

RANCHO SAN RAFAEL  
TOWNHOMES  
RENO, NEVADA

40 FINISHED LOTS  
30 PARTIALLY FINISHED LOTS  
48 ROUGH GRADED LOTS

**PRICE REDUCED!**



*presented exclusively by*

**COMMERCIAL PARTNERS**  
OF NEVADA

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# OFFERING SUMMARY

*Commercial Partners of Nevada is proud to offer 40 finished lots, 30 partially finished lots and 48 rough graded lots at Rancho San Rafael Townhomes in Reno, Nevada. This offering contains the most pertinent information regarding the property.*

## About Reno

With a population of over 218,000, Reno is the largest city in Northern Nevada. It is located in the southern part of Washoe County, nestled on the eastern slope of the Sierra Nevada Mountains in an area called the Truckee Meadows.

The Truckee Meadows and surrounding area provide unlimited indoor and outdoor recreational activities. Spectacular Lake Tahoe and the largest concentration of ski areas and ski facilities in the world: are all within a fifty-mile radius. Biking, camping, hunting, fishing and mountain climbing are all activities Reno residents and visitors enjoy.



Reno/Tahoe International Airport is located approximately two miles from Downtown Reno, and is serviced by most of the major airlines. Reno/Stead Airport is a general aviation airport located about 15 miles north of the downtown area. It is home of the annual Reno National Championship Air Races.

The City of Reno is host to an eight-day 50's nostalgia celebration called Hot August Nights; the Great Reno Balloon Races; the Reno Rodeo, one of the largest rodeos in the west; the month long "Artown" festival in July, and various special events hosted by the Parks, Recreation and Community Services Department.

## The Property

- 118 Lots Total
- 18.85 Acres of Common Area

## Offering Price

\$740,000.00

*All information contained in this memorandum has been deemed accurate but is not guaranteed. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*



# PROPERTY DETAILS

## Lots:

APN	Address	Size (sf)	Lot	Condition
003-802-43	4925 Ronald Stephen Cir	1187	186	Rough Graded
003-802-44	4935 Ronald Stephen Cir	1189	185	Rough Graded
003-802-67	4905 Ronald Stephen Cir	1239	188-A	Rough Graded
003-802-68	4915 Ronald Stephen Cir	1189	187-A	Rough Graded
003-802-69	4945 Ronald Stephen Cir	1207	184-A	Rough Graded
003-802-70	4955 Ronald Stephen Cir	1258	183-A	Rough Graded
003-802-71	4965 Ronald Stephen Cir	1195	182-A	Rough Graded
003-802-72	4975 Ronald Stephen Cir	1187	181-A	Rough Graded
003-802-73	4985 Ronald Stephen Cir	1187	180-A	Rough Graded
003-802-74	4995 Ronald Stephen Cir	1196	179-A	Rough Graded
003-803-01	4840 Ciarra Kennedy Ln	1324	77	Finished
003-803-06	4890 Ciarra Kennedy Ln	1324	82	Finished
003-803-07	4900 Ciarra Kennedy Ln	1323	83	Finished
003-803-12	4950 Ciarra Kennedy Ln	1324	88	Finished
003-803-15	4990 Ciarra Kennedy Ln	1209	91	Finished
003-803-16	5000 Ciarra Kennedy Ln	1239	92	Finished
003-803-19	5040 Ciarra Kennedy Ln	1328	95	Finished
003-803-24	5090 Ciarra Kennedy Ln	1480	100	Finished
003-803-25	5085 Ciarra Kennedy Ln	1389	101	Finished
003-803-26	5075 Ciarra Kennedy Ln	1027	102	Finished
003-803-27	5065 Ciarra Kennedy Ln	1025	103	Finished
003-803-28	5055 Ciarra Kennedy Ln	1381	104	Finished
003-803-29	4955 Ciarra Kennedy Ln	1349	105	Finished
003-803-30	4945 Ciarra Kennedy Ln	999	106	Finished
003-803-31	4935 Ciarra Kennedy Ln	1124	107	Finished
003-803-32	4925 Ciarra Kennedy Ln	1124	108	Finished
003-803-33	4915 Ciarra Kennedy Ln	999	109	Finished
003-803-34	4905 Ciarra Kennedy Ln	1260	110	Finished
003-803-35	4895 Ciarra Kennedy Ln	1134	111	Finished
003-803-36	4885 Ciarra Kennedy Ln	1125	112	Finished
003-803-37	4875 Ciarra Kennedy Ln	1124	113	Finished
003-803-38	4865 Ciarra Kennedy Ln	1124	114	Finished
003-803-39	4855 Ciarra Kennedy Ln	1124	115	Finished
003-803-40	4845 Ciarra Kennedy Ln	1135	116	Finished
003-803-49	570 Logan Jacob Ln	1188	125	Partially Finished

