and feel as a natural progression to try to do more affordable housing since there is a huge need. He stated that the staff in Nevada has been awesome to work with on this very complicated deal.

Governor Lombardo wanted to confirm that it is \$507,000 per door and how the individual would qualify as an affordable housing price within the financing aspect.

Mr. Marashky noted that the rents are capped at 60% of area median income. Although that total development may be a bit high, their rents will still be manageable. They do have a large, sponsored loan where they are going to loan \$19 million into the project, which hopefully at some point they will get back later in the future after all their other debts are paid as they are very committed to this project.

Ms. Hess noted that this project showcases the need for the public-private partnership. Some of the financing tools are coming in as subordinate financing. For example, the GP loan and that's how they see them able to still pencil over the length of the affordability period, which is 30 years because the state is coming to the table to help make that project happen so that they can offer this. She explained that they can offer these homes to the Nevadans who wouldn't otherwise be able to afford a place to live.

Mr. Aichroth gave credit to these developer partners as they've spent many years on this project and had a number of hurdles that were thrown their way, which did increase the per door cost as the Governor indicated. The improvements to that community that will also occur are palpable and impactful to that community. He stated that it is a very good project, not just from a housing standpoint, but from an economic development standpoint.

Motion to approve agenda item 6 from Treasurer Conine. Motion passed unanimously.

Agenda Item 7 – For discussion and for possible action: Discussion and possible action on the Nevada Housing Division's request to approve the Administrator's Findings of Fact pertaining to the issuance of up to \$15,500,000 of Multi-Unit Housing Revenue Bonds utilizing recycled Private Activity Bond Volume Cap (Townhomes at Fremont), to be held in escrow and preserved for the purpose of new construction of a 293-unit family townhome complex located in Fernley, Nevada. The project developer is Lincoln Avenue Capital. Approval of the Board of Finance is required pursuant to NRS 319.270(4).

Mr. Aichroth introduced Maggie Marshall, who is the financial advisor for the Housing Division and helps to underwrite all of these deals that come before the Board. He then went over the issue of recycled bonds within this agenda item. He presented a request to seek the approval of the Board for the findings of facts pertaining to the issuance in an amount not to exceed \$15,500,000 of NDH Multi-Unit Housing Revenue Bonds utilizing recycled Private Activity Bond Volume Cap to be held in escrow and preserved for the townhomes at Fremont project. This will be presented for approval at a future Board of Finance date. Ultimately, these bonds will be used to provide for the new construction of a 293-unit affordable family townhome complex in Fernley. The development group is led by Lincoln Avenue Capital.

Ms. Hess discussed there was a slight revision in their Findings of Facts from their traditional projects. In order to account that they are for the first time recycling multi-unit housing revenue bonds. She introduced Ben Taylor from Lincoln Avenue Capital. In this project, they have a unique opportunity to pilot test the waters of multi-unit housing revenue recycling with the support of Lincoln Avenue. This request represents the housing division's first foray into recycled multi-unit housing revenue bonds. Lincoln Avenue Capital is in a position in which they can recycle their own original bonds that were issued for the Pinion Apartments. It's built leasing up in Reno and paid down \$15.5 million of the \$55 million that was issued in August of 2023. In turn, the housing division will issue up to \$15.5 million of these recycled private activity bond volume cap to provide a funding source for the upcoming project known as Townhomes at Fremont. The recycled bonds will be initially issued in escrow mode to preserve the cap. While in escrow mode, the recycled bonds will be fully collateralized by direct obligations of the U.S. government sufficient to pay the required debt service. The underwriter for the project is Stifel, and the borrowing entity is 890 Fremont Street, LP.

Ms. Marshall clarified that the purpose of this issuance is to preserve the volume cap. It's not approving the new townhomes at Fremont project, and that's why those funds are issued in escrow mode to hold them there until Townhomes at Fremont submits the traditional bond application. She noted that it is a unique opportunity that Lincoln Avenue came to the table with this proposal. She pointed out that the cost of this and the risk associated is all being taken on by Lincoln Avenue. They are covering the issuance costs, associated time, and energy that goes into it.

Ben Taylor with Lincoln Avenue Communities is the developer that recently completed the Pinion Apartments project, and they now have the chance to utilize those bonds, He gave kudos to the Housing Division and commented that they work with a number of states that do have recycling programs which they are excited to have and kick off in Nevada. That has become paramount with bond constraints across the country, and the 25% test has recently gone through at the federal level. He expressed they are excited for the opportunity and are hopeful this will help the state at least see how it gets done and then be able to preserve those bonds for future development.

Governor Lombardo asked what the timeline is to get this to come to fruition.

Mr. Taylor stated that generally it is 12 to 18 months within guidelines and they are in a position where they will be bringing forth the Townhomes at Fremont in the next several months to the Board and are hopeful to close by the end of this year.

Motion to approve agenda item 7 from Member Edwards. Motion passed unanimously.

Agenda Item 8 – **For discussion and for possible action:** Discussion and possible action on a Resolution approving the report submitted by the Executive Director of the Department of Taxation and the State Permanent School Fund (PSF) Guarantee Agreement pertaining to the White Pine County School District (District), Nevada, General Obligation (Limited Tax) School Improvement and Refunding Bonds (PSF Guaranteed) Series 2026, in maximum aggregate principal amount of \$13,950,000.

Deputy Treasurer of Debt Management Cari Eaton presented this agenda item. She noted that

White Pine County School District will issue bonds in the amount of \$13,950,000 to improve various facilities throughout the district as well as using \$3,950,000 to refund prior bonds by requesting a guarantee from the Permanent School Fund. By utilizing the PSF program, the district expects savings of \$500,000. The district has currently \$4.4 million in outstanding PSF guaranteed debt. If the Board approves this guarantee, the district will have approximately \$46.1 million remaining available under the PSF program's \$60 million authorization. The Department of Taxation performed its analysis of the district's application and concluded that they have the ability to make timely debt service payments of the bonds without the need to increase its current debt rate.

Governor Lombardo and Treasurer Conine recognized Marty Johnson and thanked him for being present.

Motion to approve agenda item 8 from Member Navarro Motion passed unanimously.

Agenda Item 9 – Informational Item: regarding the State Treasurer's quarterly investment report for the quarter ended December 31, 2025.

Deputy Treasurer of Investments Steven Hale presented the quarterly investment report as of December 31, 2025. They are seeking the Board's review and approval of the State Treasurer's quarterly investment report. He provided an overview of the general portfolio assets under management beginning on page 93 of the materials showing that the general portfolio assets under management on December 31st were \$87 million on a book value basis. Interest in revenue for the general portfolio that quarter was \$87 million. Page 94 of the meeting materials shows the historical quarterly interest distributions from fiscal year 2023 to December 31st, 2025. The \$87 million distributed in the second quarter was a \$1 million decrease sequentially, although a \$5 million increase year over year. He reviewed on page 96 shows that the pop chart general portfolio remains a well-diversified portfolio of high-quality assets with about 36% of assets invested in US Treasury and Agency securities. The bottom chart shows the portfolio remained overweighted in short-term maturities, primarily due to timings of payments and a focus on funding near-term liabilities. Page 97 shows the general funds external manager outperformed versus the benchmark by three basis points in the December quarter. Since inception, this segment of the portfolio has outperformed its benchmark by 1.81% on an annualized basis. Page 99 shows the LGIP assets under management on December 31st were \$2.2 billion, while the income earned return for the quarter was 4%. This was 31 basis points better than the blended benchmark yield of 3.69%.

This is an informational item only and therefore does not require a vote of members.

Agenda Item 10 – For discussion and for possible action: For discussion and for possible action on the Treasurer's investment policies for the General Portfolio and the Local Government Investment Pool dated July 2022. Approval of the Board of Finance is required pursuant to NRS 355.045.

Mr. Hale presented this agenda item seeking the approval of the investment policy statements for the general portfolio and the local government investment pool (LGIP). He noted there have been no changes to either the general fund or LGIP investment policies and recommended approving them as they both currently exist.

Motion to approve agenda item 10 from Controller Matthews. Motion passed unanimously.

Agenda Item 11 – Public Comment

No public comment in Carson City or Las Vegas.

Meeting adjourned at 10:35am.

DRAFT

State of Nevada
DEPARTMENT OF BUSINESS & INDUSTRY
Housing Division
1830 E. College Parkway, Suite 200
Carson City, NV 89706

DATE: June 4, 2026

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning the Multi-Unit Housing Revenue Bonds (Parvin Senior Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division *SA*

A. Time and Place of Meeting:

10:00 a.m., Wednesday, June 24, 2026, at the at the Old Assembly Chambers of the Capitol Building, 101 N. Carson Street, Carson City, Nevada 89701.

B. Matter to be reviewed: The Findings of Fact (“Findings”) of the Administrator of the Housing Division concerning the Multi-Unit Housing Revenue Bonds (Parvin Senior Apartments).

C. The Findings relate to the issuance of up to \$25,650,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the construction of a 235-unit senior apartment complex located at the intersection of Parvin Street and Barbara Lane in Enterprise, Unincorporated Clark County, Nevada (the “Project”).

D. The proposed plan of finance is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan (“TEL”) program. The Freddie Mac TEL will be initially provided in the form of an unfunded loan commitment. During the construction phase, the Division will issue up to \$25,650,000 in tax-exempt bonds via public offering. The construction phase bonds will be collateralized with proceeds of a taxable loan provided by Wells Fargo (not issued by the Division). At conversion, the permanent phase Freddie TEL will be funded, and a portion of the TEL proceeds will be applied to fully redeem the construction phase bonds. The borrower/ownership entity will be Parvin Senior Apartments LP. Parvin Senior Apartments GP LLC will act as 0.01% General Partner. NRP Parvin Senior Apartments MM LLC will be the 70% member of the General Partner. Prospect Street Capital, LLC will be the 30% member of the General Partner. Wells Fargo Bank (“Wells Fargo”) as 99.99% Investor Limited Partner and will provide an equity investment of approximately \$29,669,827 in exchange for 4% low-income housing tax credits to be allocated to the Project. The proposed financing structure is in compliance with NRS and NAC Chapters 319 (Nevada Housing Finance Law).

E. Background of Agenda Item:

The Project borrower/developer, in concert with the Housing Division's financial team and bond counsel, has prepared the necessary documents to implement this new construction housing project. Further, the project, as proposed, complies with the intent and purpose of Nevada Housing Finance Law. Also, the program and bond documents prepared will comply with the Internal Revenue Code of 1986 (United States Code Title 26), as amended.

F. Staff Recommendation:

The Administrator of the Housing Division, in consultation with the financial and lending professionals of the Housing Division, recommends approval of the Findings, to the Board of Finance, for the issuance by the Nevada Housing Division of an issue of bonds known as “Multi-Unit Housing Revenue Bonds (Parvin Senior Apartments).”

G. Attorney Opinion:

The Findings of Fact of the Administrator of the Housing Division have been reviewed by the Housing Division’s Legal Counsel; and assuming the factual matter stated therein is accurate, and except for the bond issue cash flow analyses and other financial and statistical data included therein as to which no opinion is expressed, the findings comply with the requirements of NRS 319.190, 319.260 and 319.270.



State of Nevada

DEPARTMENT OF BUSINESS & INDUSTRY

Housing Division

FINDINGS OF FACT

**Multi-Unit Housing Revenue Bonds
Parvin Senior Apartments**

In accordance with the requirements of NRS 319.190, 319.260 and 319.270, and based upon the memorandum of support, the Administrator of the Nevada Housing Division finds that:

1. There exists a shortage of decent, safe and sanitary senior housing at rental rates that eligible seniors can afford within the Clark County, Nevada rental housing markets, as determined by the Administrator.
2. Private enterprise and investment have been unable, without assistance, to provide an adequate supply of decent, safe and sanitary rental housing in such housing market areas at rental rates, which seniors of low and moderate income can afford.
3. The proposed multifamily project will increase the supply and improve the quality of decent, safe and sanitary rental housing for eligible seniors.
4. The rental housing to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapter 319 will be for public use and will provide a material public benefit to Clark County, Nevada.
5. The Housing Division's estimates of revenues to be derived from the mortgage made under the proposed project, together with all bond proceeds, all subsidies, grants or other financial assistance and guarantees issued from other entities to be received in connection with the bond financing, will be sufficient to pay the amount

estimated by the Housing Division as necessary for debt service on the bonds issued for the financing of the proposed project.

BY: Stephen Aichroth
Steve Aichroth
Administrator
Nevada Housing Division

DATE: 6/4/2026



June 2, 2026

Steve Aichroth, Administrator
Nevada Housing Division
1830 College Parkway, Suite 200
Carson City, NV 89706

Re: Multi-Unit Housing Revenue Bonds
(Parvin Senior Apartments) Series 2026

Mr. Aichroth:

This Review and Opinion is provided in support of the request by the Nevada Housing Division (“Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact regarding the Parvin Senior Apartments project (“Project”). The Division is requesting authorization from the State of Nevada Board of Finance for issuance of up to \$25,650,000 of Nevada Housing Division multi-unit housing revenue bonds to fund construction of this affordable senior rental community located in Unincorporated Clark County, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Application of the borrower for financing of the Project and related supporting material submitted to the Division. We have also discussed the Project and financing with representatives of the borrower and Division staff.

The proposed financing is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan (“TEL”) program, and construction phase bonds issued by the Division as a public offering. The financing is reviewed in greater detail in Exhibits A, B and D.

The proposed Project is viewed positively in the local community and is endorsed by Clark County. A tax-exempt financing by the Division of this Project is necessary for compliance with Federal tax rules to qualify the Project for 4% Low Income Housing Tax Credits. Equity proceeds from the sale of these credits for construction of this new affordable senior housing at the proposed restricted income levels are necessary to achieve successful funding of this Project.

In our opinion, the Project and the proposed financing meet the requirements of NRS 319.260 and NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Debt issuance will be subject to receipt of final loan and equity approval and loan, bond, and tax documentation.

The following Exhibits A and B have been prepared by PFM. Exhibits C and D were submitted by the Borrower.

Exhibit A: Project Overview and Plan of Finance
Exhibit B: Project Operating Proforma
Exhibit C: Borrower Finance Plan Statement
Exhibit D: Borrower Provided Additional Narrative

Sincerely,

PFM Financial Advisors LLC

Maggie Marshall, *Senior Managing Consultant*

Project Overview and Plan of Finance

The Project

The Project will be construction of a new affordable senior rental development to be located at the intersection of Parvin Street and Barbara Lane in Enterprise, Unincorporated Clark County. The proposed property will be a 235-unit senior rental development situated on a site of approximately five acres. The Project consists of two five-story residential buildings configured with one-bedroom and two-bedroom units and a central community leasing office/clubhouse. Community amenities include a fitness center, lounge, and library. Outdoor amenities include a pool area, picnic areas with barbeque grills, an artificial putting green, and a dog park. Greater detail regarding the Project configuration and amenities is included in Exhibit D.

A summary of the unit mix and rent restrictions are provided in Table A.

Table A: Project Unit & Rent Profile

Unit Mix	Number Units	Unit Size (SF)	Allowable Monthly Rent ¹	Less Utility Allowance ²	Adjusted Allowable Monthly Rent ²	Tenant Share Monthly Rent ³	Total Monthly Revenue	Total Annual Revenue
1 Bedroom								
< 30% AMI	20	650	\$593	\$53	\$540	\$540	\$10,800	\$129,600
< 50% AMI	37	650	\$989	\$53	\$936	\$936	\$34,632	\$415,584
< 60% AMI	12	650	\$1,187	\$53	\$1,134	\$1,134	\$13,608	\$163,296
< 80% AMI	31	650	\$1,583	\$53	\$1,530	\$1,477	\$45,787	\$549,444
2 Bedroom								
< 30% AMI	20	850	\$712	\$64	\$648	\$648	\$12,960	\$155,520
<50% AMI	42	850	\$1,187	\$64	\$1,123	\$1,123	\$47,166	\$565,992
<60% AMI	43	850	\$1,425	\$64	\$1,361	\$1,361	\$58,523	\$702,276
<80% AMI	30	850	\$1,900	\$64	\$1,836	\$1,772	\$53,160	\$637,920
Total	235						\$276,636	\$3,319,632
							Ancillary Income	\$155,100

¹ 2026 Income Limits (Las Vegas-Henderson-Paradise, NV MSA)

² Owner-paid utilities

³ 80% AMI Units rent set at 10% discount to Market rents

Project Developers

NRP Lone Star Development
 2 Cooper Street
 Camden, NJ 08102

Prospect Street Capital, LLC
 5625 S. Hollywood Blvd
 Las Vegas, NV 89122

NRP has over 30 years of affordable housing experience and has successfully developed 29,000 affordable housing units across the country. NRP is a nationally recognized developer of affordable and multi-family housing. Most recently, The NRP Group was honored to be named Development Company of the Year at the 2024 Multi-Housing News Excellence Awards. In 2023, NRP was ranked as a Top Affordable Housing Developer by Affordable Housing Finance. NRP was ranked a 2023 Top 10 Builder and Developer by the National Multifamily Housing Council's authoritative NMHC 50 ranking.

Co-sponsoring Parvin Senior Apartments is Prospect Street Capital. Founded in 2017, Prospect Street has acquired and developed over \$400 million of commercial real estate in Southern Nevada. PSC's leadership team has over 40 years of collective experience overseeing and executing every facet of ground-up development. Prospect Street has extensive experience with public/private partnerships and has transacted directly with local municipalities via disposition & development agreements.

Greater detail regarding the experience of the developers is contained in Exhibit D

Borrower Entity

The borrower/ownership entity will be Parvin Senior Apartments LP. Parvin Senior Apartments GP LLC will act as 0.01% General Partner. NRP Parvin Senior Apartments MM LLC will be the 70% member of the General Partner. Prospect Street Capital, LLC will be the 30% member of the General Partner. Wells Fargo Bank ("Wells Fargo") as 99.99% Investor Limited Partner and will provide an equity investment of approximately \$29,669,827 in exchange for 4% low-income housing tax credits to be allocated to the Project.

The periodic advances of the equity investment by Wells Fargo are expected to occur as follows (subject to adjustment):

- 1st Installment - \$5,933,965 at Financial Close (December 2026)
- 2nd Installment - \$17,801,896 at Placed in Service (March 2029)
- 3rd Installment - \$5,933,965 at Conversion (December 2029)

Debt Plan of Finance:

The proposed plan of finance is a cash-backed forward structure, with permanent phase financing issued by the Division as a private placement through the Freddie Mac Tax Exempt Loan ("TEL") program. The Freddie Mac TEL will be initially provided in the form of an unfunded loan commitment. During the construction phase, the Division will issue up to \$25,650,000 in tax-exempt bonds via public offering. The construction phase bonds will be collateralized with proceeds of a taxable loan provided by Wells Fargo (not issued by the Division). At conversion, the permanent phase Freddie TEL will be funded and a portion of the TEL proceeds will be applied to fully redeem the construction phase bonds. Greater detail regarding the financing structure is provided in the Bond/Loan Term section.

