SIESTA VILLAGE, 7350 W 4TH ST, RENO, NV

- Explanation of the attached 4 APODs -

APOD #1:
Income - Current Monthly August 2026, no current vacancies.

- Vacancy rate = 3% of Gross rents

Expenses:
a) Prop tax - actual annual
b) Ins - actual annual
c) R&M - is Jan-June 2026 x 2 = Annual
d) NVEnergy - is Jan-June 2026 x 2 = Annual
e) Waste Mngmnt - is Jan-June 2026 x 2 = Annual
f) Hunt Propane - is Jan-June 2026 x 2 = Annual
g) Pest - is Jan-June 2026 x 2 = Annual
h) Legal- is Jan- June 2026 + $500 = Annual

I) Capital Expenses- Cost of doing big improvements to three Apts from Jan-June 2026 is not included as part of the Operating Expenses.

APOD #2:
Income, Vacancy rate and expenses are all the same as APOD #1 but "I" "Capital Expenses" IS included as part of the Operating Expenses.

APOD #3:
Income- We are using an amount equal to one year of income at Market rate rather than at current rental amounts. We have been conservative in our estimated increases in the rents. The Actual Current Rents is $15,135 + $1500 Laundry = $16635, the Market rent we used is $15765 + $1500 Laundry = $17265.

All Expenses are the same as shown in APOD #1.

APOD #4:
Income is the same as APOD #3 and Expenses are the same as shown in APOD #2.

APOD #1 JAN - JUNE 2026

Annual Property Operating Data

Name	Siesta		$
Location	7350 W. 4th ST RENO	Acquisition Costs	$
Type of Property		Loan Points	
Size of Property	(Sq. Ft./Units)	Down Payment	$
Purpose			

Assessed/Appraised Values		
Land		$
Improvements		$
Personal Property		$
Total		
Adjusted Basis as of:		

	Balance	Payment	#Pmts. /Yr.	Interest	Term
Existing					
1st	$				
2nd	$				
Potential					
1st	$				
2nd	$				

	ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	**POTENTIAL RENTAL INCOME**		ACTUAL AUG 2026		$15135 X 12 =	$191,620
2	Plus: Other Income (affected by vacancy)		LAUNDRY			$ 1,500
3	Less: Vacancy & Cr. Losses			- 3%		- $ 5,440
4	**EFFECTIVE RENTAL INCOME**				$	$177,680
5	Plus: Other Income (not affected by vacancy)					
6	**GROSS OPERATING INCOME**				$	
	OPERATING EXPENSES:					
7	Real Estate Taxes			$ 4041		
8	Personal Property Taxes			$		
9	Property Insurance			$ 5823		
10	Off Site Management			$		
11	Payroll			$		
12	Expenses/Benefits			$		
13	Taxes/Worker's Compensation			$		
14	Repairs and Maintenance			$ 9810		
	Utilities:					
15	NV Energy			$ 16280		
16	Waste Mngmnt			960		
17	Hunt Propane			$ 1480		
18	PEST			1170		
19	Accounting and Legal			$ 3335		
20	Licenses/Permits			$		
21	Advertising			$		
22	Supplies			$		
23	Miscellaneous Contract Services:			$		
24						
25				$		
26				$		
27				$		
28				$		
29	TOTAL OPERATING EXPENSES				$	- 42,899
30	**NET OPERATING INCOME**		134781		$	$ 134,781
31	Less: Annual Debt Service					
32	Less: Funded Reserves				$	
33	Less: Leasing Commissions				$	
34	Less: Capital Additions				$	
35	CASH FLOW BEFORE TAXES					

Capital Expensys = $4463

The statements and figures herein, while not guaranteed, are secured from sources we believe accurate. Buyers to verify all information.

Prepared by: Tom Rigdon

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APOD 1/1

#2 JAN - JUNE 2026

Annual Property Operating Data

Name	Siesta Village
Location	7350 W. 4th St Reno
Type of Property	
Size of Property	(Sq. Ft./Units)
Purpose	

	$
Acquisition Costs	$
Loan Points	
Down Payment	$

Assessed/Appraised Values

Land		$
Improvements		$
Personal Property		$
Total		
Adjusted Basis as of:		

	Balance	Payment	#Pmts. /Yr.	Interest	Term
Existing					
1st	$				
2nd	$				
Potential					
1st	$				
2nd	$				

	ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	**POTENTIAL RENTAL INCOME**	ACTUAL AUG 2026			$ 15135 X 12	= $181,620
2	Plus: Other Income (affected by vacancy)			LAUNDRY		$1,500
3	Less: Vacancy & Cr. Losses			- 390		- $5440
4	**EFFECTIVE RENTAL INCOME**				$	$ 177,680
5	Plus: Other Income (not affected by vacancy)					
6	**GROSS OPERATING INCOME**				$	
	OPERATING EXPENSES:					
7	Real Estate Taxes			$ 4041		
8	Personal Property Taxes			$		
9	Property Insurance			$ 5823		
10	Off Site Management			$		
11	Payroll			$		
12	Expenses/Benefits			$		
13	Taxes/Worker's Compensation			$		
14	Repairs and Maintenance			$ 9410		
	Utilities:					
15	NV Energy			$ 16280		
16	Waste			960		
17	HUNT			$ 1480		
18	PEST			1170		
19	Accounting and Legal			$ 3335		
20	Licenses/Permits			$		
21	Advertising			$		
22	Supplies			$		
23	Miscellaneous Contract Services:			$		
24						
25				$		
26				$		
27				$		
28	CAO			$ 8463		
29	TOTAL OPERATING EXPENSES				$	51762
30	**NET OPERATING INCOME**		125,918		$ 125,918	
31	Less: Annual Debt Service					
32	Less: Funded Reserves				$	
33	Less: Leasing Commissions				$	
34	Less: Capital Additions				$	
35	**CASH FLOW BEFORE TAXES**					

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APOD #3

Annual Property Operating Data

Name	Siesta Village
Location	7350 W 4th St
Type of Property	
Size of Property	(Sq. Ft/Units)
Purpose	

	$
Acquisition Costs	$
Loan Points	
Down Payment	$

Assessed/Appraised Values

Land		$
Improvements		$
Personal Property		$
Total		
Adjusted Basis as of:		

	Balance	Payment	#Pmts. /Yr.	Interest	Term
Existing					
1st	$				
2nd	$				
Potential					
1st	$				
2nd	$				

	ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	**POTENTIAL RENTAL INCOME**		MARKET		$15705 X 12 =	$189180
2	Plus: Other Income (affected by vacancy)			LAUNDRY		$1500
3	Less: Vacancy & Cr. Losses			-3%		-$5720
4	**EFFECTIVE RENTAL INCOME**				$	$184,960
5	Plus: Other Income (not affected by vacancy)					
6	**GROSS OPERATING INCOME**				$	
	OPERATING EXPENSES:					
7	Real Estate Taxes			$ 4041		
8	Personal Property Taxes			$		
9	Property Insurance			$ 5423		
10	Off Site Management			$		
11	Payroll			$		
12	Expenses/Benefits			$		
13	Taxes/Worker's Compensation			$		
14	Repairs and Maintenance			$ 9810		
	Utilities:					
15	NV Energy			$ 16290		
16	Waste			900		
17	HUNT			$ 1480		
18	PEST			1170		
19	Accounting and Legal			$ 3335		
20	Licenses/Permits			$		
21	Advertising			$		
22	Supplies			$		
23	Miscellaneous Contract Services:			$		
24						
25				$		
26				$		
27				$		
28				$		
29	TOTAL OPERATING EXPENSES				$	-42,899
30	**NET OPERATING INCOME**	$142,061			$ 142,061	
31	Less: Annual Debt Service					
32	Less: Funded Reserves				$	
33	Less: Leasing Commissions				$	
34	Less: Capital Additions				$	
35	**CASH FLOW BEFORE TAXES**					

Cap Expense $8803

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APOD 1/1

AOOD #4

Annual Property Operating Data

Name: Siesta Village
Location: 1350 W 4th St Reno
Type of Property:
Size of Property: (Sq. Ft./Units)
Purpose:

$
Acquisition Costs $
Loan Points
Down Payment $

Assessed/Appraised Values
Land $
Improvements $
Personal Property $
Total

Adjusted Basis as of:

Existing	Balance	Payment	#Pmts. /Yr.	Interest	Term
1st	$				
2nd	$				
Potential					
1st	$				
2nd	$				

	ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	**POTENTIAL RENTAL INCOME**		MARKET		$ 15765 X12 = $189180	
2	Plus: Other Income (affected by vacancy)			LAUNDRY	$ 1500	
3	Less: Vacancy & Cr. Losses			-3%	-5720	
4	**EFFECTIVE RENTAL INCOME**				$ $184,960	
5	Plus: Other Income (not affected by vacancy)					
6	**GROSS OPERATING INCOME**				$	
	OPERATING EXPENSES:					
7	Real Estate Taxes			$ 4041		
8	Personal Property Taxes			$		
9	Property Insurance			$ 5803		
10	Off Site Management			$		
11	Payroll			$		
12	Expenses/Benefits			$		
13	Taxes/Worker's Compensation			$		
14	Repairs and Maintenance			$ 9810		
	Utilities:					
15	NVE			$ 16280		
16	Waste			960		
17	HUNT			$ 1440		
18	PEST			1170		
19	Accounting and Legal			$ 3335		
20	Licenses/Permits			$		
21	Advertising			$		
22	Supplies			$		
23	Miscellaneous Contract Services:			$		
24						
25				$		
26				$		
27	LAD EXPENSE			$ 8803		
28				$		
29	TOTAL OPERATING EXPENSES		51762		$ $51,762	
30	**NET OPERATING INCOME**				$ $133,198	
31	Less: Annual Debt Service					
32	Less: Funded Reserves				$	
33	Less: Leasing Commissions				$	
34	Less: Capital Additions				$	
35	**CASH FLOW BEFORE TAXES**					

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