



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)

6/10/2024

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME, CONTACT PERSON AND ADDRESS Swingle, Collins & Associates 13760 Noel Road, Suite 600 Dallas, TX 75240		PHONE (A/C, No, Ext): 972-387-3000	COMPANY NAME AND ADDRESS Underwriters at Lloyds of London	NAIC NO: 32727
FAX (A/C, No): 972-387-3808	E-MAIL ADDRESS: services@swinglecollins.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH	
CODE: AGENCY CUSTOMER ID #:	SUB CODE:		POLICY TYPE	
NAMED INSURED AND ADDRESS BLVD Capital 11911 San Vicente Blvd Ste 355 Los Angeles CA 90049			LOAN NUMBER	POLICY NUMBER 1P792009040-04
ADDITIONAL NAMED INSURED(S) BGCG, LP			EFFECTIVE DATE 05/28/2024	EXPIRATION DATE 05/28/2025
			CONTINUED UNTIL TERMINATED IF CHECKED	
			THIS REPLACES PRIOR EVIDENCE DATED:	

PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) ☒ BUILDING OR ☒ BUSINESS PERSONAL PROPERTY**LOCATION / DESCRIPTION**

316 W. Baltimore Avenue, Las Vegas, NV 89102, Units 201, Multi-Family Apartment Complex, BGCG, LP Baltimore Gardens

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$

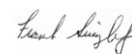
DED:25,000

	YES	NO	N/A	
<input type="checkbox"/> BUSINESS INCOME <input checked="" type="checkbox"/> RENTAL VALUE	X			If YES, LIMIT: 1,969,836 <input checked="" type="checkbox"/> Actual Loss Sustained; # of months:
BLANKET COVERAGE	X			If YES, indicate value(s) reported on property identified above: \$
TERRORISM COVERAGE	X			Attach Disclosure Notice / DEC
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		X		
IS DOMESTIC TERRORISM EXCLUDED?		X		
LIMITED FUNGUS COVERAGE	X			If YES, LIMIT: 100,000 DED:25,000
FUNGUS EXCLUSION (If "YES", specify organization's form used)		X		
REPLACEMENT COST	X			ACV Roofs 20 yrs or older, Roofs 30 yrs Excluded
AGREED VALUE		X		
COINSURANCE		X		If YES, %
EQUIPMENT BREAKDOWN (If Applicable)	X			If YES, LIMIT: 100,000,000 DED:10,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	X			If YES, LIMIT: 500,000,000 DED:25,000
- Demolition Costs	X			If YES, LIMIT: 15,000,000 DED:25,000
- Incr. Cost of Construction	X			If YES, LIMIT: 15,000,000 DED:25,000
EARTH MOVEMENT (If Applicable)	X			If YES, LIMIT: See Page 2 DED: See Page 2
FLOOD (If Applicable)	X			If YES, LIMIT: See Page 2 DED: See Page 2
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X			If YES, LIMIT: See Page 2 DED: See Page 2
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	X			If YES, LIMIT: See Page 2 DED: See Page 2
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	X			

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

CONTRACT OF SALE	LENDER'S LOSS PAYABLE	LOSS PAYEE	LENDER SERVICING AGENT NAME AND ADDRESS
MORTGAGEE			
NAME AND ADDRESS American Express-Utah Equity Fund II, LLLP c/o Enterprise Community Asset Management 1001 SW 5th Avenue, Suite 300 Portland, OR 97204			AUTHORIZED REPRESENTATIVE 

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ADDITIONAL REMARKS SCHEDULE

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AGENCY Swingle, Collins & Associates		NAMED INSURED BLVD Capital 11911 San Vicente Blvd Ste 355 Los Angeles CA 90049	
POLICY NUMBER 1P792009040-04		EFFECTIVE DATE: 05/28/2024	
CARRIER Underwriters at Lloyds of London	NAIC CODE 32727		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 28 **FORM TITLE:** EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

REMARKS:

Policy Cancellation Notice to Lender: 30 Days / 10

Featured Sub-limits:

EARTH MOVEMENT

\$100,000,000, (Annual Aggregate) excluded in the states of California, Alaska, Nevada, and Hawaii; and Pacific Northwest Seismic Zone, Subject to a maximum of \$5,000,000, or Total Insurable Value as stated on the Schedule of Values (whichever is less), per location per occurrence.

FLOOD

\$100,000,000 (Annual Aggregate), Subject to a maximum of \$10,000,000, or Total Insurable Value as stated on the Schedule of Values (whichever is less), per location per occurrence, except;

\$25,000,000 Flood in High Hazard Flood Zones (Annual Aggregate) Subject to a maximum of \$10,000,000, or Total Insurable Value as stated on the Schedule of Values (whichever is less), per location per occurrence.

WATER BACKUP

\$1,000,000 per Occurrence, for Sewer and Drain Water Backup

NAMED WINDSTORM

\$500,000,000 per Occurrence (Annual Aggregate) Excluded in the State of Florida and Properties in the Critical US Named Windstorm Areas

TERRORISM

\$100,000,000 per Occurrence (Annual Aggregate)

Featured Deductibles:

EARTH MOVEMENT

\$250,000 per Occurrence per Location, except: 2% of values, minimum of \$250,000 per Occurrence for locations in the New Madrid Seismic Zone

FLOOD

\$250,000 per Occurrence per Location, except:

High Hazard Flood Zone - \$500,000 per Building per Occurrence for real property, \$500,000 per Building per Occurrence for personal property, \$100,000 per Occurrence for Time Element, or max flood amount available through NFIP whichever is greater

Moderate Hazard Flood Zone - \$250,000 per Building per Occurrence for real property, \$250,000 per Building per Occurrence for personal property, \$100,000 per Occurrence for Time Element, or max flood amount available through NFIP whichever is greater

NAMED WINDSTORM

\$100,000 per Occurrence per Location, except:

1% of Applicable Values, minimum of \$100,000 per Occurrence per Location for Secondary Critical US Named Windstorm Areas

WIND/HAIL (other)

2% of Applicable Values, minimum of \$100,000 per Occurrence per Location WIND/HAIL in the States of Alabama, Arkansas, Colorado, Kansas, Kentucky, Louisiana, Mississippi, Missouri, Nebraska, Oklahoma, and Texas

TERRORISM

\$10,000 per Occurrence per Location

FREEZE WATER DAMAGE

\$250,000 per Occurrence per Location

Waiting Period: 48 consecutive hours from the inception of interruption of services for Service Interruption – Property Damage and Service Interruption – Time Element