The requested bond amount represents 35.0% of the project's aggregate basis. Per the Division's QAP, "the maximum amount of "new" tax exempt bonds that will be awarded to any one project may not exceed 30% of the project's aggregate basis; however, at the discretion of the Housing Division, there may be a consideration of new tax exempt bonds up to the estimated permanent mortgage amount, but not to exceed 40% of the project's aggregate basis.". The Division considers the amount of tax-exempt bonds requested for the Project to be reasonable and within the QAP parameters for an allowable exception based on the estimated permanent mortgage amount.

This project requested and received a waiver to include a 5% hardship developer fee beyond the current 15% maximum fee per NAC 319.722, pursuant to NAC 319.020. This is necessary for the financial feasibility of the project, and, notably, this hardship developer fee will not result in an increase in developer compensation.

Reserves:

The Borrower will be required to fund deposits to a replacement reserve initially set at \$250/unit/year. The minimum required replacement reserve deposits may be adjusted based on periodic future physical needs assessments.

The Borrower will also be required to fund an Operating Reserve initially set at \$982,000.

Sources and Uses:

The source and application of funds during both construction and permanent phases of the Project are summarized in Table B below:

Table B: Sources and Uses of Funds

Sources of Funds			
	Construction Phase	Permanent Phase	
NHD Tax-Exempt Bond Proceeds	\$25,650,000	\$25,650,000	
Taxable Construction Loan	\$21,550,000		
LIHTC Equity	\$5,933,965	\$29,669,827	
NHD GAHP Loan	\$3,000,000	\$3,000,000	
Clark County CHF Loan	\$8,820,000	\$9,800,000	
Cash Flow from Operations	\$1,372,222	\$1,900,000	
Managing Member Contribution	\$806,800	\$4,034,102	
Deferred Developer Fee		\$6,541,842	
	\$67,132,987	\$80,595,771	

Uses of Funds			\$/Unit
Land Cost	\$7,728,000	\$7,728,000	\$32,885
Construction Hard Costs	\$39,073,668	\$39,073,668	\$166,271
Soft Costs	\$11,675,058	\$11,695,058	\$49,766
Construction Period Interest	\$5,456,270	\$5,943,086	\$25,290
Contingencies	\$1,841,959	\$1,841,959	\$7,838
Operating & Repair Reserves		\$982,000	\$4,179
Developer Fee	\$1,358,032	\$13,332,000	\$56,732
	\$67,132,987	\$80,595,771	\$342,961

Bond/Loan Term Summary:

Bond Dated: As of Closing Date

Lender/Underwriter:

Construction Phase: Wells Fargo Securities

Permanent Phase: Freddie Mac (via Wells Fargo)

Loan Summary: **Construction Phase**

The Construction Loan will provide funding of an interim tax-exempt construction bond issue. Bond proceeds will periodically be advanced to the Borrower by the Division pursuant to the Loan Agreement and used to pay a portion of the costs of construction of the project. The bonds will be collateralized by Wells Fargo loan proceeds deposited into an escrow account with Zions Bank.

- Not to exceed \$25,650,000
- Interest Rate: The rate will be fixed at bond pricing.
- Maturity: 36 months following closing (estimated)
- Optional Redemption: Subject to redemption prior to maturity in connection with Freddie Mac permanent financing take-out

Permanent Loan

Permanent phase financing will be provided by Freddie Mac as an unfunded permanent loan commitment. At conversion, the Permanent Loan will be funded and proceeds will be applied to redeem the Construction Loan.

- Estimated at \$25,650,000
- Interest Rate fixed at 10-year U.S. Treasury plus 1.85%; estimated at 6.61% (including Division/Trustee fees) as of June 1, 2026
- Amortization factor: 40 years
- Maturity: 16 years from conversion
- Prepayment: 10-year lockout, followed by Yield Maintenance until 6 months prior to maturity. The loan is then prepayable at 1%, six months before maturity and open at par for the last 90 days
- Debt Service Coverage: Minimum of 1.15 to 1.00

- Fees:**
- 1) Issuer Annual Fee: 0.25% (25 bps) paid semiannually in advance
 - 2) Trustee Annual Fee: 0.05% (5 bp) paid semiannually in advance

Method of Sale:

Construction Phase: Public offering

Permanent Phase: Private placement

Nevada Housing Division
Multifamily Housing Revenue Bonds
Parvin Senior Apartments
Series 2026

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
INCOME										
Annual Gross Rental Income	\$ 3,453,745	\$ 3,522,820	\$ 3,593,276	\$ 3,665,142	\$ 3,738,445	\$ 3,813,214	\$ 3,889,478	\$ 3,967,268	\$ 4,046,613	\$ 4,127,545
Other: Ancillary Revenue	\$ 161,366	\$ 164,593	\$ 167,885	\$ 171,243	\$ 174,668	\$ 178,161	\$ 181,724	\$ 185,359	\$ 189,066	\$ 192,847
Total Residential Income	\$ 3,615,111	\$ 3,687,413	\$ 3,761,162	\$ 3,836,385	\$ 3,913,113	\$ 3,991,375	\$ 4,071,202	\$ 4,152,626	\$ 4,235,679	\$ 4,320,392
Less: Residential Vacancy/Discounts	\$ (180,756)	\$ (184,371)	\$ (188,058)	\$ (191,819)	\$ (195,656)	\$ (199,569)	\$ (203,560)	\$ (207,631)	\$ (211,784)	\$ (216,020)
Proforma Gross Income	\$ 3,434,356	\$ 3,503,043	\$ 3,573,104	\$ 3,644,566	\$ 3,717,457	\$ 3,791,806	\$ 3,867,642	\$ 3,944,995	\$ 4,023,895	\$ 4,104,373
EXPENSES										
General Administrative	\$ 67,913	\$ 69,950	\$ 72,049	\$ 74,210	\$ 76,437	\$ 78,730	\$ 81,092	\$ 83,524	\$ 86,030	\$ 88,611
Operating & Maintenance	\$ 287,606	\$ 296,234	\$ 305,121	\$ 314,275	\$ 323,703	\$ 333,414	\$ 343,416	\$ 353,719	\$ 364,330	\$ 375,260
Utilities	\$ 154,075	\$ 158,697	\$ 163,458	\$ 168,361	\$ 173,412	\$ 178,615	\$ 183,973	\$ 189,492	\$ 195,177	\$ 201,032
Staff Payroll & Benefits	\$ 380,050	\$ 391,452	\$ 403,196	\$ 415,291	\$ 427,750	\$ 440,583	\$ 453,800	\$ 467,414	\$ 481,437	\$ 495,880
Taxes & Insurance	\$ 154,075	\$ 158,697	\$ 163,458	\$ 168,361	\$ 173,412	\$ 178,615	\$ 183,973	\$ 189,492	\$ 195,177	\$ 201,032
Property Management	\$ 137,374	\$ 140,122	\$ 142,924	\$ 145,783	\$ 148,698	\$ 151,672	\$ 154,706	\$ 157,800	\$ 160,956	\$ 164,175
Replacement Reserves	\$ 62,328	\$ 64,198	\$ 66,124	\$ 68,107	\$ 70,151	\$ 72,255	\$ 74,423	\$ 76,655	\$ 78,955	\$ 81,324
Proforma Operating Expenses	\$ 1,243,420	\$ 1,279,349	\$ 1,316,328	\$ 1,354,389	\$ 1,393,563	\$ 1,433,883	\$ 1,475,383	\$ 1,518,097	\$ 1,562,062	\$ 1,607,314
Effective Net Operating Income	\$ 2,190,935	\$ 2,223,694	\$ 2,256,775	\$ 2,290,177	\$ 2,323,894	\$ 2,357,923	\$ 2,392,260	\$ 2,426,898	\$ 2,461,833	\$ 2,497,059
Senior Debt Service	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211	\$ 1,826,211
Debt Service Coverage	120%	122%	124%	125%	127%	129%	131%	133%	135%	137%
Residual Receipts	\$ 364,725	\$ 397,483	\$ 430,565	\$ 463,966	\$ 497,683	\$ 531,713	\$ 566,049	\$ 600,687	\$ 635,622	\$ 670,848
LP Asset Mgt Fee	\$ 15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	\$ 19,002	\$ 19,572	\$ 20,159	\$ 20,764
DDF Payments	\$ 348,811	\$ 381,092	\$ 413,682	\$ 446,577	\$ 479,773	\$ 513,265	\$ 547,047	\$ 581,116	\$ 615,464	\$ 649,811
DDF Balance	\$ 4,519,685	\$ 4,138,593	\$ 3,724,911	\$ 3,278,334	\$ 2,798,561	\$ 2,285,297	\$ 1,738,249	\$ 1,157,133	\$ 541,670	\$ -
Surplus Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108,415
Partnership Surplus Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,104
NHD Surplus Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,311
GAHP Loan Interest	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
GAHP Loan Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,311
GAHP Loan Balance	\$ 3,180,000	\$ 3,270,000	\$ 3,360,000	\$ 3,450,000	\$ 3,540,000	\$ 3,630,000	\$ 3,720,000	\$ 3,810,000	\$ 3,900,000	\$ 3,908,689

Revenue Escalation:	2.00%
Expense Escalation:	3.00%
Property Management:	4.00%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$6,541,842
GAHP Loan	\$3,000,000

Permanent Loan Amount	\$25,650,000
Loan Term	40
Core Loan Rate	6.31%
NHD & Trustee Factor	<u>0.30%</u>
Total Loan Rate	6.61%
Annual Debt Service	\$1,826,211

Nevada Housing Division
Multifamily Housing Revenue Bonds
Parvin Senior Apartments
Series 2026

	2040	2041	2042	2043	2044	2045	2046	2047	2048
INCOME									
Annual Gross Rental Income	\$ 4,210,096	\$ 4,294,298	\$ 4,380,184	\$ 4,467,788	\$ 4,557,143	\$ 4,648,286	\$ 4,741,252	\$ 4,836,077	\$ 4,932,799
Other: Ancillary Revenue	\$ 196,704	\$ 200,638	\$ 204,651	\$ 208,744	\$ 212,919	\$ 217,177	\$ 221,521	\$ 225,951	\$ 230,470
Total Residential Income	\$ 4,406,800	\$ 4,494,936	\$ 4,584,835	\$ 4,676,532	\$ 4,770,062	\$ 4,865,464	\$ 4,962,773	\$ 5,062,028	\$ 5,163,269
Less: Residential Vacancy/Discounts	\$ (220,340)	\$ (224,747)	\$ (229,242)	\$ (233,827)	\$ (238,503)	\$ (243,273)	\$ (248,139)	\$ (253,101)	\$ (258,163)
Proforma Gross Income	\$ 4,186,460	\$ 4,270,190	\$ 4,355,593	\$ 4,442,705	\$ 4,531,559	\$ 4,622,190	\$ 4,714,634	\$ 4,808,927	\$ 4,905,106
EXPENSES									
General Administrative	\$ 91,269	\$ 94,007	\$ 96,828	\$ 99,733	\$ 102,724	\$ 105,806	\$ 108,980	\$ 112,250	\$ 115,617
Operating & Maintenance	\$ 386,518	\$ 398,114	\$ 410,057	\$ 422,359	\$ 435,029	\$ 448,080	\$ 461,523	\$ 475,368	\$ 489,630
Utilities	\$ 207,063	\$ 213,275	\$ 219,673	\$ 226,264	\$ 233,052	\$ 240,043	\$ 247,244	\$ 254,662	\$ 262,302
Staff Payroll & Benefits	\$ 510,756	\$ 526,079	\$ 541,861	\$ 558,117	\$ 574,860	\$ 592,106	\$ 609,869	\$ 628,165	\$ 647,010
Taxes & Insurance	\$ 207,063	\$ 213,275	\$ 219,673	\$ 226,264	\$ 233,052	\$ 240,043	\$ 247,244	\$ 254,662	\$ 262,302
Property Management	\$ 167,458	\$ 170,808	\$ 174,224	\$ 177,708	\$ 181,262	\$ 184,888	\$ 188,585	\$ 192,357	\$ 196,204
Replacement Reserves	\$ 83,763	\$ 86,276	\$ 88,865	\$ 91,531	\$ 94,277	\$ 97,105	\$ 100,018	\$ 103,018	\$ 106,109
Proforma Operating Expenses	\$ 1,653,892	\$ 1,701,834	\$ 1,751,181	\$ 1,801,974	\$ 1,854,256	\$ 1,908,071	\$ 1,963,465	\$ 2,020,483	\$ 2,079,174
Effective Net Operating Income	\$ 2,532,568	\$ 2,568,356	\$ 2,604,412	\$ 2,640,731	\$ 2,677,303	\$ 2,714,119	\$ 2,751,170	\$ 2,788,444	\$ 2,825,932
Senior Debt Service	\$1,826,211	\$1,826,211	\$1,826,211	\$1,826,211	\$1,826,211	\$1,826,211	\$1,826,211	\$1,826,211	\$1,826,211
Debt Service Coverage	139%	141%	143%	145%	147%	149%	151%	153%	155%
Residual Receipts	\$ 706,358	\$ 742,145	\$ 778,202	\$ 814,520	\$ 851,092	\$ 887,908	\$ 924,959	\$ 962,234	\$ 999,721
LP Asset Mgt Fee	\$ 21,386	\$ 22,028	\$ 22,689	\$ 23,370	\$ 24,071	\$ 24,793	\$ 25,536	\$ 26,303	\$ 27,092
DDF Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash	\$ 684,971	\$ 720,117	\$ 755,513	\$ 791,151	\$ 827,022	\$ 863,116	\$ 899,423	\$ 935,931	\$ 972,630
Partnership Surplus Allocation	\$ 171,243	\$ 180,029	\$ 188,878	\$ 197,788	\$ 206,755	\$ 215,779	\$ 224,856	\$ 233,983	\$ 243,157
NHD Surplus Allocation	\$ 513,729	\$ 540,088	\$ 566,635	\$ 593,363	\$ 620,266	\$ 647,337	\$ 674,567	\$ 701,948	\$ 729,472
GAHP Loan Interest	\$ 90,000	\$ 90,000	\$ 90,000	\$ 76,747	\$ 61,249	\$ 44,478	\$ 26,392	\$ 6,947	\$ -
GAHP Loan Principal	\$ 513,729	\$ 540,088	\$ 566,635	\$ 593,363	\$ 620,266	\$ 647,337	\$ 674,567	\$ 238,518	\$ -
GAHP Loan Balance	\$ 3,484,960	\$ 3,034,873	\$ 2,558,238	\$ 2,041,622	\$ 1,482,604	\$ 879,746	\$ 231,571	\$ -	\$ -

Borrower Financing Representation

Proposed Project: Parvin Senior Apartments

To facilitate review and approval of financing by the Nevada State Board of Finance for the proposed project the sponsor/borrower should demonstrate it has evaluated reasonable alternative financing providers/programs. Select Option A and provide the requested information. Should the sponsor/borrower prefer not to provide, or be unable to provide, information requested in Option A, select Option B.

A narrative discussion of the rationale for selection of your proposed lender would be helpful and can be provided in the Sponsor/Borrower Statement section. This would be particularly useful should you select Option B.

Option A

<u>Lender</u>	<u>Rate</u>	<u>Fees</u>

Option B

Sponsor/Borrower Statement:

NRP has over 30 years of affordable housing experience and has successfully developed 209 LIHTC and moderate-income projects, totaling 26,000+ affordable housing units, across the country.

For each development, NRP is active in obtaining debt proposals from prominent lenders including Bank of America, KeyBank, US Bank, Hudson, Wells Fargo, and Huntington.

NRP has selected Wells Fargo Bank as the lender for Parvin Senior Apartments based on favorable financing terms. Wells Fargo Bank is willing to offer 40-year amortization and a lower spread than other lenders. Along with their lender product, Wells Fargo is willing to provide a more competitive equity offer.

NRP has successfully closed affordable projects with Wells Fargo and finds they bring comprehensive affordable housing experience to each transaction.



By: _____

Title: Noam Magence, Secretary of NRP Affordable Subsidiary II LLC, Member of Parvin Senior Apartments GP LLC, General Partner of Parvin Senior Apartments LP

Owner: Parvin Senior Apartments LP

Parvin Senior Apartments

Northwest Corner of Barbara Lane Extension and Parvin St Extension

Enterprise, Unincorporated Clark County, NV 89183

APN: 191-05-601-019 (5 acres)

Census Tract 28.42

Project Narrative

Parvin Senior Apartments is a 235-unit planned new construction, affordable rental development to be located at the intersection of Parvin Street and Barbara Lane in Enterprise, Unincorporated Clark County, Nevada. The 235-unit development will provide an energy efficient, high-quality lifestyle, full of social interaction and stimulating indoor and outdoor activities at a price affordable to senior households.

Parvin Senior Apartments will be co-developed by The NRP Group LLC (NRP) and Prospect Street Capital (PSC). NRP is a full-service and fully integrated developer, general contractor, and property manager with over 30 years of affordable housing experience. NRP has successfully developed 209 LIHTC and moderate-income projects, totaling 26,000+ affordable housing units, across the country. PSC is a Las Vegas real estate operator and investor with extensive commercial development experience.

Physical Description

Parvin Senior Apartments will consist of 235 one- and two-bedroom units spread across two, five-story elevator residential buildings and complemented by a central community leasing office/clubhouse. The attractive building design will feature long-lasting, durable exterior materials, such as stucco finishes, thermoplastic membrane roofing, and high-performance vinyl windows.

The unit mix is as follows:

<u>Unit Type</u>	<u>#</u>	<u>%</u>	<u>SF</u>
1-bed/1-bath	100	42.55%	650
2-bed/1-bath	135	57.45%	850
Total	235	100.00%	179,750

The new apartments will be generously sized and will include central heat/air conditioning and self-cleaning ovens.

Parvin Senior Apartments will be built to high energy-efficiency standards. The project will be built to the Bronze level of the National Green Building Standard certification. Apartments will include Energy Star ceiling fans, Energy Star LED lighting, Energy Star refrigerators and dishwashers, EPA WaterSense toilets, and EPA WaterSense showerheads and faucets. The development will further promote water conservation with extensive xeriscape landscaping. The

development will also offset a portion of projected electrical consumption through photovoltaic solar generation.

Dwelling units will include design features to meet accessibility requirements, including floor and walkable ground surfaces which avoid the use of ramps, accessible cabinetry design, and provisions for grab bars in bathrooms. Other desirable interior design features will include walk-in closets, hard surface flooring in unit living spaces, and granite countertops.

Interior Amenities- Parvin Senior Apartments will feature high quality amenities, providing comfortable living for residents. The building will feature multiple open space areas distributed across the property. The 3,500-square foot clubhouse and leasing office will provide a fully equipped fitness center, a club lounge, and a library.

Outdoor Amenities- The property will have beautifully landscaped picnic areas with barbeque grills, areas for outdoor dining and a resort-style pool. The building will contain restrooms for the swimming pool. The property will also feature outdoor open spaces including an artificial putting green and a dog park.

The project will include approximately 220 covered and uncovered surface parking spaces. No smoking will be allowed within 35 feet of the building.

