

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

Misc Data

Aug 2026

A) List of major improvements made by the current owners:

1. New roofs on 2 of 3 buildings plus the shed.
2. New water filtration system.
3. New water tanks.
4. Entire parking lot re-paved
5. Old porch fencing removed and new cedar installed there and at fascia
6. Exterior painted on 2 of 3 buildings plus the shed
7. Bathrooms remodeled in 11 Apts
8. New flooring in 11 Apts
9. Interior paint in 11 Apts
10. Kitchens in 11 Apts got huge upgrade
11. Most Apts have new doors
12. Some dual pane windows replaced
13. A rear exit was added to several Apts
14. New electric wall heaters in most Apts

B) Water Heaters.

There are eight water heaters. The prior owners say they replaced five of them and we replaced one as well. Their locations are:

Apt #1

Apt #3

Well Room / West Laundry

Apt #5

East Laundry

Storage between 10 & 11

Unit #12

C) Electric Meters.

The current owners purchased some electric meters with the idea of setting up each Apt on its own electrical service but we did not do this job. The electric meters are for sale to the new owner.

D) Leases- All tenants are on month to month leases. Copies of leases will be provided after an accepted offer.

- E) The property is licensed by the City of Reno as a “Non Transient Lodging Rental” or as a Commercial Multi Family Unit. However, at some past point the property was also registered with Reno Sparks Visitor and Convention Center. That registration runs through 12/31/2029. There is no cost for this but we are doing a monthly report to them. It is likely that this monthly reporting could be ended but we have not checked into doing that. The Monthly report is simple.