Location and Neighborhood

Parvin Senior Apartments is located on a 5-acre vacant parcel at the northwest corner of the future Barbara Lane extension and Parvin Street extension. The project site is located in Enterprise, in unincorporated Clark County. The site is located in a CDBG-eligible Census tract.

Parcels directly adjacent to the project site are primarily vacant, and many are zoned for residential land uses. Directly northeast of the project site is a 316-unit multifamily development called LVB. Other nearby developed parcels primarily consist of single-family homes built after the year 2000, but also include townhomes, retail, and commercial uses.

Approximately 3 miles from the site is the St. Rose Square Shopping Center. This retail center is anchored by a Grocery Outlet grocery store and a Costco Wholesale location with a Costco Gas station. The center also has an AT&T store, multiple restaurants, several clothing stores, a Hobby Lobby, a dentist, and a nail salon.

Approximately 3.9 miles from Parvin Senior are shopping centers on Silverado Ranch Boulevard. These retail centers include a Walmart Neighborhood Market grocery store and an Island Pacific Supermarket, which offers Filipino groceries. The same area features a Goodwill store, a dentist's office, a UPS Store, a Walgreens, multiple bank branches, an orthodontist, and restaurants ranging from Japanese and Mexican food to pizza and fast food. Additional grocery options located near the project site include Trader Joe's (5.7 miles away), Smith's (4.8 miles away), and Albertson's (4.6 miles away).

There are multiple parks within 3 miles of the site, providing numerous opportunities for outdoor recreation. Clark County's Jimmy Pettyjohn Jr. Park is approximately 2 miles from the project

site; this facility features a covered play structure and a gazebo. The City of Henderson's Avellino Park is 2.5 miles from the site and features barbecues and picnic areas, an exercise course, a playground, and walking trails. The nearby Southern Highlands community also features numerous parks, including the dedicated Fire Station Dog Park (1.6 miles away) and Goett Family Park (2.8 miles away), which offers a water/splash play area.

Clark County's Silverado Ranch Community Center, located just over 3 miles from the project site, offers a fitness room, an indoor track, dance and yoga classes for ages 50+, music jam sessions, games such as bunco and mah jongg, cooking and craft classes, language classes, field trips, and an annual senior holiday party. This facility is adjacent to Silverado Ranch Park, which includes walking paths, a fitness course, horseshoes, a playground, and picnic areas.

An EOS Fitness gym is located 3 miles from Parvin Senior Apartments in the St. Rose Square Shopping Center, offering additional choices for health and recreation. The South Point Hotel and Casino, approximately 2.6 miles away, features a Cinemark Century Movie Theater, a bowling center, and 7 sessions of daily bingo.

The project's location will offer resident seniors a wide variety of choices for medical care. The Emergency Room at S. Las Vegas Blvd is approximately 2.2 miles away, offering comprehensive emergency services, including onsite imaging and laboratory services. West Henderson Hospital, which opened in December 2024, is approximately 2.9 miles away. It offers 24/7 emergency care and specializes in cardiology, radiology, and inpatient physical and occupational therapy. Dignity Health's St. Rose Dominican Hospital Siena Campus is 5.2 miles from the project site; this hospital offers a wide range of inpatient and outpatient services including joint replacement, oncology, neurosurgery, a trauma center, and intensive care.

The Seven Hills Behavioral Medical Center and Hospital is approximately 4.7 miles from the project site. UMC Primary Care- Southern Highlands is located approximately 2.2 miles from the site. Intermountain Health's Cornerstone Clinic, which provides primary care for seniors, is located 4.9 miles from Parvin Senior. Additional primary care options are available in and adjacent to Dignity Health's St. Rose Dominican Hospital.

Parvin Senior Apartments is also located near public services. The West Henderson Police Substation is 4.6 miles away, the nearest fire station is just under 2 miles from the project site, and the U.S. Postal Service is 4.5 miles away.

The site is approximately 1 mile from Interstate 15 and 0.25 miles from Las Vegas Boulevard, both of which are major local arteries. In addition, the site is approximately 0.3 miles from a bus stop serving RTC route 122, which provides service 7 days a week to the South Strip Transit Terminal.

Resident Population and Market Demand

All 235 units at Parvin Senior Apartments will be income-restricted LIHTC units affordable with an average weighted income targeting of 59.79% AMI.

The income mix is as follows:

Unit Type	AMI	Number of Units
1-br	30%	20
1-br	50%	37
1-br	60%	12
1-br	80%	31
2-br	30%	20
2-br	50%	42
2-br	60%	43
2-br	80%	30
Total		235

The need for affordable housing in the Las Vegas Valley is well-documented. The 2025-2029 Clark County HUD Consortium Consolidated Plan estimates that over 191,500 households, or 42% of all households, earn at or below 80% AMI. Of these, 81,603, or over 42%, are renter households experiencing cost burden.

Cost burden is the most prevalent housing problem identified by the Consolidated Plan, with 19% of households in the County spending over 30% of their income on housing, and 16% spending more than half of their income on housing costs. Among elderly households, 18,935 spend more than 30% of household income on rent, while 11,769 spend more than 50% of household income on rent. The Consolidated Plan identifies housing affordable to households earning less than 80% of AMI as a critical need.

The 235 units at Parvin Senior Apartments will increase the supply of housing available to households earning at or below 80% of AMI. Rents will range from \$520 to \$1,477 for a one-bedroom unit and \$624 to \$1,772 for a two-bedroom unit. For comparison, HUD 2025 Fair Market Rents (FMRs) are \$1,476 and \$1,750 for 1- and 2-bedroom units, respectively. Given the need for housing targeting these income levels and the project's proximity to high-quality amenities, we expect strong demand for Parvin Senior Apartments.

A November 2025 market study by Novogradac found that the vacancy rate at LIHTC properties near Parvin Senior Apartments is 1.6 percent. The low vacancy rate, combined with the fact that four of five LIHTC properties surveyed maintain waiting lists, indicates strong demand for additional affordable housing in the area. The market study also found an overall capture rate of 9.8% for Parvin Senior Apartments, indicating a high ratio of qualifying households to available units. The penetration rate is calculated as 65.2% and the absorption rate is expected to be 25 units per month. These local market factors, as well as the project's excellent condition and competitive amenities, affirm the need for the housing that Parvin Senior will provide.

Supportive Services

NRP Management plans to offer services at Parvin Senior Apartments, including monthly newsletters providing information regarding on-site services, community resources, maintenance tips, and social activities. Property management, in partnership with the resident council, will partner to organize holiday parties and activities, which could include computer training, movie

and special events, barbeques and potlucks, blood drives, on-site vaccinations, tax preparation assistance, fitness training and fire safety lessons.

NRP employs Spanish-speaking employees who assist with applications and lease translation. NRP also employs a Spanish-speaking service coordinator. Outreach to potential Spanish-speaking applicants is done through Spanish-language newspapers and flyers in Spanish. For non-English speakers in languages other than Spanish, NRP connects with local service agencies to identify interpreters.

The development team has had discussions with First Person Care Clinic, Inc. (FPCC), a non-Federally Qualified Health Center, regarding onsite mobile clinics and referral services for residents of Parvin Senior Apartments. FPCC provides affordable healthcare and dental services on a sliding fee scale based on patient income.

Development Team

Co-Developer:	NRP Lone Star Development LLC
Co-Developer:	Prospect Street Capital, LLC
Consultant:	Praxis Consulting Group, LLC
General Contractor:	NRP Contractors II LLC
Property Manager:	NRP Management LLC
Architect:	Perlman Architects

Parvin Senior Apartments will be owned by Parvin Senior Apartments LP. The 0.01% General Partner of the LP will be Parvin Senior Apartments GP LLC. NRP Parvin Senior Apartments MM LLC, a Nevada limited liability company, will be the 70% member of the General Partner. Prospect Street Capital, LLC, a Nevada limited liability company, will be the 30% member of the General Partner. NRP Lone Star Development LLC, a Texas limited liability company, and Prospect Street Capital, LLC will act as co-developers to the project. NRP Management LLC will act as property manager.

The NRP Group

NRP is a full-service and fully integrated developer, general contractor, and property manager. The NRP development team handles every aspect of development from concept to completion. With every new deal, the team reviews and details the many elements that contribute to success: site selection and zoning, market studies, and designs that combine the most desirable features for each market. NRP partners with local governments, financial institutions and neighborhood organizations on its many multi-family housing, single-family infill homes, senior housing, and land development projects.

NRP Management was formed in 2003 and is a full-service property manager with over 25,000 market rate, affordable and senior rental units under management.

Key members of NRP's development team include Michael Moriarty and Aaron Pechota. Michael has over 8 years of development experience within Nevada and serves as the Vice President of Development in Las Vegas, Nevada. He oversees all development of affordable housing in the State of Nevada as well as market rate and mixed income housing in Las Vegas.

Aaron Pechota is the Executive Vice President of Development and is responsible for leading the affordable development organization and all related activity across the entire NRP footprint. Aaron has over 19 years of experience with NRP and is responsible for development activity that averages ten projects per year encompassing 1,850 affordable units with total development cost of \$750 million. He has a long history of creating strong public/private partnerships with local municipalities, community groups, public institutions, community-based non-profit organizations and other for-profit developers.

NRP's recently completed developments include:

- “The Lofton” 245-unit mixed income community, 4% LIHTC – Columbus, OH – Opened 10/2025
- “Reserve at Saratoga Springs” 202-unit mixed income community, 4% LIHTC – Saratoga Springs, NY – Opened 9/2025
- “The Baltazar” 60-unit mixed income community, 9% LIHTC – San Antonio, TX – Opened 4/2025
- “Nova Lofts” 65-unit mixed income community, 9% LIHTC – San Antonio, TX – Opened 3/2025
- “Los Arcos at Vida” 324-unit mixed income community, 4% LIHTC – San Antonio, TX Opened 1/2025
- “Bridge at Estancia” 318-unit mixed income community, 4% LIHTC – Austin, TX Opened 11/2024
- “The Sinclair” 180-unit mixed income community, 4% LIHTC - Columbus, OH - Opened 11/2023
- “Renaissance at Lincoln Park” 179-unit mixed income community, 4% LIHTC - New Rochelle, NY - Opened 12/2023
- “The James on Grand Avenue” 275-unit mixed income community, 4% LIHTC - Austin, TX - Opened 11/2023
- “The Davis” 52-unit mixed income community, 9% LIHTC - Cleveland, OH - Opened 7/2023
- “Frontera Crossing” 348-unit mixed income community, 4% LIHTC – Von Ormy, TX - Opened 5/2023
- “Seven 07 Lofts” 318-unit mixed income community, 4% LIHTC – San Antonio, TX - Opened 5/2023
- “Sundale Flats” 180-unit mixed income community, 4% LIHTC – Charlotte, NC - Opened 11/2022

NRP closed Pecos Apartments in North Las Vegas, Nevada in July 2025. This 105-unit project's funding included Clark County CHF, Clark County HOME funds, City of North Las Vegas HOME funds, NHD GAHP funds, tax-exempt bonds from the Nevada Housing Division, and equity from the sale of 4% tax credits.

NRP is a nationally recognized developer of affordable and multi-family housing. Most recently, The NRP Group was honored to be named Development Company of the Year at the 2024 Multi-Housing News Excellence Awards. In 2023, NRP was ranked as a Top Affordable Housing

Developer by Affordable Housing Finance. NRP was ranked a 2023 Top 10 Builder and Developer by the National Multifamily Housing Council's authoritative NMHC 50 ranking.

Prospect Street Capital, LLC

Co-sponsoring Parvin Senior Apartments is Prospect Street Capital, founded in 2017 by Managing Principal Scott Goldstein. Since its inception, Prospect Street has acquired and developed over \$400 million of commercial real estate in Southern Nevada, totaling over 1.2M square feet. The firm focuses on owning best-in-class locations within high quality, growing neighborhoods. PSC's leadership team has over 40 years of collective experience overseeing and executing every facet of ground-up development. Prospect Street has extensive experience with public/private partnerships and has transacted directly with local municipalities via disposition & development agreements.

Select Development Projects:

- “Queensridge Medical” - 72k sf class A medical office building - Completed in Q2 2023
- “Crossroad Commons” - 10k sf retail building - Completed Q4 2020
- “Rainbow Commons” - 46k sf mixed-use center - Completed in Q4 2020
- “St Rose Shoppes” – 7k sf retail building – Completed Q3 2020

Current Development Pipeline:

- “Symphony Park Medical” - 100k sf class A medical office building
- “Queensridge Medical Phase 2” - 180k sf medical office campus
- “Deer Springs Office Condos” - 34k sf medical office condos
- “Sunset Office Condos” - 45k sf medical office condos

Praxis Consulting Group, LLC

Formed in 2004, Praxis is a Nevada-based consulting firm that helps non-profit, for-profit and government organizations develop and finance affordable housing. Praxis also carries out research and technical assistance in the areas of community development, non-profit capacity building, fund raising and public policy development. Since 2005, Praxis has secured the financing for over 125 affordable housing developments, mostly in Nevada, totaling over 14,800 units and \$3.48 billion in financing. Financing sources have included project-based housing choice vouchers, public housing operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent tax credits, ARRA TCAP and Section 1602 funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.

Financing

The financing for Parvin Senior Apartments will include tax-exempt bonds issued by the Nevada Housing Division (NHD), equity from the sale of non-competitive 4% Low Income Housing Tax Credits and State Tax Credits, and Community Housing Funds from Clark County.

The site is located in a HUD Difficult Development Area (DDA) for 2026 (ZIP Code 89183), qualifying Parvin Senior Apartments for a 130% boost in tax credit eligible basis.

Parvin Senior Apartments will close September 2026 and start construction in November 2026, with construction completion by November 2028.

Parvin Senior Apartments

Northwest Corner of Barbara Lane Extension and Parvin St Extension
Enterprise, Unincorporated Clark County, NV 89183
APN: 191-05-601-019 (5 acres)
Census Tract 28.42

Location Map



Nevada Housing Division Multi-family Tax-Exempt Bond Program
Development Executive Summary

Development: Parvin Senior Apartments
Development Type: New Construction
BoF Meeting Date: 06.24.26

Administrator's Summary

This bond issuance will be used to provide for the construction of a 235-unit affordable senior apartment complex in unincorporated Clark County. The rental housing will serve 235 households at or below 80% of area median income, with 79 units serving those at or below 50% AMI, and 40 units serving those at or below 30% AMI. The site is located just off South Las Vegas Blvd north of the intersection of St. Rose Parkway in Clark County. This project will create new affordable units which will retain the rent restrictions for 30 years. The project is being co-developed by NRP Lone Star Development and Prospect Street Capital. NRP's portfolio includes over 25,000 market rate, affordable, and senior rental units under management, and this is their second project in Nevada.

- 235 Senior Units
- New construction
- 100% Affordable Rents
- 55 units at <60% AMI, 79 units at < 50% AMI, 40 units at <30% AMI, 61 units at < 80%AMI
- 1 bedroom units = 100, 2 bedroom units = 135
- 1 bedroom rents \$102.00 less than market rate
- 2 bedroom rents \$277.00 less than market rate
- Cost per unit = \$342,961
- Cost per bond cap allocation = \$109,149
- Developer – NRP Lone Star Development / Prospect Street Capital
- Equity Investor – Wells Fargo
- Loan – Freddie Mac / Wells Fargo
- \$25.65 M in Bond Proceeds trips \$29.7 M in LIHTC Equity (36.8% of total development cost)

	Parvin Seniors	Program Average	Notes
Total Tax-exempt Bond ask	\$ 25,650,000	\$ 38,254,500	
Total Development Cost	\$ 80,595,771	\$ 90,951,117	Average of last 10 New Construction projects previously approved
Size of site	5.0 acres	17.04 Acres	
Total # of Units	235	242	Average of last 10 New Construction projects previously approved
Cost Per Unit	\$ 342,961	\$ 385,080	Average of last 10 New Construction projects previously approved
Bond Cap used Per Unit	\$ 109,149	\$ 163,895	Average of last 10 New Construction projects previously approved
Percentage of Units above 60% AMI	25.96%	5.0%	61 units in this project
Percentage of Units at 60% AMI	23.40%	82.0%	55 Units in this project
Percentage of Units at 50% AMI	33.62%	6.0%	79 units in this project
Percentage of Units at 40% AMI	0.00%	1.0%	0 units in this project
Percentage of Units at 30% AMI	17.02%	5.0%	40 units in this project
Veteran's Preference	Yes	Yes	

	Parvin Seniors	Estimated Market Rate	Notes
Average 1 Bedroom Rent	\$ 1,048	\$ 1,150	Renthop.com 6.2026
Average 2 Bedroom Rent	\$ 1,273	\$ 1,550	Renthop.com 6.2026
Average Vacancy Rate	N/A	10.20%	Avison Young Q1 2026

State of Nevada
DEPARTMENT OF BUSINESS & INDUSTRY
Housing Division
1830 E. College Parkway, Suite 200
Carson City, NV 89706

DATE: June 4, 2026

TO: State Board of Finance

AGENDA ITEM: Approval of the Findings of Fact of the Administrator of the Nevada Housing Division concerning the Multi-Unit Housing Revenue Bonds (Zephyr Pointe Apartments)

PETITIONER: Steve Aichroth – Administrator, Nevada Housing Division SA

A. Time and Place of Meeting:

10:00 a.m., Wednesday, June 24, 2026, at the at the Old Assembly Chambers of the Capitol Building, 101 N. Carson Street, Carson City, Nevada 89701.

B. Matter to be reviewed: The Findings of Fact (“Findings”) of the Administrator of the Housing Division concerning the Multi-Unit Housing Revenue Bonds (Zephyr Pointe Apartments).

C. The Findings relate to the issuance of up to \$27,500,000 in multi-unit housing revenue bonds to provide an affordable housing opportunity for the acquisition and rehabilitation of a 216-unit family apartment complex located at 10640 N McCarran Blvd., Reno, Nevada (the “Project”).

D Both construction and permanent financing for the Project will be provided by the assumption of the Project’s existing HUD Section 223(f) loan. Permanent phase financing will also include a new HUD Section 241(a) loan. These loans are taxable. To satisfy criteria of the Low-Income Housing Tax Credit (LIHTC) program which requires a threshold amount of tax-exempt debt for project financing, the Division will issue \$27,500,000 in short-term tax-exempt bonds. The Division bonds will always be fully collateralized as to both principal and interest. The Division bonds are expected to be outstanding for approximately 36 months and will be fully retired from the escrowed collateral upon the date the Project is “placed in service” for tax purposes. The borrower/ownership entity will be Zephyr Pointe Preservation LP. Zephyr Pointe Preservation GP LLC will act as 0.01% General Partner. National Equity Fund (“NEF”) as 99.99% Investor Limited Partner and will provide an equity investment of approximately \$38,127,706 in exchange for 4% low-income housing tax credits to be allocated to the Project. The proposed financing structure is in compliance with NRS and NAC Chapters 319 (Nevada Housing Finance Law).

E. Background of Agenda Item:

The Project borrower/developer, in concert with the Housing Division's financial team and bond counsel, has prepared the necessary documents to implement this acquisition and rehabilitation housing project. Further, the project, as proposed, complies with the intent and purpose of Nevada Housing Finance Law. Also, the program and bond documents prepared will comply with the Internal Revenue Code of 1986 (United States Code Title 26), as amended.

F. Staff Recommendation:

The Administrator of the Housing Division, in consultation with the financial and lending professionals of the Housing Division, recommends approval of the Findings, to the Board of Finance, for the issuance by the Nevada Housing Division of an issue of bonds known as "Multi-Unit Housing Revenue Bonds (Zephyr Pointe Apartments)."

G. Attorney Opinion:

The Findings of Fact of the Administrator of the Housing Division have been reviewed by the Housing Division's Legal Counsel; and assuming the factual matter stated therein is accurate, and except for the bond issue cash flow analyses and other financial and statistical data included therein as to which no opinion is expressed, the findings comply with the requirements of NRS 319.190, 319.260 and 319.270.



State of Nevada

DEPARTMENT OF BUSINESS & INDUSTRY

Housing Division

FINDINGS OF FACT

**Multi-Unit Housing Revenue Bonds
Zephyr Pointe Apartments**

In accordance with the requirements of NRS 319.190, 319.260 and 319.270, and based upon the memorandum of support, the Administrator of the Nevada Housing Division finds that:

1. There exists a shortage of decent, safe and sanitary family housing at rental rates that eligible families can afford within the Reno, Nevada rental housing markets, as determined by the Administrator.
2. Private enterprise and investment have been unable, without assistance, to provide an adequate supply of decent, safe and sanitary rental housing in such housing market areas at rental rates, which families of low and moderate income can afford.
3. The proposed multifamily project will increase the supply and improve the quality of decent, safe and sanitary rental housing for eligible families.
4. The rental housing to be assisted by the Housing Division pursuant to the provisions of NRS and NAC Chapter 319 will be for public use and will provide a material public benefit to Reno, Nevada.
5. The Housing Division's estimates of revenues to be derived from the mortgage made under the proposed project, together with all bond proceeds, all subsidies, grants or other financial assistance and guarantees issued from other entities to be received in connection with the bond financing, will be sufficient to pay the amount



June 2, 2026

Steve Aichroth, Administrator
Nevada Housing Division
1830 College Parkway, Suite 200
Carson City, NV 89706

Re: Multi-Unit Housing Revenue Bonds
(Zephyr Pointe Apartments) Series 2026

Mr. Aichroth:

This Review and Opinion is provided in support of the request by the Nevada Housing Division (“Division”) to the State of Nevada Board of Finance for approval of the Findings of Fact regarding the Zephyr Pointe Apartments project (“Project”). The Division is requesting authorization from the State of Nevada Board of Finance for issuance of up to \$27,500,000 of Nevada Housing Division multi-unit housing revenue bonds to fund the acquisition and rehabilitation of this affordable family rental property in Reno, Nevada.

PFM Financial Advisors LLC (“PFM”) has reviewed the Application of the borrower for financing of the Project and related supporting material submitted to the Division. We have also discussed the Project and financing with representatives of the borrower and Division staff.

Financing for the Project will include the assumption of the Project’s existing HUD Section 223(f) permanent loan as well as a new HUD Section 241(a) permanent loan. Short-term tax-exempt bonds will be issued by the Division via public bond offering. The bonds will be fully collateralized and will be repaid upon conversion to the permanent phase. The financing is reviewed in greater detail in Exhibits A, B and D.

The proposed Project is viewed positively in the local community and is endorsed by the City of Reno. A tax-exempt financing by the Division of this Project is necessary for compliance with Federal tax rules to qualify the Project for 4% Low Income Housing Tax Credits. Equity proceeds from the sale of these credits for the acquisition and rehabilitation of this affordable family housing at the proposed restricted income levels are necessary to achieve successful funding of this Project.

In our opinion, the Project and the proposed financing meet the requirements of NRS 319.260 and NAC 319.712, and we recommend it for submittal to the Board of Finance for approval. Debt issuance will be subject to receipt of final loan and equity approval and loan, bond, and tax documentation.

The following Exhibits A and B have been prepared by PFM. Exhibits C and D were submitted by the Borrower.

Exhibit A: Project Overview and Plan of Finance
Exhibit B: Project Operating Proforma
Exhibit C: Borrower Financing Representation
Exhibit D: Borrower-Provided Narrative

Sincerely,

PFM Financial Advisors LLC

Maggie Marshall, *Senior Managing Consultant*

Project Overview and Plan of Finance

The Project

The borrower submitted a complete bond application in 2025. The Project will be the acquisition and rehabilitation of an existing 216-unit affordable family rental property on a site of approximately 12.53 located at 10640 N McCarran Blvd in Reno. Originally constructed in 2004, the Project consists of 9 three-story residential buildings configured with one-, two-, and three-bedroom units and a clubhouse. The property includes surface parking, a swimming pool, landscaped open areas with barbecues, a fitness center, community room with a warming kitchen, and a leasing office. Greater detail regarding the Project configuration and amenities is included in Exhibit D.

A summary of the unit mix and rent restrictions are provided in Table A.

Table A: Project Unit & Rent Profile

Unit Mix	Number Units	AMI Restriction	Unit Size (SF)	Allowable Monthly Rent ¹	Less Utility Allowance ²	Tenant Share Monthly Rent	Total Monthly Revenue	Total Annual Revenue
1 Bedroom	1	40%	883	\$829	\$66	\$763	\$763	\$9,156
1 Bedroom	2	50%	883	\$1,036	\$66	\$970	\$1,940	\$23,280
1 Bedroom	45	60%	883	\$1,243	\$66	\$1,177	\$52,965	\$635,580
2 Bedroom	3	50%	1,106	\$1,243	\$74	\$1,169	\$3,507	\$42,084
2 Bedroom	69	60%	1,106	\$1,492	\$74	\$1,418	\$97,842	\$1,174,104
3 Bedroom	2	50%	1,176	\$1,436	\$80	\$1,356	\$2,712	\$32,544
3 Bedroom	94	60%	1,176	\$1,723	\$80	\$1,643	\$154,442	\$1,853,304
Total Units	216					Total	\$314,171	\$3,770,052
						Ancillary Income		\$196,771

¹ 2025 Income Limits (Reno-Sparks NV MSA)

² Based on existing HAP contract

Project Developer

Lincoln Avenue Capital
 401 Wilshire Blvd, Suite 1070
 Santa Monica, CA 90401

Lincoln Avenue Capital (“LAC”) is an owner and developer of low-income multi-family developments nationwide. Their portfolio currently includes more than 180 communities located in 30 states serving over 80,000 residents. LAC specializes in preserving and improving affordable housing with a strong focus on sustainability and long-term affordability.

Property Management

FPI Management
800 Iron Point Road
Folsom, CA 95630

FPI Management, Inc. is one of the largest property management firms in the country, with a portfolio of over 140,000 units. With more than 50 years of experience managing HUD-assisted and LIHTC properties, FPI brings strong compliance, operational, and resident service expertise.

Borrower Entity

The borrower/ownership entity will be Zephyr Pointe Preservation LP. Zephyr Pointe Preservation GP LLC will act as 0.01% General Partner. National Equity Fund (“NEF”) as 99.99% Investor Limited Partner and will provide an equity investment of approximately \$38,127,706 in exchange for 4% low-income housing tax credits to be allocated to the Project.

The periodic advances of the equity investment by NEF are expected to occur as follows (subject to adjustment):

- 1st Installment - \$4,804,091 at Financial Close (September 2026)
- 2nd Installment - \$10,141,970 at Second Construction Completion (December 2027)
- 3rd Installment - \$23,181,645 at Conversion (July 2028)

Debt Plan of Finance:

Both construction and permanent financing for the Project will be provided by the assumption of the Project’s existing HUD Section 223(f) loan. Permanent phase financing will also include a new HUD Section 241(a) loan. These loans are taxable. To satisfy criteria of the Low-Income Housing Tax Credit (LIHTC) program which requires a threshold amount of tax-exempt debt for project financing, the Division will issue \$27,500,000 in short-term tax-exempt bonds. The Division bonds will always be fully collateralized as to both principal and interest. The Division bonds are expected to be outstanding for approximately 36 months and will be fully retired from the escrowed collateral upon the date the Project is “placed in service” for tax purposes.

The bonds are expected to be rated Aa1/VMIG-1 by Moody’s Ratings and will be sold through a public offering by Stifel Nicolaus.

Long-term cash flow projections assume a 3% revenue growth assumption, which varies from the Division’s standard 2% revenue growth assumption. PFM is comfortable with this adjustment, given that: (i) the Borrower, equity investor, and lender have agreed upon this approach, and (ii) no Division debt will remain in the deal past the construction phase.

Reserves:

The Borrower will be required to fund deposits to a replacement reserve initially set at \$325/unit/year. The minimum required replacement reserve deposits may be adjusted based on periodic future physical needs assessments.

The Borrower will also be required to fund an Operating Reserve initially set at \$646,106.

Sources and Uses:

The source and application of funds during both construction and permanent phases of the Project are summarized in Table B below:

Table B: Sources and Uses of Funds

Sources of Funds			
	Construction Phase	Permanent Phase	
NHD Bond Proceeds	\$27,500,000		
HUD 223f Loan (Net of Bond Proceeds)	\$2,656,465	\$30,156,465	
Equity Bridge Loan (Taxable)	31,240,173		
LIHTC Equity	14,946,061	38,127,706	
241(a) Mortgage		9,212,052	
Seller Note	14,250,000	14,250,000	
Cost Cert Capitalization	1,854,055	1,854,055	
Bond Reinvestment Income	1,338,333	1,338,333	
GP Capital Contribution	100	100	
Deferred Developer Fee		13,073,743	
	\$93,785,187	\$108,012,454	

Uses of Funds			
			\$/Unit
Building Acquisition	\$47,710,000	\$47,710,000	\$220,880
Land Acquisition	\$2,150,000	\$2,150,000	\$9,954
Installment Sale (Acquisition)	\$14,250,000	\$14,250,000	\$65,972
Construction Hard Costs	18,020,528	18,020,528	\$83,428
Soft Costs	5,251,082	5,251,082	\$24,311
Construction Period Interest	3,910,157	3,910,157	\$18,103
Contingencies	1,770,000	1,770,000	\$8,194
HUD 223(f) Capital Reserves	216,000	216,000	\$1,000
Operating Reserve		646,106	\$2,991
Developer Fee	507,420	14,088,581	\$65,225
	\$93,785,187	\$108,012,454	\$500,058

Bond/Mortgage Term Summary:

Dated Date:	As of Closing Date
Principal Amount:	\$27,500,000
Maturity:	To be determined (estimated at 36 months following Closing)
Interest Rate:	The Note rate will be fixed at pricing. PFM estimates the interest rate to be approximately 3.15% (as of May 27, 2026) exclusive of Division and Trustee fees.
Bond Amortization:	Interest only through mandatory tender date or earlier optional redemption
Optional Redemption:	To be determined
Fees:	1) Issuer Annual Fee @ 0.40% (40 bp) paid semiannually in advance 2) Trustee Annual Fee @ 0.05% (5 bp) paid semiannually in advance
Method of Sale:	Public Offering
Underwriter:	Stifel Nicolaus
Rating:	“Aa1” by Moody’s Ratings

Nevada Housing Division
Multifamily Housing Revenue Bonds
Zephyr Pointe Apartments
Series 2026

	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
INCOME										
Annual Gross Rental Income	\$ 3,883,154	\$ 3,999,648	\$ 4,119,638	\$ 4,243,227	\$ 4,370,524	\$ 4,501,639	\$ 4,636,688	\$ 4,775,789	\$ 4,919,063	\$ 5,066,635
Other: Ancillary Revenue	\$ 202,674	\$ 208,754	\$ 215,017	\$ 221,467	\$ 228,112	\$ 234,955	\$ 242,004	\$ 249,264	\$ 256,742	\$ 264,444
Total Residential Income	\$ 4,085,828	\$ 4,208,403	\$ 4,334,655	\$ 4,464,694	\$ 4,598,635	\$ 4,736,594	\$ 4,878,692	\$ 5,025,053	\$ 5,175,804	\$ 5,331,078
Less: Residential Vacancy/Discounts	\$ (204,291)	\$ (210,420)	\$ (216,733)	\$ (223,235)	\$ (229,932)	\$ (236,830)	\$ (243,935)	\$ (251,253)	\$ (258,790)	\$ (266,554)
Proforma Gross Income	\$ 3,881,536	\$ 3,997,982	\$ 4,117,922	\$ 4,241,460	\$ 4,368,703	\$ 4,499,764	\$ 4,634,757	\$ 4,773,800	\$ 4,917,014	\$ 5,064,524
EXPENSES										
Administration	\$ 23,070	\$ 23,762	\$ 24,475	\$ 25,210	\$ 25,966	\$ 26,745	\$ 27,547	\$ 28,374	\$ 29,225	\$ 30,102
Operating & Maintenance	\$ 341,939	\$ 352,197	\$ 362,763	\$ 373,646	\$ 384,855	\$ 396,401	\$ 408,293	\$ 420,541	\$ 433,158	\$ 446,152
Utilities	\$ 225,002	\$ 231,752	\$ 238,705	\$ 245,866	\$ 253,242	\$ 260,839	\$ 268,664	\$ 276,724	\$ 285,026	\$ 293,577
Staff Payroll & Benefits	\$ 406,000	\$ 418,180	\$ 430,725	\$ 443,647	\$ 456,957	\$ 470,665	\$ 484,785	\$ 499,329	\$ 514,309	\$ 529,738
Property Management	\$ 155,261	\$ 159,919	\$ 164,717	\$ 169,658	\$ 174,748	\$ 179,991	\$ 185,390	\$ 190,952	\$ 196,681	\$ 202,581
Taxes & Insurance	\$ 142,297	\$ 146,566	\$ 150,963	\$ 155,492	\$ 160,157	\$ 164,962	\$ 169,911	\$ 175,008	\$ 180,258	\$ 185,666
Replacement Reserves	\$ 74,475	\$ 76,709	\$ 79,011	\$ 81,381	\$ 83,822	\$ 86,337	\$ 88,927	\$ 91,595	\$ 94,343	\$ 97,173
Proforma Operating Expenses	\$ 1,368,045	\$ 1,409,087	\$ 1,451,359	\$ 1,494,900	\$ 1,539,747	\$ 1,585,939	\$ 1,633,518	\$ 1,682,523	\$ 1,732,999	\$ 1,784,989
Effective Net Operating Income	\$ 2,513,491	\$ 2,588,896	\$ 2,666,563	\$ 2,746,560	\$ 2,828,956	\$ 2,913,825	\$ 3,001,240	\$ 3,091,277	\$ 3,184,015	\$ 3,279,536
Debt Service: Assumed 223f	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176
HUD Mortgage Insurance Premium (223f)	\$79,566	\$77,397	\$75,177	\$72,906	\$70,582	\$68,204	\$65,771	\$63,281	\$60,733	\$58,126
Debt Service: 241(a) Mortgage	\$504,934	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921
HUD Mortgage Insurance Premium (241a)	\$22,911	\$22,760	\$22,599	\$22,429	\$22,248	\$22,057	\$21,853	\$21,637	\$21,408	\$21,165
Debt Service Coverage	124%	122%	126%	129%	134%	138%	142%	146%	151%	156%
Residual Receipts	\$ 485,904	\$ 462,642	\$ 542,690	\$ 625,128	\$ 710,029	\$ 797,467	\$ 887,519	\$ 980,262	\$ 1,075,777	\$ 1,174,148
LP Administrative Fee	\$ 5,835	\$ 6,010	\$ 6,190	\$ 6,376	\$ 6,567	\$ 6,764	\$ 6,967	\$ 7,176	\$ 7,392	\$ 7,613
DDF Payments	\$ 480,069	\$ 456,632	\$ 536,499	\$ 618,752	\$ 703,462	\$ 790,703	\$ 880,552	\$ 973,086	\$ 1,068,386	\$ 1,166,535
DDF Balance	\$ 11,568,870	\$ 11,112,238	\$ 10,575,739	\$ 9,956,987	\$ 9,253,525	\$ 8,462,823	\$ 7,582,271	\$ 6,609,185	\$ 5,540,799	\$ 4,374,265
Surplus Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Revenue Escalation:	3.00%
Expense Escalation:	3.00%
Property Management:	4.00%
Vacancy Assumption:	5.00%
Deferred Developer Fee :	\$13,073,743

Permanent Loan Amount	\$30,156,465
Amortization Period	29
Core Loan Rate	2.30%
NHD & Trustee Factor	<u>0.00%</u>
Total Loan Rate	2.30%
Annual Debt Service	\$1,425,907

Nevada Housing Division
Multifamily Housing Revenue Bonds
Zephyr Pointe Apartments
Series 2026

	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
INCOME										
Annual Gross Rental Income	\$ 5,218,634	\$ 5,375,193	\$ 5,536,448	\$ 5,702,542	\$ 5,873,618	\$ 6,049,827	\$ 6,231,322	\$ 6,418,261	\$ 6,610,809	\$ 6,809,133
Other: Ancillary Revenue	\$ 272,377	\$ 280,548	\$ 288,965	\$ 297,634	\$ 306,563	\$ 315,760	\$ 325,232	\$ 334,989	\$ 345,039	\$ 355,390
Total Residential Income	\$ 5,491,011	\$ 5,655,741	\$ 5,825,413	\$ 6,000,176	\$ 6,180,181	\$ 6,365,586	\$ 6,556,554	\$ 6,753,251	\$ 6,955,848	\$ 7,164,524
Less: Residential Vacancy/Discounts	\$ (274,551)	\$ (282,787)	\$ (291,271)	\$ (300,009)	\$ (309,009)	\$ (318,279)	\$ (327,828)	\$ (337,663)	\$ (347,792)	\$ (358,226)
Proforma Gross Income	\$ 5,216,460	\$ 5,372,954	\$ 5,534,143	\$ 5,700,167	\$ 5,871,172	\$ 6,047,307	\$ 6,228,726	\$ 6,415,588	\$ 6,608,056	\$ 6,806,297
EXPENSES										
Administration	\$ 31,005	\$ 31,935	\$ 32,893	\$ 33,880	\$ 34,896	\$ 35,943	\$ 37,021	\$ 38,132	\$ 39,276	\$ 40,454
Operating & Maintenance	\$ 459,537	\$ 473,323	\$ 487,523	\$ 502,148	\$ 517,213	\$ 532,729	\$ 548,711	\$ 565,173	\$ 582,128	\$ 599,592
Utilities	\$ 302,384	\$ 311,455	\$ 320,799	\$ 330,423	\$ 340,336	\$ 350,546	\$ 361,062	\$ 371,894	\$ 383,051	\$ 394,542
Staff Payroll & Benefits	\$ 545,630	\$ 561,999	\$ 578,859	\$ 596,225	\$ 614,112	\$ 632,535	\$ 651,511	\$ 671,056	\$ 691,188	\$ 711,924
Property Management	\$ 208,658	\$ 214,918	\$ 221,366	\$ 228,007	\$ 234,847	\$ 241,892	\$ 249,149	\$ 256,624	\$ 264,322	\$ 272,252
Taxes & Insurance	\$ 191,236	\$ 196,973	\$ 202,882	\$ 208,969	\$ 215,238	\$ 221,695	\$ 228,346	\$ 235,196	\$ 242,252	\$ 249,519
Replacement Reserves	\$ 100,088	\$ 103,091	\$ 106,184	\$ 109,369	\$ 112,650	\$ 116,030	\$ 119,511	\$ 123,096	\$ 126,789	\$ 130,593
Proforma Operating Expenses	\$ 1,838,538	\$ 1,893,695	\$ 1,950,505	\$ 2,009,020	\$ 2,069,291	\$ 2,131,370	\$ 2,195,311	\$ 2,261,170	\$ 2,329,005	\$ 2,398,876
Effective Net Operating Income	\$ 3,377,922	\$ 3,479,260	\$ 3,583,637	\$ 3,691,146	\$ 3,801,881	\$ 3,915,937	\$ 4,033,415	\$ 4,154,418	\$ 4,279,050	\$ 4,407,422
Debt Service: Assumed 223f	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176	\$1,420,176
HUD Mortgage Insurance Premium (223f)	\$55,458	\$52,729	\$49,936	\$47,078	\$44,153	\$41,161	\$38,099	\$34,966	\$31,760	\$28,479
Debt Service: 241(a) Mortgage	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921	\$605,921
HUD Mortgage Insurance Premium (241a)	\$20,906	\$20,632	\$20,341	\$20,032	\$19,705	\$19,357	\$18,988	\$18,596	\$18,180	\$17,739
Debt Service Coverage	161%	166%	171%	176%	182%	188%	194%	200%	206%	213%
Residual Receipts	\$ 1,275,461	\$ 1,379,802	\$ 1,487,263	\$ 1,597,939	\$ 1,711,926	\$ 1,829,322	\$ 1,950,231	\$ 2,074,759	\$ 2,203,013	\$ 2,335,107
LP Administrative Fee	\$ 7,842	\$ 8,077	\$ 8,319	\$ 8,569	\$ 8,826	\$ 9,091	\$ 9,363	\$ 9,644	\$ 9,934	\$ 10,232
DDF Payments	\$ 1,267,619	\$ 1,371,725	\$ 1,478,944	\$ 255,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DDF Balance	\$ 3,106,646	\$ 1,734,921	\$ 255,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus Cash	\$ -	\$ -	\$ -	\$ 1,333,394	\$ 1,703,100	\$ 1,820,232	\$ 1,940,868	\$ 2,065,115	\$ 2,193,080	\$ 2,324,875

Borrower Financing Representation

Proposed Project:

To facilitate review and approval of financing by the Nevada State Board of Finance for the proposed project the sponsor/borrower should demonstrate it has evaluated reasonable alternative financing providers/programs. Select Option A and provide the requested information. Should the sponsor/borrower prefer not to provide, or be unable to provide, information requested in Option A, select Option B.

A narrative discussion of the rationale for selection of your proposed lender would be helpful and can be provided in the Sponsor/Borrower Statement section. This would be particularly useful should you select Option B.

Option A

<u>Lender</u>	<u>Rate</u>	<u>Fees</u>

Option B

Sponsor/Borrower Statement:

Wells Fargo Multifamily Capital, through FHA’s 241(a) program, offered the most competitive terms for Zephyr Pointe Apartments. Their proposed \$8.5 million loan provides a 29-year term and 40-year amortization. Wells Fargo’s indicated rate of 5.97% was stronger than other options reviewed.

By 

Title Vice President

Firm _____

Zephyr Pointe Apartments
10640 N McCarran Blvd
Reno, NV 89503
APN: 001-154-12 (12.53 acres)
Census Tract 24.06

Project Narrative

Zephyr Pointe Apartments is the planned acquisition/rehabilitation of an existing 216-unit affordable family property located at 10640 N McCarran Blvd in Reno, Nevada. The Apartments are being rehabilitated by Lincoln Avenue Communities, one of the nation's leading owners and developers of affordable housing, with more than 180 communities in 30 states providing homes to over 80,000 residents. LAC specializes in preserving and improving affordable housing with a strong focus on sustainability and long-term affordability.

In 2016, Lincoln Avenue Communities purchased Zephyr Pointe. The rehabilitation of this property will include significant upgrades to building systems, unit interiors, energy efficiency, and resident amenities. The planned ~\$75,000 per unit rehabilitation scope will improve quality of life for residents, extend the property's affordability for at least another 30 years, and ensure long-term physical and financial stability.

Physical Description

Zephyr Pointe Apartments is an existing affordable housing community that consists of 216 units spread across 9 three-story walkup residential buildings with exterior breezeways and one clubhouse. Originally constructed in 2004, the buildings are of wood-frame construction with stucco exteriors. The property includes surface parking, a swimming pool, landscaped open areas with barbecues, a fitness center, community room with a warming kitchen, and a leasing office.

The development includes 48 1-bedroom units (approximately 883 SF), 72 two-bedroom/one-bath units (approximately 1006 SF), and 96 three-bedroom/two-bath units (approximately 1177 SF). All apartments feature patios and balconies with storage space, dishwashers, and in-unit laundry.

The proposed rehabilitation scope totals approximately \$75,000 per unit. Unit work will include updated plumbing fixtures, new kitchen and bathroom cabinets and countertops, new resilient vinyl plank flooring, and new appliances, including EnergyStar-rated refrigerators. Post-renovation, units will feature open floor plans with ample cabinet storage, new mini-split heat and ventilation systems, new programmable thermostats, new water heaters, and exhaust fans. Bathrooms will be updated with new vanities, low-flow fixtures, and modern finishes. All units will receive upgraded LED lighting, new smoke and carbon monoxide detectors, and improved lighting.

Exterior and site improvements will address all identified ADA issues, including for parking, paths of travel, and mailboxes. There will be updates to landscaping and irrigation, a new

playground, and new outdoor barbecue and patio areas. Renovated and upgraded common areas, which include a clubhouse with warming kitchen, leasing office, fitness center, and swimming pool, will provide enhanced gathering and recreational opportunities.

The property will maintain surface parking with designated ADA-compliant accessible spaces, improved walkways, and upgraded exterior lighting to enhance safety. Zephyr Pointe will also be upgraded with a new underlayment for its concrete tile roof, new windows and patio doors, repairs to stairways, repaired stucco, and fresh paint.

Upon completion, Zephyr Pointe Apartments will offer residents safer, more comfortable, and more efficient homes with a modern quality of life. The acquisition and rehabilitation will also preserve affordability for at least the next 30 years under a new Declaration of Restrictive Covenants through the low-income housing tax credit (LIHTC) program.

Location and Neighborhood

The development is located just off McCarran Blvd in northwest Reno, close to a variety of amenities, services, and open spaces. A Safeway supermarket with a pharmacy is located 0.7 miles from Zephyr Pointe Apartments. A Walmart Supercenter, which features a grocery store, pharmacy, auto care center, vision center, garden center, a FedEx location, a nail salon, a hair salon, financial services, and wireless services, is 0.4 miles from the property. A Walgreens Pharmacy is 0.5 miles from the project site, and a Save Mart grocery store is 0.4 miles away.

Many opportunities for recreation are located close to Zephyr Pointe. The Northwest Pool, which is open year-round, offers public use of three indoor aquatics facilities and two seasonal outdoor pools. Two trailheads that lead to the extensive network of hiking and biking paths on Peavine Mountain can be accessed by driving approximately 1.5 miles from the property. 3.3 miles from the property is Rancho San Rafael Regional Park, which is Washoe County's largest park. Its 580 acres are home to major local events and concerts. The park features an arboretum, a museum, a historical ranch, large fields and picnic areas, a dog park, a disc golf course, and additional access points to the Peavine network of trails. Peavine Mountain boasts sweeping views of downtown Reno and the Sierra Nevada and is a year-round destination.

The project is located within 1.5 miles of at least 6 houses of worship, offering a variety of spiritual supports for residents.

Zephyr Pointe is served by two major bus routes. RTC Route 4, which stops 0.2 miles from the project site, travels between downtown Reno's 4th Street Station and Northwest Reno, with stops at McQueen High School and Billinghurst Middle School. RTC Route 11, which stops 0.3 miles from Zephyr Pointe, connects the project's neighborhood with RTC's 4th Street Station in Reno and Centennial Plaza station in Sparks, then continues east until the Sparks Marina.

St. Mary's Regional Medical Center, which includes an emergency room, urgent care, a 352-bed hospital, primary care, specialty care, as well as surgery, cardiology, and orthopedic services, is 3 miles from the property.

Resident Population and Market Demand

Zephyr Pointe Apartments is a family development available to households that make 60% or less of area median income (AMI). The proposed project income mix is as follows:

Unit Type	Target AMI	Number of Units
1-bedroom/1-bathroom	<40%	1
1-bedroom/1-bathroom	<50%	2
1-bedroom/1-bathroom	<60%	45
2-bedroom/1-bathroom	<50%	3
2-bedroom/1-bathroom	<60%	69
3-bedroom/2-bathroom	<50%	2
3-bedroom/2-bathroom	<60%	94
Total		216

Zephyr Pointe is currently occupied. The proposed rehabilitation will preserve the life of this important asset and maintain affordable housing opportunities for the families onsite.

Residents in Northern Nevada have been experiencing an extreme affordable housing crisis in recent years. The City of Reno's 2020-2025 Consolidated Plan identifies the creation and preservation of affordable housing as a priority. According to the Consolidated Plan, 21,905 renter households are cost burdened, paying over 30% of their income towards housing. More than half of those households experience severe cost burden, paying over 50% of their income towards housing.

The Johnson Perkins Griffin 2nd-Quarter 2025 Apartment Survey reports an overall average vacancy rate of 2.02% in the Reno/Sparks Metropolitan area. This figure indicates very high demand for rental housing. The survey also reports a vacancy rate of 1.98% for one-bedroom units, 1.76% for two-bedroom/one-bath units, and 2.78% for three-bedroom/two-bathroom units.

Rents at Zephyr Pointe Apartments will range from \$763 to \$1,177 for a one-bedroom unit, from \$1,169 to \$1,418 for a two-bedroom unit, and from \$1,356 to \$1,643 for a three-bedroom unit. For comparison, the 2025 HUD Fair Market Rents for the Reno-Sparks Metropolitan Statistical Area are \$1,370 for a one-bedroom unit, \$1,722 for a two-bedroom unit, \$3,284 for a three-bedroom unit.

Rehabilitation Scope of Work

The rehabilitation is estimated at approximately \$7,000 in hard costs per unit based on the detailed scope of work prepared by Paragon Construction Company.

Of this amount, roughly \$44,500 per unit is allocated to interior improvements, including replacement of plumbing, cabinetry, doors, water heaters, and lighting fixtures and appliances.

The remaining rehabilitation budget is dedicated to exterior and site work, upgrades to common areas, including the clubhouse and pool. This scope includes roofing and stairway repairs,

asphalt repair, concrete replacement, ADA-compliant accessibility upgrades, new windows and doors, stucco repairs, and fresh paint.

Relocation Plan

The rehabilitation is anticipated to occur with tenants in place. Renovations will be conducted during the day, with tenants returning to their units every night. If temporary relocation is required, residents will be provided with comparable housing accommodations, moving assistance and related expense coverage, and the right to return to their unit upon completion of work. No permanent displacement is expected at this time.

Development Team Experience

Zephyr Pointe Apartments is being developed by Lincoln Avenue Communities, one of the nation's leading owners and developers of affordable housing. Paragon Construction Company will serve as a general contractor. FPI Management will continue to act as the property manager. Ebersoldt + Associates will serve as architect.

The project will be owned by a new, sole purpose entity, Zephyr Pointe Preservation Limited Partnership. The .01% General Partner will be a new, sole purpose entity, Zephyr Pointe Preservation GP LLC. Jeremy Bronfman will serve as the Manager of Zephyr Pointe Preservation GP LLC.

Lincoln Avenue Communities

Lincoln Avenue Communities (LAC) is one of the nation's leading owners and developers of affordable housing. Since its founding in 2016, LAC has prioritized its residents and invested in the high quality and long-term affordability of the communities they call home. Headquartered in Santa Monica and New York City, with additional offices in Denver and Minneapolis and team members across 19 states, they are dedicated to creating holistic, innovative solutions to America's affordable housing shortage.

Developing new homes is essential to increasing the availability of affordable housing nationwide. In 2024, Lincoln Avenue Communities broke ground on 19 new construction developments and accelerated our process to build affordable, sustainable homes from the ground up. LAC also preserves and restores existing affordable housing communities across the country, preventing these critical homes from being converted to market-rate rentals and ensuring they remain affordable for future generations. They also work to enhance the quality of the homes they provide for their residents, regularly updating properties and offering new amenities.

LAC's latest development in Nevada is the Pinyon Apartments located 1130 E Moana Lane in Reno. The 252-unit 100% affordable community welcomed its first residents in November of this year.

General Contractor

Paragon Construction Company is a full-service contractor with extensive experience in affordable housing rehabilitation and new construction. With more than 30,000 multifamily units successfully delivered, Paragon brings specialized expertise in occupied rehabs and resident-focused construction management.

Architect

Ebersoldt + Associates Architecture (E+A) is an award-winning architecture firm with deep experience in affordable and multifamily housing. E+A integrates sustainable building practices into cost-efficient designs and has completed hundreds of projects nationwide.

Property Manager

FPI Management, Inc. is one of the largest property management firms in the country, with a portfolio of over 140,000 units. With more than 50 years of experience managing HUD-assisted and LIHTC properties, FPI brings strong compliance, operational, and resident service expertise.

Praxis Consulting Group, LLC

Formed in 2004, Praxis is a Nevada-based consulting firm that helps non-profit, for-profit and government organizations develop and finance affordable housing. Praxis also carries out research and technical assistance in the areas of community development, non-profit capacity building, fund raising and public policy development. Since 2005, Praxis has secured the financing for over 125 affordable housing developments, mostly in Nevada, totaling over 14,800 units and \$3.48 billion in financing. Financing sources have included project-based housing choice vouchers, public housing operating subsidy, private grants, tax-exempt bonds, 4 percent and 9 percent tax credits, ARRA TCAP and Section 1602 funds, HUD HOME and state housing trust funds, state transitional housing monies, FHLB AHP funds, as well as conventional construction and permanent debt.

Financing and Timeline

The financing for Zephyr Pointe Apartments will include tax-exempt bonds issued by the Nevada Housing Division (NHD) and equity from the sale of non-competitive 4% Low Income Housing Tax Credits (LIHTC). The new owner entity will assume the project's existing HUD section 223(f) permanent mortgage and will add a new HUD section 241(a) mortgage. The site is located within Census tract 24.06, which is a 2025 Qualified Census Tract. This designation qualifies Zephyr Pointe for a 130% boost in tax credit eligible basis.

Zephyr Pointe Apartments will close in approximately September 2026, with construction completion by September 2027.

Nevada Housing Division Multi-family Tax-Exempt Bond Program
Development Executive Summary

Development: Zephyr Pointe
Development Type: Acquisition and Rehabilitation
BoF Meeting Date: 6.24.26

Administrator's Summary

This bond issuance will be used to provide for the acquisition and rehabilitation of a 216 unit HUD-assisted affordable family apartment complex in Reno. The rental housing will be a 100% affordable project, with 208 households at or below 60% of area median income (AMI), 7 units at 50% AMI and 1 unit at 40% AMI. The site was originally constructed in 2004 with the renovation at Zephyr Pointe proposed to be approximately \$75,000 per unit. This project will preserve affordable units which will retain the rent restrictions for 30 years.

- Acquisition and Rehabilitation
- 100% Affordable Rents
- 208 units at <60% AMI, 7 units at <50% AMI, 1 unit at <40% AMI
- 1 bedroom units = 48, 2 bedroom units = 72, 3 bedroom units = 96
- 1 bedroom rents \$397.00 less than market rate
- 2 bedroom rents \$452.00 less than market rate
- 3 bedroom rents \$781.00 less than market rate
- Cost per unit = \$500,058
- Cost per bond cap allocation = \$127,315
- Developer – Lincoln Avenue Capital
- Equity Investor – National Equity Fund
- Loan – HUD
- \$27.5 M in Bond Proceeds trips \$38.1 M in LIHTC Equity (35.3% of total development cost)

	Zephyr Pointe	Program Average	Notes
Total Tax-exempt Bond ask	\$ 27,500,000	\$ 24,892,500	
Total Development Cost	\$ 108,012,454	\$ 51,771,065	Average of last 10 Acquisition and Rehabilitation projects previously approved
Size of site	12.53 Acres	8.5 Acres	
Total # of Units	216	171	Average of last 10 Acquisition and Rehabilitation projects previously approved
Cost Per Unit	\$ 500,058	\$ 322,993	Average of last 10 Acquisition and Rehabilitation projects previously approved
Bond Cap used Per Unit	\$ 127,315	\$ 160,387	Average of last 10 Acquisition and Rehabilitation projects previously approved
Percentage of Units above 60% AMI	0.00%	n/a	0 units in this project
Percentage of Units at 60% AMI	96.30%	61.0%	208 Units in this project
Percentage of Units at 50% AMI	3.20%	25.0%	7 units in this project
Percentage of Units at 40% AMI	0.50%	2.0%	1 unit in this project
Percentage of Units at 30% AMI	0.00%	11.0%	0 units in this project
Veteran's Preference	n/a	n/a	

	Zephyr Pointe	Estimated Market Rate	Notes
Average 1 Bedroom Rent	\$ 1,160	\$ 1,557	RentCafé.com 5/22/26
Average 2 Bedroom Rent	\$ 1,408	\$ 1,860	RentCafé.com 5/22/26
Average 3 Bedroom Rent	\$ 1,637	\$ 2,418	RentCafé.com 5/22/26
Average Vacancy Rate	n/a	3.50%	Kidder Matthews Q1 2026

Zach Conine
State Treasurer



STATE OF NEVADA
OFFICE OF THE TREASURY

TO: Board of Finance (Board) Members

FROM: Cari Eaton, Deputy Treasurer - Debt Management

SUBJECT: June 24, 2026 Agenda Item #6 – 2026 General Obligation Bond Issuance and the Investment of moneys in the Consolidated Bond Interest and Redemption Fund in such Bond

DATE: June 15, 2026

Agenda Item #6:

For possible action: Discussion and possible action on a resolution designated as the “2026 (Legislative Department) Capital Improvement Bond Resolution”; authorizing the issuance and sale of the State of Nevada General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department), in the aggregate principal amount not to exceed \$15,000,000; providing the purpose for which such bond is issued, the form, terms, and conditions of such bond and other details in connection therewith; providing for the levy and collection of annual general (ad valorem) taxes for the payment of such bond; approving the investment of moneys in the Consolidated Bond Interest and Redemption Fund of the State in such bond; and providing other related matters.

Overview: Nevada Revised Statutes (NRS) 349.071 states the State Board of Finance may issue and redeem securities on behalf of the State, when such issue is authorized by law, in the manner provided by the State Securities Law (i.e., [NRS 349.150](#) to [349.364](#), inclusive). The Nevada Legislature authorizes certain projects and funding mechanisms for those projects. The State Treasurer's Office, in cooperation with other state agencies which have authority to implement those projects, coordinate the timing, rating agency presentations, and professional services necessary to issue securities on behalf of the State. Prior to the issuance of securities by the State Treasurer, a resolution describing the authority to issue and prior securities issuances must be approved by the Board of Finance.

Report: The 2026 (Legislative Department) Capital Improvement Bond Resolution (Attachment A) authorizes the issuance and sale of the State's General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 in an aggregate principal amount not to exceed \$15,000,000 (the "2026 Bond").

The 2026 Bond is a "New Money" bond issued for the for the purpose of financing various capital improvement projects for the State's Legislative Department, described in Section 28 of the Capital Improvement Act from the 2025 legislative session ("SB 502"). The 2026 Bond will be issued in the face amount of not more than \$15,000,000 in accordance with SB 502.

Investment of Moneys Within the Consolidated Bond Interest and Redemption Fund in the 2026 Bond:

The Board is accustomed to seeing resolutions requesting approval for the issuance of State general obligation bonds. The difference with this resolution is the element of the Consolidated Bond Interest and Redemption Fund (the "Bond Fund") purchasing the 2026 Bond as an investment rather than the 2026 Bond being sold through a public competitive sale or a bank private placement.

This proposed method of financing authorized under NRS 349.356 and NRS 355.140 (the "State Bond Purchase Method") is financially advantageous to the State's Bond Fund and will result in the expedient delivery of bond proceeds. The State Bond Purchase Method of financing is estimated to produce overall savings of approximately \$43,417 to the Bond Fund (see financial summary as Attachment C) and is primarily due to transaction costs for the State Bond Purchase Method being less than transaction costs for a privately placed loan with a bank or other financial institution.

Investment in State Bonds NRS:

NRS 349.356 states the Board may invest any permanent State funds or other State funds available for investment in any of the bonds or other securities authorized to be issued pursuant to the provisions of the State Securities Law (NRS 349.150-349.364 inclusive) if the securities constitute general obligations.

NRS 355.140(1)(d) states that in addition to other investments provided for by a specific statute, the following bonds and other securities are proper and lawful investments of any of the money of this state, of its various departments, institutions and agencies, and of the State Insurance Fund:
(d) Bonds of this state or other states of the Union.

NRS 355.150, before making any investment in bonds or other securities designated in NRS 355.140, the Board shall make due and diligent inquiry as to the financial standing and responsibility of the State, whether the Bonds is valid and duly authorized and issued, and the proceedings incident to the Bond have been fully complied with and shall receive an opinion of the Attorney General of the State as to the validity of the laws under which the Bond is authorized and of the Bond itself. Such opinion is included as Attachment B to this memorandum.

ATTACHMENT A

2026 (Legislative Department) Capital Improvement Bond Resolution

A RESOLUTION DESIGNATED THE "2026 (LEGISLATIVE DEPARTMENT) CAPITAL IMPROVEMENT BOND RESOLUTION"; AUTHORIZING THE ISSUANCE AND SALE OF THE STATE OF NEVADA, GENERAL OBLIGATION (LIMITED TAX) CAPITAL IMPROVEMENT BOND, SERIES 2026 (LEGISLATIVE DEPARTMENT); PROVIDING THE PURPOSE FOR WHICH SUCH BOND IS ISSUED, THE FORM, TERMS, AND CONDITIONS OF SUCH BOND AND OTHER DETAILS IN CONNECTION THEREWITH; PROVIDING FOR THE LEVY AND COLLECTION OF ANNUAL GENERAL (AD VALOREM) TAXES FOR THE PAYMENT OF SUCH BOND; APPROVING THE INVESTMENT OF MONEYS IN THE CONSOLIDATED BOND INTEREST AND REDEMPTION FUND OF THE STATE IN SUCH BOND; AND PROVIDING OTHER RELATED MATTERS.

WHEREAS, the Board of Finance (the "Board") of the State of Nevada (the "State") is authorized by Section 28 of Chapter 515, Statutes of Nevada 2025 (the "Capital Improvement Act") to issue an amount not to exceed \$15,000,000 in general obligation bonds for the purpose of financing various capital improvement projects for the State's Legislative Department, described in Section 28 of the Capital Improvement Act (the "Project"); and

WHEREAS, the State Securities Law, cited as NRS 349.150 through and including 349.364, as amended (the "Bond Act"), applies to the bond authorized hereunder; and

WHEREAS, the Board desires to provide for the sale of a general obligation bond of the State to finance a portion of the Project and to issue such general obligation bond to be designated the "State of Nevada, General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department)" (the "Bond") pursuant to the Capital Improvement Act in an aggregate principal amount not to exceed \$15,000,000 which proceeds of the Bond are not exempt from the State debt limit; and

WHEREAS, the Bond will be sold in the principal amount set forth in the Certificate of the Treasurer and Financing Agreement (the "Certificate of the Treasurer") which amount is not to exceed \$15,000,000, for the purpose of financing the Project; and

WHEREAS, NRS 349.356 provides that the Board may invest any permanent state funds or other state funds, including the interest earnings on certain funds in the Consolidated Bond

Interest and Redemption Fund (the "Consolidated Bond Fund"), in certain general obligations of the State, including the Bond; and

WHEREAS, pursuant to NRS 349.356, the Board desires to authorize the purchase of the Bond as an investment of funds in the Consolidated Bond Fund and has received an opinion of the Attorney General of the State as to the validity of such purchase as an investment under NRS 349.356, which opinion is attached hereto as Appendix 2; and

WHEREAS, pursuant to NRS 355.140, the Board desires to authorize a proper and lawful investment of any money of the State in the Bond as a bond of the State; and

WHEREAS, pursuant to NRS 355.150, before making any investment in bonds or other securities designated in NRS 355.140, the Board has made due and diligent inquiry as to the financial standing and responsibility of the State, whether the Bond is valid and duly authorized and issued, and the proceedings incident to the Bond have been fully complied with and has received an opinion of the Attorney General of the State as to the validity of any laws under which the Bond is issued and authorized and in which such investments are contemplated and the validity of the Bond, which opinion is attached hereto; and

WHEREAS, the Board has received a copy of the Certificate of the Treasurer to be executed by the State Treasurer and by the Chairman of the Board in substantially the form on file with the Secretary to the Board (the "Secretary to the Board") with such amendments as deemed necessary by the State Treasurer authorizing the issuance of the Bond and authorizing the purchase of the Bond as an investment of the Consolidated Bond Fund on the terms and conditions set forth in this Resolution and the Certificate of the Treasurer.

WHEREAS, pursuant to NRS 349.303, the Board is authorized to delegate to the Treasurer the power to accept a binding bid for the Bond subject to certain requirements specified in this Resolution; and

WHEREAS, the Treasurer or designee is authorized to accept the purchase of the Bond by the Treasurer as the custodian of the Consolidated Bond Fund as set forth in the Certificate of the Treasurer (the "Purchaser"), for the purchase of the Bond at a price equal to the principal amount thereof, less the discount, if any, of not more than 9 percent of the principal amount, or plus a premium, if any, in each case as shown on the Certificate of the Treasurer, and otherwise upon the terms and conditions provided in this Resolution and in the Certificate of the Treasurer; and

WHEREAS, as required by NRS 349.225, the Board has approved the issuance of the Bond pursuant to this Resolution; and

WHEREAS, the Board, on behalf of and in the name of the State, has determined and does declare:

A. To secure and preserve the public health, safety, convenience, and welfare, it is necessary to issue the Bond for the Project, pursuant to the Capital Improvement Act, the Bond Act, and all supplemental laws of the State; and

B. Each of the limitations and other conditions to the issuance of the Bond in Capital Improvement Act, the Bond Act, and in any other relevant act of the State have been met; and pursuant to NRS 349.352, this determination of the Board that the limitations in the Bond Act have been met shall be conclusive in the absence of fraud or arbitrary or gross abuse of discretion.

NOW, THEREFORE, BE IT RESOLVED BY THE STATE BOARD OF FINANCE OF THE STATE OF NEVADA:

Section 1. Title. This Resolution shall be known as the "2026 (Legislative Department) Capital Improvement Bond Resolution".

Section 2. Defined Terms. In addition to the terms defined in the "Whereas" clauses of this Resolution, capitalized undefined terms used herein shall have the following meanings:

"Acquisition Account" means a separate account held by the Treasurer and designated as the "State of Nevada, General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department) Acquisition Account."

"Board" means the State Board of Finance of the State of Nevada.

"Bond Requirements" means the principal of, and interest and redemption premium, if any, on, the Bond.

"Bond" means the State of Nevada, General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department).

"Certificate of the Treasurer" means the Certificate of the State Treasurer and Financing Agreement executed by the Treasurer or designee and the Chairman of the Board on or after the sale of the Bond and on or before the closing on the Bond.

"Code" means the Internal Revenue Code of 1986, as amended to the date of delivery of the Bond.

"Consolidated Bond Fund" means the fund created pursuant to NRS 349.236.

"Federal Securities" means federal securities as defined in NRS 349.172, or any successor provision thereto.

"Interest Payment Date" means the maturity date of the Bond which shall not be greater than 6 months from the date of delivery of the Bond.

"Owner" means the person in whose name a Bond is registered on the registration records maintained by the Registrar.

"Paying Agent" means the Treasurer and successors and assigns.

"Registrar" means the Treasurer and its successors and assigns.

"Regular Record Date" means the fifteenth day of the calendar month preceding each Interest Payment Date (other than a special interest payment date established pursuant to Section 17 hereof for defaulted interest).

"Special Record Date" means a special record date fixed by the Registrar pursuant to Section 17 hereof for the payment of defaulted interest.

"Taxes" means annual general (ad valorem) taxes.

"Treasurer" means the State Treasurer.

Section 3. Authority for Resolution. This Resolution is adopted pursuant to the Capital Improvement Act, the Bond Act, and all supplemental laws.

Section 4. Acceptance of Bids. Pursuant to NRS 349.303, the Board hereby delegates to the Treasurer or designee the authority to accept a binding bid for the Bond from the Purchaser subject to the following requirements:

A. the effective interest rate on the Bond must not exceed by more than 3% the "Index of Twenty Bonds" which was most recently published in The Bond Buyer before the Purchaser's bid was received;

B. the Treasurer or designee, in such officer's discretion, will determine the dates on which, if any, and the prices at which the Bond may be called for redemption prior to maturity;

C. the purchase price for the Bond will be equal to the amount of the aggregate principal amount of the Bond as set forth in the Certificate of the Treasurer less a discount, if any, of not more than 9 percent of such aggregate principal amount, or plus a premium, if any, all as set forth in the Certificate of the Treasurer; and

D. the aggregate principal amount of the Bond maturing in any particular year must not exceed \$15,000,000.

Section 5. Life of Project. The Board has determined and declares:

A. The estimated life or estimated period of usefulness of the Project financed with the proceeds of the Bond is not less than the average maturity of the Bond; and

B. The Bond will mature at times not exceeding such estimated life or estimated periods of usefulness.

Section 6. Necessity of Project and Bond. It is necessary and in the best interests of the State that the Board undertake the Project and defray their cost by the issuance of the Bond.

Section 7. Authorization of Project. The Board has determined to undertake the Project and defray their cost by the issuance of the Bond.

Section 8. Estimated Cost of Project. The cost of the Project is estimated not to exceed the amount received from the sale of the Bond, excluding any such cost to be defrayed by any source other than the proceeds of the Bond.

Section 9. Resolution to Constitute Contract. In consideration of the purchase and the acceptance of the Bond by the Owners thereof from time to time, the provisions of this Resolution shall be deemed to be and shall constitute a contract between the State and the Owners of the Bond.

Section 10. Bond Equally Secured. The covenants and agreements of the State and the Board set forth in this Resolution shall be for the equal benefit, protection, and security of the Owners of any and all of the outstanding Bond, all of which, regardless of the time or times of their issue or maturity, shall be of equal rank without preference, priority, or distinction, except as otherwise expressly provided in or pursuant to this Resolution.

Section 11. General Obligations. The Bond and the Bond Requirements shall constitute general obligations of the State, which hereby pledges its full faith and credit for their payment. All Bond Requirements shall be payable from Taxes as provided in this Resolution.

Section 12. Non-Exempted Debt. The issuance of the Bond constitutes an exercise of the authority conferred by the first paragraph of Section 3, Article 9, of the Constitution of the State, and the Bond will be treated as a bond to which the limitations stated in the first paragraph of said Section apply.

Section 13. Limitations upon Security. Pursuant to NRS 349.250, the payment of the Bond is not secured by an encumbrance, mortgage or other pledge of property of the State, except the proceeds of Taxes and any other monies pledged for the payment of the Bond. No property of the State, subject to such exception, shall be liable to be forfeited or taken in payment of the Bond.

Section 14. Limitations upon Recourse. Pursuant to NRS 349.252, no recourse shall be had for the payment of the Bond Requirements or for any claim based thereon or otherwise upon this Resolution, against any individual member of the Board or any officer or other agent of the State, past, present, or future, either directly or indirectly through the Board or the State, or otherwise, whether by virtue of any constitution, statute, or rule of law, or by the enforcement of any penalty, or otherwise, all such liability, if any, being by the acceptance of the Bond and as a part of the consideration of their issuance specially waived and released.

Section 15. No Repeal of Bond Act. Pursuant to NRS 349.256, the faith of the State is hereby pledged that Capital Improvement Act, the Bond Act, and any other law supplemental or otherwise pertaining thereto, and any other act concerning the Bond or the Taxes, or both, shall neither be repealed nor amended nor otherwise directly or indirectly modified in such a manner as to impair adversely any outstanding Bond, until Bond has been discharged in full or provision for its payment and redemption has been fully made.

Section 16. Authorization of Bond. For the purpose of defraying the cost of the Project, there are hereby authorized to be issued the Bond in the aggregate principal amount designated in the Certificate of the Treasurer, which amount will not exceed \$15,000,000 for the Project.

Section 17. Bond Details. The Bond will be dated as of the date of delivery of the Bond to the Purchaser as set forth in the Certificate of the Treasurer and shall be issued as a single bond. The Bond shall bear interest from its date until its fixed maturity dates (or, if called for redemption prior to maturity as provided below, the redemption dates) at the rates per annum set forth in the Certificate of the Treasurer calculated on the basis of a 360-day year of twelve 30-day months, payable on the Interest Payment Date; provided that the Bond which is reissued upon transfer, exchange or other replacement shall bear interest at the applicable rates set forth in the Certificate of the Treasurer from the most recent Interest Payment Date to which interest has been paid or duly provided for, or if no interest has been paid, from the date of the Bond. The Bond will mature in installments on each of the dates and in the principal amounts and bear interest at the rates per annum set forth in the Certificate of the Treasurer. The Bond issued must mature within 20 years following the date of passage of the Capital Improvement Act (not to exceed June 1, 2045).

The principal of and redemption premium, if any, on any Bond shall be payable to the Owner thereof upon maturity or prior redemption thereof and upon presentation and surrender at the principal office of the Paying Agent, or such other office as may be designated by the Paying Agent. If any Bond shall not be paid upon such presentation and surrender at or after redemption or maturity, it shall continue to bear interest at the interest rate borne by said Bond until the principal thereof is paid in full. Payment of interest on any Bond shall be made to the Owner thereof by electronic transfer, check or draft mailed by first-class mail by the Paying Agent, on the Interest Payment Date (or, if such Interest Payment Date is not a business day, on the next succeeding business day), to the Owner thereof, at such Owner's address, as shown on the registration records kept by the Registrar as of the Regular Record Date. Interest not so timely paid or duly provided for shall cease to be payable to the Owner thereof as shown on the registration records of the Registrar as of the close of business on the Regular Record Date and shall be payable to the person who is the Owner thereof, at such Owner's address, as shown on the registration records of the Registrar as of the close of business on a Special Record Date fixed for the purpose of paying any such defaulted interest. Such Special Record Date shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date shall be given to the Owners of the Bond not less than ten days prior thereto electronically or otherwise by first-class mail to each such Owner as shown on the Registrar's registration records as of a date

selected by the Registrar, stating the date of the Special Record Date and the date fixed for the payment of such defaulted interest. The Paying Agent may make payments of interest on any Bond by such alternative means as may be mutually agreed to between the Owner of such Bond and the Paying Agent. All such payments shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar.

Section 18. Optional Redemption. The Bond, or portions maturing on and after the date designated in the Certificate of the Treasurer, shall be subject to optional redemption prior to maturity, on and after the date designated in the Certificate of the Treasurer, at the option of the State, in whole or in part at any time, at a price equal to the principal amount of each Bond, or portion thereof, to be so redeemed, plus accrued interest thereon to the redemption date without notice.

Section 19. Negotiability. Subject to the registration provisions herein provided, the Bond shall be fully negotiable within the meaning of and for the purposes of the Uniform Commercial Code--Investment Securities, and each Owner shall possess all rights enjoyed by holders of negotiable instruments under the Uniform Commercial Code--Investment Securities.

Section 20. Registration, Transfer and Exchange of Bond.

A. Records for the registration and transfer of the Bond shall be kept by the Registrar. Upon the surrender of any Bond at the Registrar, or at such other office as may be designated by the Registrar, duly endorsed for transfer or accompanied by an assignment in form satisfactory to the Registrar duly executed by the Owner or the Owner's attorney duly authorized in writing, the Registrar shall authenticate and deliver in the name of the transferee or transferees a new Bond or Bond of a like aggregate principal amount and of the same series and maturity, bearing a number or numbers not previously assigned. The Bond may be exchanged at the Registrar for an equal aggregate principal amount of Bond and maturity. The Registrar shall authenticate and deliver a Bond which the Owner making the exchange is entitled to receive, bearing a number or numbers not previously assigned. The Registrar shall require the payment by the Owner of any Bond requesting exchange or transfer of any tax or other governmental charge required to be paid with respect to such exchange or transfer and shall charge a sum sufficient to pay the cost of preparing and authenticating a new Bond.

B. The person in whose name any Bond shall be registered on the registration records kept by the Registrar shall be deemed and regarded as the absolute Owner thereof for the purpose of payment and for all other purposes; and payment of or on account of either principal or interest on any Bond shall be made only to or upon the written order of the Owner thereof or such Owner's legal representative. All such payments shall be valid and effectual to discharge the liability upon such Bond to the extent of the sum or sums so paid.

D. If any Bond shall be lost, stolen, destroyed or mutilated, the Registrar shall, upon receipt of such evidence, information or indemnity relating thereto as it or the State may reasonably require, and upon payment of all expenses in connection therewith, authenticate and deliver a replacement Bond of a like aggregate principal amount and of the same series and maturity, bearing a number or numbers not previously assigned. If such lost, stolen, destroyed or mutilated Bond shall have matured or shall have been called for redemption, the Registrar may direct that such Bond be paid by the Paying Agent in lieu of replacement.

E. Whenever any Bond shall be surrendered to the Paying Agent upon payment thereof, or the Registrar for transfer, exchange or replacement as provided herein, such Bond shall be promptly canceled by the Paying Agent or Registrar and counterparts of a certificate of such cancellation shall be furnished by the Paying Agent or the Registrar to the Board upon request.

Section 21. Execution and Authentication.

A. Prior to the execution of any Bond by facsimile signature and pursuant to NRS 349.284, to the act known as the Uniform Facsimile Signatures of Public Officials Act, cited as Chapter 351, NRS, the Governor of the State, the State Controller, the Secretary of State and the State Treasurer (the "Governor," the "Controller," the "Secretary" and the "Treasurer," respectively) shall each file with the Secretary such officer's manual signature certified under oath.

B. Pursuant to NRS 349.282, the Bond shall be approved, signed and executed in the name of and on behalf of the State with the electronic, manual or facsimile signature of the Governor, shall be countersigned and executed with the electronic, manual or facsimile signature of the Controller, and shall be countersigned, subscribed and executed with the electronic, manual or facsimile signature of the Treasurer. There shall be affixed on the Bond the electronic,

manual or facsimile impression of the great seal of the State, and each Bond shall each be attested, signed and executed with the electronic, manual or facsimile signature of the Secretary.

C. No Bond shall be valid or obligatory for any purpose unless the certificate of authentication thereon, substantially in the form provided in Exhibit A, has been duly manually executed by the Registrar. The Registrar's certificate of authentication shall be deemed to have been duly executed by it if manually signed by an authorized officer of the Registrar, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bond issued hereunder. By authenticating the Bond initially delivered pursuant to this Resolution, the Registrar shall be deemed to have assented to all of the provisions of this Resolution.

Section 22. Use of Predecessor's Signature. The Bond bearing the signatures of the officers in office at the time of their execution shall be the valid and binding obligation of the State, notwithstanding that before delivery of the Bond any or all of the persons who executed the Bond shall have ceased to fill their respective offices. The Governor, the Controller, the Treasurer and the Secretary, at the time of the execution of a signature certificate relating to the Bond, may each adopt as and for such officer's own facsimile signature the facsimile signature of such officer's predecessor in office if such facsimile signature appears upon the Bond.

Section 23. Incontestable Recital. Pursuant to NRS 349.274, the Bond shall contain a recital that they are issued pursuant to the Bond Act, and such recital shall be conclusive evidence of the validity of the Bond and the regularity of their issuance.

Section 24. State Tax Exemption. Pursuant to NRS 349.354, the Bond, its transfer and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to the provisions of Chapter 375A of NRS and the tax on generation-skipping transfers imposed pursuant to Chapter 375B of NRS.

Section 25. Bond Execution. The Governor, Controller, Treasurer and Secretary are authorized and directed to prepare and to execute the Bond as provided above.

Section 26. Initial Registration. The Registrar shall maintain the registration records of the State for the Bond, showing the name and address of the Owner of the Bond authenticated and delivered, the date of authentication, the maturity of the Bond, and its interest rate, bond number and its principal amount.

Section 27. Bond Delivery. After such registration and after their execution and authentication as provided herein, the Treasurer or designee shall cause the Bond to be delivered to the Purchaser thereof, upon payment being made in accordance with the terms of their sale.

Section 28. Bond Form. Subject to the provisions of this Resolution, the Bond shall be in substantially the form attached hereto as Exhibit A, with such omissions, insertions, endorsements and variations as may be required by the circumstances, be required or permitted by this Resolution, or be consistent with this Resolution and necessary and appropriate to conform to the rules and requirements of any governmental authority or any usage or requirement of law with respect thereto.

Section 29. Consolidated Bond Fund. Pursuant to NRS 349.236, payment of the Bond Requirements of the Bond shall be made from the Consolidated Bond Fund of the State, under the provisions of NRS 349.080 through 349.140, except to the extent any provision is otherwise made for such payment by the Capital Improvement Act or this Resolution.

Section 30. General Tax Levies. There shall be levied in the calendar year 2026 and annually thereafter until all of the Bond Requirements of the Bond shall have been fully paid, satisfied and discharged, a Tax on all property, both real and personal, subject to taxation within the boundaries of the State, fully sufficient together with the revenue which will result from the application of the rate to the net proceeds of minerals, to pay and retire the Bond, without regard to any statutory tax limitations now or thereafter existing, but subject to the limitations imposed by NRS 361.453, and by Section 2 of Article 10 of the Constitution of the State, and after there are made due allowances for probable delinquencies.

Section 31. Budget Provisions. In the preparation of the budget for the State, the State Legislature shall first make proper provisions through the levy of sufficient Taxes for the payment of the interest on and the retirement of the principal of the bonded indebtedness of the State, including, without limitation, the Bond, subject to the limitations imposed by Section 2 of Article 10 of the Constitution of the State and by NRS 361.453, and the amount of money necessary for this purpose shall be a first charge against all revenues received by the State.

Section 32. Priorities for Bonds. As provided in NRS 361.463, in any year the total Taxes levied against the property in the State by all overlapping units within the boundaries of the State may exceed the limitation imposed by NRS 361.453 and it shall become necessary for that

reason to reduce the levies made by any of those units, the reduction so made shall be in Taxes levied by such units (including, without limitation, the State) for purposes other than the payment of their bonded indebtedness, including interest thereon. The Taxes levied for the payment of bonded indebtedness and the interest thereon enjoy a priority over taxes levied by each such unit (including, without limitation, the State), for all other purposes where reduction is necessary in order to comply with the limitation imposed by NRS 361.453.

Section 33. Correlation of Levies. Such Taxes shall be levied and collected in the same manner and at the same time as other Taxes are levied and collected. The proceeds of Taxes levied to pay interest on the Bond shall be kept by the Treasurer in a special fund designated as the "State of Nevada, General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department) Tax Fund--Interest," and the proceeds of Taxes levied to pay the principal of the Bond shall be kept in a special fund designated as the "State of Nevada, General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department) Tax Fund--Principal." Such funds shall be used for no other purpose than the payment of interest on and principal of the Bond, respectively, as the same become due.

Section 34. Use of General Fund. Any sums coming due on the Bond at any time when there are on hand from such Taxes (and any other available moneys) insufficient funds to pay the same shall be promptly paid when due from general funds on hand belonging to the State, reimbursement to be made for such general funds in the amounts so advanced when the Taxes have been collected, pursuant to NRS 349.242.

Section 35. Use of Other Funds. Nothing in this Resolution prevents the State from applying any funds (other than Taxes) that may be available for that purpose to the payment of the Bond Requirements of the Bond, and upon such payment, the levy or levies herein provided may thereupon to that extent be diminished, pursuant to NRS 349.244.

Section 36. Legislative Duties. In accordance with NRS 349.238 through 349.244, inclusive, it shall be the duty of the State Legislature, at the time and in the manner provided by law for levying other taxes of the State, if such action shall be necessary to effectuate the provisions of this Resolution, to ratify and carry out the provisions of this Resolution with reference to the annual levy and collection of such Taxes; and the State Legislature shall require the

officers of the State to levy, extend and collect such Taxes in the manner provided by law for the purpose of creating funds for the payment of the Bond Requirements of the Bond.

Section 37. Appropriation of Taxes. In accordance with NRS 349.248, there is specially appropriated the proceeds of such Taxes to the payment of the Bond Requirements of the Bond; and such appropriations shall neither be repealed nor such Taxes postponed or diminished (except as otherwise expressly provided) until the Bond Requirements of the Bond have been wholly paid.

Section 38. Use of Bond Proceeds. Pursuant to NRS 349.294, amounts received from the sale of the Bond shall be deposited promptly by the Treasurer and shall be accounted for in the following manner and priority and are hereby pledged for such purposes:

A. First, an amount sufficient to pay the costs of issuance of the Bond shall be credited to the State of Nevada, General Obligation (Limited Tax) Capital Improvement Bond, Series 2026 (Legislative Department) Costs of Issuance Account (the "Costs of Issuance Account") to be held by the Treasurer and used for the purpose of paying the costs of issuance of the Bond. Any proceeds of the Bond remaining in the Costs of Issuance Account after paying the costs of issuance of the Bond shall be deposited in the Acquisition Account.

B. Second, the remainder of the proceeds received from the sale of the Bond shall be credited to the Acquisition Account and used for the purpose of effecting the Project and the costs of administering the provisions of the Capital Improvement Act.

Section 39. Investments. Pursuant to NRS 349.304, the Board hereby authorizes the Treasurer to cause to be invested and reinvested any proceeds of Taxes and any proceeds from the issuance of the Bond. Pursuant to NRS 349.304, (i) any gain from the investment of any proceeds of the Bond credited to the Acquisition Account shall be deposited promptly upon its receipt to the Acquisition Account and applied to the Project; and (ii) any gain from the investment of any proceeds of the Bond credited to the Cost of Issuance Account shall be deposited promptly upon its receipt to the Costs of Issuance Account and applied to the costs of issuance of the Bond.

Section 40. Use of Acquisition Account. The moneys in the Acquisition Account except as otherwise expressly provided, shall be used and paid out solely for the purpose of paying the cost of the Project; or, if not needed for that purpose, shall be either (i) credited to the

Consolidated Bond Fund and applied to pay the principal of and interest on the Bond as it becomes due, or (ii) utilized as otherwise directed by the Treasurer or designee for any lawful purpose.

Section 41. Prevention of Bond Default. Except as otherwise expressly provided by this Resolution, the Treasurer shall use any Bond proceeds credited to the Acquisition Account, without further order or warrant, to pay the Bond Requirements of the Bond, as the same become due, whenever and to the extent moneys otherwise available therefor are insufficient for that purpose. The Treasurer or designee shall promptly notify the Board of any such use. Any moneys so used shall be restored to the Acquisition Account from the first revenues thereafter received and available for such restoration.

Section 42. Defeasance. When all Bond Requirements of a Bond have been duly paid, the pledge and lien and all obligations hereunder with respect to such Bond shall thereby be discharged and such Bond shall no longer be deemed to be outstanding within the meaning of this Resolution. A Bond will be deemed to be paid when there has been placed in irrevocable escrow an amount sufficient (including the known minimum yield available for such purpose from Federal Securities, as defined in NRS 349.174, in which such amount wholly or in part may be initially invested) to meet all Bond Requirements of such Bond, as the same become due to the final maturity thereof or upon any prior redemption date as of which the Board shall have exercised or shall have obligated itself to exercise its prior redemption option by a call of such Bond for payment, or the Federal Securities shall be subject to redemption at the option of the holders thereof to assure availability as needed to meet the Bond Requirements of such Bond, as the same become due. The Federal Securities shall become due at or before the respective times on which the proceeds thereof shall be needed, in accordance with a schedule established and agreed upon between the State and the escrow agent at the time of the creation of the escrow or trust. For the purpose of this section "Federal Securities" shall include only Federal Securities which are not callable for redemption prior to their maturities except at the option of the holder thereof. Upon direction of the Treasurer or designee, the Paying Agent shall mail written notice of the defeasance of any Bond to the Owners of such Bond at the addresses last shown on the registration records for such Bond maintained by the Registrar.

Section 43. Modification, Alteration, Supplementation or Amendment of Resolution.

A. The Board may, from time to time, modify, amend, supplement or alter this Resolution without the consent of, or notice to any of the Owners of the Bond for any one or more of the following purposes:

1. to add to the agreements of the Board or the State contained in this Resolution, other agreements thereafter to be observed or to surrender, restrict or limit any right or power herein reserved to or conferred upon the Board or the State;

2. to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Resolution, or in regard to matters or questions arising under this Resolution, as the Board may deem necessary or desirable and not inconsistent with this Resolution;

3. to grant to or confer any additional rights, remedies, powers or authorities that may be lawfully granted to or conferred upon the Owner of the Bond;

4. to evidence the appointment of successors to any depositories, custodians, Paying Agent or Registrar; or

5. to make any other change which shall not have a material adverse effect on the interests of the Owners of the Bond.

B. The Board may, from time to time, modify, amend, alter, or supplement this Resolution other than as provided in A above; provided that the Board shall give notice to the insurer of the Bond, if any, or the Owners of the Bond in the manner herein described and shall receive the written consent of the insurer of the Bond, if any, or the Owners of not less than 51% of the Bond then outstanding; provided, however, that no such supplemental proceedings shall:

1. extend the maturity date or due date of any mandatory sinking fund redemption with respect to any Bond outstanding hereunder;

2. reduce or extend the time of payment of the principal of, redemption premium or interest on any Bond outstanding hereunder;

3. reduce any premium payable upon the redemption of any Bond hereunder or advance the date upon which any Bond may first be called for redemption prior to its stated maturity date;

4. give to any Bond a preference over any other Bond; or

5. reduce the percentage of Bond the Owners of which are required to consent to any proceedings amending or supplementing the provisions hereof.

C. In the event that the Board intends to enter into or adopt any modification, alteration or amendment of this Resolution as described in B above, the Treasurer or designee shall mail, electronically or otherwise, to the insurer of the Bond, if any, or the Owners of the Bond at their addresses as shown on the registration records maintained by the Registrar, a notice of such intention along with a description of such amendment or modification not less than 30 days prior to the proposed effective date of such amendment or modification. The consent of the insurer of the Bond, if any, or the Owners of the Bond need not approve the particular form of wording of the proposed amendment, modification or supplement, but it shall be sufficient if such consents approve the substance thereof. Failure of the Owner of any Bond to receive the notice required herein shall not affect the validity of any proceedings supplemental hereto if the required number of Owners of the Bond shall provide their written consent to such amendment or modification.

D. No such supplemental resolution which is described in B above shall become effective unless the insurer of the Bond, if any, has consented or the Owners of at least 51% in aggregate principal amount of the Bond then outstanding shall have filed with the Secretary of the Board within three (3) months after the date of adoption of such supplemental resolution properly executed instruments approving the adoption of such supplemental resolution, each such instrument to be accompanied by proof of insurance or of ownership of the Bond satisfactory to the Secretary of the Board to which such instrument refers.

E. Any supplemental resolution adopted and becoming effective in accordance with the provisions of this Section shall thereafter form a part of this Resolution and all conditions of this Resolution for any and all purposes, and shall be effective as to all Owners of Bond then outstanding and no notation or legend of such modifications and amendments shall be required to be made thereon.

Section 44. Purchaser Not Responsible. The validity of the Bond shall not be dependent on or be affected by the validity or regularity of any proceedings relating to the Project. The Purchaser and any Owner of the Bond shall in no manner be responsible for the application or disposal by the State or by any of its officers, agents and employees of the moneys derived from the sale of the Bond or of any other moneys described in this Resolution.

Section 45. Limitations upon Contract. The enforceability of the obligations of the State is subject to the reasonable exercise in the future by the State and its governmental bodies of the police power inherent in the sovereignty of the State and to the exercise by the United States of the powers delegated to it by the United States Constitution.

Section 46. Replacement of Registrar or Paying Agent. If the Registrar or Paying Agent initially appointed hereunder shall resign, or if the Treasurer shall reasonably determine that said Registrar or Paying Agent has become incapable of performing its duties hereunder, the Treasurer may, upon notice sent electronically or otherwise to each Owner of any Bond at such Owner's address last shown on the registration records, appoint a successor Registrar or Paying Agent, or both. No resignation or dismissal of the Registrar or Paying Agent may take effect until a successor is appointed. It shall not be required that the same institution serve as both Registrar and Paying Agent hereunder, but the State shall have the right to have the same institution serve as both Registrar and Paying Agent hereunder.

Any corporation or association into which the Registrar or Paying Agent may be converted or merged, or with which they may be consolidated, or to which they may sell or transfer their corporate trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer, to which they are a party, shall be and become the successor Registrar or Paying Agent under this Resolution, without the execution or filing of any instrument or any further act, deed, or conveyance on the part of any of the parties hereto, anything in this Resolution to the contrary notwithstanding.

Section 47. Delegated Powers. The officers of the State are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution, including, without limitation:

A. The printing of the Bond, including a statement of insurance, if applicable;

B. The completion and execution of such certificates and agreements, electronically or otherwise, as may be reasonably required by the Purchaser relating, among other things, to the execution of the Bond, the tenure and identity of the officials of the Board and of the State, the delivery of the Bond, the assessed valuation of the taxable property in and the indebtedness

of the State, the receipt of the purchase price of the Bond, and, if it is in accordance with fact, the absence of litigation, pending or threatened, affecting the validity of the Bond;

C. The execution, electronically or otherwise, of appropriate agreements with the Registrar and Paying Agent as to their services hereunder;

D. The assembly and dissemination of financial and other information concerning the State and the Bond;

E. The completion, electronically or otherwise, of the Certificate of the Treasurer; and

F. The issuance and sale of the Bond pursuant to the provisions of this Resolution.

Section 48. Ratification. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Board and the officers of the State, and otherwise taken by the State in connection with:

A. The Project; and

B. The issuance and sale of the Bond, is ratified, approved and confirmed, including without limitation the preparation and distribution of a preliminary official statement and a final official statement relating to the Bond and the convening of the meeting at which this Resolution is adopted.

Section 49. Additional Securities. The Board reserves the privilege of issuing additional general obligation securities authorized by law at any time or from time to time for any lawful purpose.

Section 50. Resolution Irrepealable. After the Bond is issued, this Resolution shall constitute an irrevocable contract between the State and the Owner or Owners of the Bond; and this Resolution, if the Bond is in fact issued, shall be and shall remain irrepealable until the Bond, as to all Bond Requirements, shall be fully paid, canceled and discharged except as this Resolution may be amended, modified, supplemented or altered pursuant to this Resolution.

Section 51. Repealer. All bylaws, orders, resolutions, other instruments, or parts thereof, inconsistent with this Resolution are repealed to the extent of such inconsistency.

Section 52. Severability. If any section, subsection, paragraph, clause, or other provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity

or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Resolution.

Section 53. Effective Date. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED on June 24, 2026.

Joe Lombardo, Governor, Chairman
State Board of Finance

Attest:

Lori Hoover, Secretary
State Board of Finance

EXHIBIT A

TRANSFER OF THIS BOND OTHER THAN BY REGISTRATION IS NOT EFFECTIVE

**STATE OF NEVADA
GENERAL OBLIGATION (LIMITED TAX)
CAPITAL IMPROVEMENT BOND
SERIES 2026 (LEGISLATIVE DEPARTMENT)**

No. 1

\$ __,000,000

Interest Rate Maturity Date Dated as of
_____ % per annum _____, 20____ _____, 2026

REGISTERED OWNER: STATE OF NEVADA ON BEHALF OF THE BOND INTEREST AND REDEMPTION FUND

PRINCIPAL AMOUNT: _____ MILLION DOLLARS

The State of Nevada (the "State") for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner, or registered assigns, the Principal Amount, on the Maturity Date (unless called for earlier redemption), and to pay interest thereon on the Maturity Date, at the Interest Rate calculated on the basis of a 360 day year of twelve 30-day months, until the Principal Amount is paid or payment has been provided therefor. This Bond will bear interest from the most recent interest payment date to which interest has been paid, or, if no interest has been paid, from the date of this Bond. The principal of and redemption premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of the State's paying agent for the Bond (as hereinafter defined), presently the State Treasurer (the "Paying Agent"), or at such other office as may be designated by the Paying Agent. Interest on this Bond will be paid on each interest payment date (or, if such interest payment date is not a business day, on the next succeeding business day), by electronic transfer, check or draft mailed by first-class mail to the person in whose name this Bond is registered in the registration records of the State maintained by the State's registrar for the Bond, presently the State Treasurer (the "Registrar"), and at the address appearing thereon, as of the close of business on the fifteenth day of the calendar month preceding such interest payment date (the "Regular Record Date"). Any such interest not so timely paid (or duly provided for) shall cease to be payable to the person who is the Owner as of the close of business on the Regular Record Date and shall be payable to the person who is the Owner as of the close of business on a Special Record Date for the payment of any defaulted interest. Such Special Record Date shall be fixed by the Registrar whenever moneys become available for payment of the defaulted interest, and notice of the Special Record Date shall be given to the Owner electronically or otherwise by first-class mail not less than ten (10) days prior thereto. Alternative means of payment of interest may be used if mutually agreed to by the Owner and the Paying Agent, as provided in the resolution of the State Board of Finance of the State (the "Board") authorizing the issuance of the Bond (the "Resolution"), duly adopted by the Board prior to the issuance of the

Bond. All such payments shall be made in lawful money of the United States of America without deduction for any service charges of the Paying Agent or Registrar.

This Bond (the "Bond") is issued pursuant to the Resolution. The Bond is issuable solely as fully registered Bond and is exchangeable for fully registered Bond of the same maturity in equivalent aggregate principal at the aforesaid office of the Registrar but only in the manner, subject to the limitations and on payment of the charges provided in the Resolution.

This Bond is transferable by the Owner in person or by the Owner's duly authorized attorney on the registration records kept by the Registrar upon surrender of this Bond together with a duly executed written instrument of transfer satisfactory to the Registrar. Upon such transfer a new fully registered Bond of the same aggregate principal amount and maturity will be issued to the transferee in exchange for this Bond, subject to such terms and conditions, and on payment of the charges as set forth in the Resolution.

The State, the Registrar and Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute Owner hereof for the purpose of payment and for all other purposes, except to the extent otherwise provided hereinabove and in the Resolution with respect to Regular and Special Record Dates for the payment of interest.

The Bond is issued by the State, upon its behalf and upon its credit, for the purpose of paying, wholly or in part, the cost of the Project set forth in the Resolution, under the authority of and in full compliance with the constitution and laws of the State, and pursuant to the Resolution. A copy of the Resolution is on file in the office of the ex officio secretary of the State Board of Finance, in Carson City, Nevada, for public inspection.

The Bond, or portions thereof, will be subject to redemption prior to maturity, at the option of the Board as designated by the State Treasurer, as provided in the Resolution and the Certificate of the Treasurer.

This Bond must be registered in the name of the Owner as to both principal and interest on the registration records kept by the Registrar in conformity with the provisions stated herein and endorsed hereon and subject to the terms and conditions set forth in the Resolution. No transfer of this Bond shall be valid unless made on the registration records maintained by the Registrar at its principal office, or such other office as may be designated by the Registrar, by the Owner or such Owner's attorney duly authorized in writing.

It is hereby certified, recited and warranted that all the requirements of law have been fully complied with by the proper officers of the State in the issuance of this Bond; that the total indebtedness of the State, including that of this Bond, does not exceed any limit of indebtedness prescribed by the constitution or laws of the State; that provision has been made for the levy and collection of annual general (ad valorem) taxes sufficient to pay the principal of, redemption premiums, if any, and interest on this Bond when the same become due (except to the extent other funds are available therefor), subject to the limitations imposed by the constitution of the State; and

that the full faith and credit of the State are hereby irrevocably pledged to the punctual payment of the principal of, redemption premiums, if any, and interest on this Bond according to its terms.

Reference is made to the Resolution and all modifications and amendments thereof, if any, to the acts authorizing the issuance of the Bond, *i.e.*, Section 28 of Chapter 515, Statutes of Nevada 2025 (the "Capital Improvement Act"), and all laws amendatory thereof, to Sections 349.150 to 349.364, Nevada Revised Statutes, designated in Section 349.150 thereof as the State Securities Law (the "Bond Act") and to all laws supplemental thereto, for an additional description of the nature and extent of the security for the Bond, the accounts, funds or revenues pledged, the terms and conditions upon which the Bond are issued, and a statement of rights duties, immunities and obligations of the State, and the rights and remedies of the Owner of this Bond.

The Bond is issued pursuant to the Capital Improvement Act, the Bond Act, and all laws supplemental thereto; pursuant to NRS 349.274, this recital is conclusive evidence of the validity of the Bond and the regularity of their issuance; and pursuant to NRS 349.354, the Bond, its transfer and the income therefrom shall forever be and remain free and exempt from taxation by the State or any subdivision thereof, except for the tax on estates imposed pursuant to Chapter 375A of Nevada Revised Statutes and the tax on generation-skipping transfers imposed pursuant to Chapter 375B of Nevada Revised Statutes.

In accordance with NRS 349.252, no recourse shall be had for the payment of the principal of, redemption premium, if any, and interest on this Bond or for any claim based thereon or otherwise in respect to the Resolution, against any individual member of the Board, or any officer or other agent of the State, past, present or future, either directly or indirectly through the Board or the State, or otherwise, whether by virtue of any constitution, statute or rule of law, or by the enforcement of any penalty or otherwise, all such liability, if any, being by the acceptance of this Bond and as a part of the consideration of its issuance specially waived and released.

This Bond shall not be valid or obligatory for any purpose until the Registrar shall have manually signed the certificate of authentication hereon.

IN WITNESS WHEREOF, the State, acting by and through the Board, has caused this Bond to be signed and executed in the name of and on behalf of the State with the electronic, manual or facsimile signature of the Governor of the State, to be countersigned with the electronic, manual or facsimile signature of the Controller of the State, and to be attested, signed and executed with the electronic, manual or facsimile signature of the Secretary of State; has caused the electronic, manual or facsimile impression of the great seal of the State to be affixed hereon; and has caused this Bond to be countersigned, subscribed and executed with the electronic, manual or facsimile signature of the State Treasurer; all as of dated date above.

THE STATE OF NEVADA

(Electronic, Manual or Facsimile Signature)
Governor of the State of Nevada

[ELECTRONIC, MANUAL OR FACSIMILE SEAL]

Attest:

(Electronic, Manual or Facsimile Signature)
Secretary of State

Countersigned:

(Electronic, Manual or Facsimile Signature)
State Controller

Countersigned:

(Electronic, Manual or Facsimile Signature)
State Treasurer

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

Date of authentication and registration:

This Bond has been duly registered on the registration records kept by the undersigned as Registrar for such Bond.

STATE OF NEVADA, as Registrar

By _____
State Treasurer

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns and transfers unto

(Please print or typewrite Name and Address, including Zip Code, and Federal Taxpayer
Identification or Social Security Number of Assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the records kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature guaranteed by:

NOTICE: Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program ("STAMP") or similar program.

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

PREPAYMENT PANEL

The following installments of principal (or portions thereof) of this Bond have been prepaid in accordance with the terms of the Resolution authorizing the issuance of this Bond.

<u>Date of Prepayment</u>	<u>Maturity Principal</u>	<u>Principal Prepaid</u>	<u>Signature of Registrar</u>
_____	_____	_____	_____
_____	_____	_____	_____

STATE OF NEVADA)
)
CARSON CITY) ss.

I am the duly chosen and qualified Chief Deputy Treasurer of the State of Nevada (the "State") and ex officio secretary of the State Board of Finance (the "Board"), do hereby certify that:

1. The foregoing pages constitute a true, correct, complete and compared copy of the 2026 (Legislative Department) Capital Improvement Bond Resolution, which resolution was passed and adopted by the Board at the duly held meeting of June 24, 2026, in the Old Assembly Chambers of the Capitol Building, Second Floor, 101 N. Carson Street, Carson City, Nevada 89701 and at 555 E. Washington Avenue, Las Vegas, Nevada.

2. The original of the 2026 (Legislative Department) Capital Improvement Bond Resolution was signed by the Chairman of the Board and authenticated by me as secretary of the Board, and was recorded in the minute book of the Board kept for that purpose in my office.

3. The following members of the Board, *i.e.*,

Governor:	Joe Lombardo
Treasurer:	Zachary B. Conine
Other Member:	David R. Navarro

attended such meeting and voted in favor of the passage of the 2026 (Legislative Department) Capital Improvement Bond Resolution. Member Benjamin Edwards and the Controller, Andy Matthews, were absent at such meeting.

4. All members of the Board were given due and proper notice of such meeting.

5. Written notice of such meeting was given at least three working days before the meeting pursuant to NRS 241.020.

6. A copy of the notice so given is attached to this certificate as Appendix 1.

7. No other proceedings were adopted and no other action taken or considered at such meeting relating to the subject matter of the 2026 (Legislative Department) Capital Improvement Bond Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand on June 24, 2026.

Lori Hoover, Secretary
State Board of Finance

APPENDIX 1

(Copy of Notice of Meeting)

APPENDIX 2
(Attach copy of opinion of Attorney General)

ATTACHMENT B

Opinion of Attorney General-NRS 355.150(2)

CRAIG A. NEWBY
First Assistant Attorney General

CHRISTINE JONES BRADY
Second Assistant Attorney General

AARON D. FORD
Attorney General



LESLIE NINO PIRO
General Counsel

HEIDI PARRY STERN
Solicitor General

STATE OF NEVADA
OFFICE OF THE ATTORNEY GENERAL
100 North Carson Street
Carson City, Nevada 89701

MEMORANDUM

TO: Cari Eaton, Deputy Treasurer

FROM: Nicole N. Ting, Deputy Attorney General *NNT*

DATE: June 12, 2026

SUBJECT: Purchase of State of Nevada, Capital Improvement Bond, Series 2026 (Legislative Department)

A. Question

The State Board of Finance has been requested to approve the purchase for investment purposes, using funds available in the Consolidated Bond Interest and Redemption Fund, of a bond in the maximum principal amount of \$15,000,000 (the "Bond") to be issued pursuant to SB 502 (2025), enacted in Chapter 515, Statutes of Nevada, 2025, 83rd Session ("SB 502").

This legal opinion is issued pursuant to NRS 355.150(2), which requires that the State Board of Finance, when contemplating an investment in bonds or other securities designated in NRS 355.140, "shall require the Attorney General ... [t]o give his or her legal opinion in writing as to: ... (1) The validity of any laws under which such bonds or securities are issued and authorized and in which such investments are contemplated ... (and) (2) The validity of such bonds or other securities." As to the second of the foregoing requirements, this opinion addresses the facial validity of the bonds only, and not the validity or

enforceability of any transaction by which the bonds may ultimately be purchased, procured or otherwise acquired by the State of Nevada.¹

B. Discussion

1. The Validity of Section 28(1) of SB 502 (2025) as an Authorization to Incur Debt

In Section 28(1) of SB 502, the Legislature provided as follows:

Sec. 28. 1. The State Board of Finance shall issue general obligation bonds of the State of Nevada in the face amount of not more than \$191,869,942 in the 2025-2027 biennium, the proceeds of which must be used for capital improvement projects for the Legislative Department. The provisions of the State Securities Law, NRS 349.150 to 349.364, inclusive, apply to the bonds authorized by this subsection. As used in this subsection, “proceeds” means amounts received from the sale of an issue of the general obligation bond and any accrued interest thereon.

Based on the information provided (see below, footnote 2), there remains exactly the sum of \$80,369,042 in bond authority of the \$191,869,942 so authorized.

Authority for the State of Nevada to incur public debts lies in Section 3 of Article 9 of the Nevada Constitution:

The State may contract public debts; but such debts shall never, in the aggregate, exclusive of interest, exceed the sum of two percent of the assessed valuation of the State, as shown by the reports of the county assessors

¹ Whether the Bond is a suitable State investment is a determination to be made by the State Treasurer, pursuant to NRS 355.145. It is not the subject of this opinion.

to the State Controller, except for the purpose of defraying extraordinary expenses, as hereinafter mentioned. Every such debt shall be authorized by law for some purpose or purposes, to be distinctly specified therein; and every such law shall provide for levying an annual tax sufficient to pay the interest semiannually, and the principal within twenty years from the passage of such law, and shall specially appropriate the proceeds of said taxes to the payment of said principal and interest; and such appropriation shall not be repealed nor the taxes postponed or diminished until the principal and interest of said debts shall have been wholly paid. Every contract of indebtedness entered into or assumed by or on behalf of the State, when all its debts and liabilities amount to said sum before mentioned, shall be void and of no effect, except in cases of money borrowed to repel invasion, suppress insurrection, defend the State in time of war, or, if hostilities be threatened, provide for the public defense.

The State, notwithstanding the foregoing limitations, may, pursuant to authority of the Legislature, make and enter into any and all contracts necessary, expedient or advisable for the protection and preservation of any of its property or natural resources, or for the purposes of obtaining the benefits thereof, however arising and whether arising by or through any undertaking or project of the United States or by or through any treaty or compact between the states, or otherwise. The Legislature may from time to time make such appropriations as may be necessary to carry out the obligations of the State under such contracts, and shall levy such tax as may be necessary to pay the same or carry them into effect.

The amount of the issuance of the Bond in the amount of \$15,000,000, plus the outstanding debt of the State subject to the limitation in the first paragraph of Section 3 of Article 9 of the Nevada Constitution,

does not exceed in the aggregate, exclusive of interest, the sum of two percent of the assessed valuation of the State, as shown by the reports of the county assessors to the State Controller, except for the purpose of defraying extraordinary expenses, as provided in the first paragraph of Section 3 of Article 9 of the Nevada Constitution.

Therefore, it is the opinion of this office that Section 28 of SB 502 and the extensive procedural framework set forth in the State Securities Law, NRS 349.150 to 349.364, inclusive, constitutes a valid exercise of the Constitutional authority of the State of Nevada to contract debt pursuant to the first paragraph of Section 3 of Article 9 of the Nevada Constitution.

2. Validity of the Bond

The issuance of the Bond is a valid exercise of the authority conferred upon the Board of Finance by Section 28 of SB 502. The maximum principal amount of the issuance of the Bond, \$15,000,000, does not exceed the balance of the amounts in subsection 1 of Section 28 of SB 502.²

Moreover, the Bond appears valid under a statutory presumption. The transactional documents related to the Bond, the Resolution and Bond form are not final. Any opinion issued by this office is therefore subject to revision should these documents be adopted in amended form. With that noted, the draft Bond Resolution provided to this office provides that the Bond shall contain an incontestability recital, pursuant to NRS 349.274, and the draft of the Bond provided this office does contain such a clause. NRS 349.274 provides as follows (emphasis added):

NRS 349.274 Recital in securities conclusive evidence of validity and regularity of issuance. A resolution providing for the issuance of bonds or other state securities hereunder or an indenture or other proceedings appertaining thereto may provide that the securities

² Under subsection 1 of section 28 of SB 502, the amount authorized is precisely \$191,869,942 and no previous amounts have been issued under this authorization. An aggregate principal amount not to exceed \$111,500,000 has been authorized by the State of Nevada Board of Finance on December 17, 2025 pursuant to subsection 1 of section 28 of SB 502 but not yet issued leaving \$80,369,942 remaining unissued and not yet authorized to be issued by the State of Nevada Board of Finance.

contain a recital that they are issued pursuant to the State Securities Law, *which recital shall be conclusive evidence of their validity* and the regularity of their issuance.

Against substantially similar statutory language, such a recital was given full force and effect by the North Dakota Supreme Court in *Allen v. City of Minot By and Through Mayor and City Council*, 363 N.W.2d 553 (N.D. 1985), and found to preclude a challenge based on the authorizing entity's alleged failure to comply with statutory requirements for bond issuance. In that matter, the court rejected an argument that the recital was only conclusive as to technical defects, finding the argument unsupported by the plain meaning of the statute. *Id.* at p. 555.

In conclusion, the Bond passes constitutional muster under Article 9, section 3, and should the Bond Resolution that is approved provide for the recital set forth in NRS 349.274, the answer to the second question under NRS 355.150(2) is conclusively determined in the affirmative under applicable statutes. The Bond would be valid.

C. Conclusion

Section 28 of SB 502 authorizes a valid exercise of the State of Nevada's authority to contract debt under its Constitution, the Bond as proposed would be validly issued thereunder, and facial validity of the Bond would be conclusively established by recital of compliance with the State Securities Law. Therefore, it is this office's opinion that the requirements of NRS 355.150(2) are met for purchasing the bond issuance in question.

ATTACHMENT C

2026 Capital Improvement Bond Financing Cost Comparison

EXHIBIT A
Capital Improvement Bond, Series 2026

Loan Amount:	\$15,000,000.00
Closing Date:	7/15/2026
Net Applicable Rate:	3.7000%
Lender Origination Fee:	\$0.00
First Interest Date:	8/5/2026
Maturity Date:	8/5/2026
Proceeds Required:	\$15,000,000.00
Transaction Costs:	\$30,000.00

Repayment Schedule:

Date	Principal	Coupon	Interest	Total
07/15/2026				
08/05/2026	\$15,000,000.00	3.700%	\$30,833.33	\$15,030,833.33
	-----		-----	-----
	\$15,000,000.00		\$30,833.33	\$15,030,833.33

¹ Represents comparable 1-month US Treasury yield as of June 8, 2026.

EXHIBIT B
Capital Improvement Bond, Series 2026

BIRF Purchase

Date	Principal	Coupon ¹	Interest	Total	Total Financing Cost	
07/15/2026						
08/05/2026	\$15,000,000.00	3.700%	\$30,833.33	\$15,030,833.33	Interest	\$30,833.33
02/05/2027					Fees	0.00
	-----		-----	-----	Issuance Costs	<u>30,000.00</u>
	\$15,000,000.00		\$30,833.33	\$15,030,833.33	Total	\$60,833.33

\$15,000,000.00 Par Amount
0.00 Origination Fee/Assessment
(30,000.00) Issuance Costs
\$14,970,000.00 Net Project Funding

¹ Represents comparable 1-month US Treasury yield as of June 8, 2026.

Bank/Direct Loan

Date	Principal	Coupon ²	Interest	Total	Total Financing Cost	
07/15/2026						
08/05/2026	\$15,000,000.00	3.150%	\$26,250.00	\$15,026,250.00	Interest	\$26,250.00
02/05/2027					Fees	7,500.00
08/05/2027					Issuance Costs	<u>70,500.00</u>
	-----		-----	-----	Total	\$104,250.00
	\$15,000,000.00		\$26,250.00	\$15,026,250.00		

\$15,000,000.00 Par Amount
(7,500.00) Loan Fee
(70,500.00) Issuance Costs
\$14,922,000.00 Net Project Funding

² Estimated as of June 8, 2026.