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# PROPERTY DETAILS

APN	Address	Size (sf)	Lot	Condition
003-803-50	560 Logan Jacob Ln	1187	126	Partially Finished
003-803-53	520 Logan Jacob Ln	1192	129	Partially Finished
003-803-54	510 Logan Jacob Ln	1187	130	Partially Finished
003-803-55	500 Logan Jacob Ln	1188	131	Partially Finished
003-803-56	490 Logan Jacob Ln	1187	132	Partially Finished
003-803-57	480 Logan Jacob Ln	1187	133	Partially Finished
003-803-58	470 Logan Jacob Ln	1192	134	Partially Finished
003-803-59	460 Logan Jacob Ln	1202	135	Partially Finished
003-803-60	450 Logan Jacob Ln	1262	136	Partially Finished
003-803-61	440 Logan Jacob Ln	1357	137	Partially Finished
003-803-62	430 Logan Jacob Ln	1432	138	Partially Finished
003-803-63	420 Logan Jacob Ln	1416	139	Partially Finished
003-803-64	410 Logan Jacob Ln	1303	140	Partially Finished
003-803-65	475 Logan Jacob Ln	1349	141	Partially Finished
003-803-66	485 Logan Jacob Ln	1000	142	Partially Finished
003-803-67	495 Logan Jacob Ln	1124	143	Partially Finished
003-803-68	505 Logan Jacob Ln	1124	144	Partially Finished
003-803-69	515 Logan Jacob Ln	1000	145	Partially Finished
003-803-70	525 Logan Jacob Ln	1260	146	Partially Finished
003-803-71	545 Logan Jacob Ln	1245	147	Partially Finished
003-803-72	555 Logan Jacob Ln	1000	148	Partially Finished
003-803-73	565 Logan Jacob Ln	1124	149	Partially Finished
003-803-74	575 Logan Jacob Ln	1124	150	Partially Finished
003-803-75	585 Logan Jacob Ln	1000	151	Partially Finished
003-803-76	595 Logan Jacob Ln	1364	152	Partially Finished
003-803-77	590 Gloria May Ln	1335	153	Partially Finished
003-803-82	540 Gloria May Ln	1335	158	Partially Finished
003-803-87	535 Gloria May Ln	1358	163	Partially Finished
003-803-88	545 Gloria May Ln	1000	164	Partially Finished
003-803-89	555 Gloria May Ln	1000	165	Partially Finished
003-803-90	565 Gloria May Ln	1358	166	Partially Finished
003-804-01	5195 Ronald Stephen Cir	1349	167	Rough Graded
003-804-02	5185 Ronald Stephen Cir	1000	168	Rough Graded
003-804-03	5175 Ronald Stephen Cir	1124	169	Rough Graded
003-804-04	5165 Ronald Stephen Cir	1124	170	Rough Graded
003-804-05	5155 Ronald Stephen Cir	1000	171	Rough Graded

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# PROPERTY DETAILS

APN	Address	Size (sf)	Lot	Condition
003-804-06	5145 Ronald Stephen Cir	1364	172	Rough Graded
003-804-07	5095 Ronald Stephen Cir	1508	173	Rough Graded
003-804-12	5045 Ronald Stephen Cir	1307	178	Rough Graded
003-804-13	5000 Ronald Stephen Cir	1348	189	Rough Graded
003-804-14	5010 Ronald Stephen Cir	1004	190	Rough Graded
003-804-15	5020 Ronald Stephen Cir	1128	191	Rough Graded
003-804-16	5030 Ronald Stephen Cir	1127	192	Rough Graded
003-804-17	5040 Ronald Stephen Cir	1001	193	Rough Graded
003-804-18	5050 Ronald Stephen Cir	1364	194	Rough Graded
003-804-19	5140 Ronald Stephen Cir	1314	195	Rough Graded
003-804-24	5190 Ronald Stephen Cir	1324	200	Rough Graded
003-804-25	5085 Ronald Stephen Cir	1153	174-A	Rough Graded
003-804-26	5075 Ronald Stephen Cir	1123	175-A	Rough Graded
003-804-27	5065 Ronald Stephen Cir	1122	176-A	Rough Graded
003-804-28	5055 Ronald Stephen Cir	1122	177-A	Rough Graded
003-804-29	5150 Ronald Stephen Cir	1122	196-A	Rough Graded
003-804-30	5160 Ronald Stephen Cir	1122	197-A	Rough Graded
003-804-31	5170 Ronald Stephen Cir	1122	198-A	Rough Graded
003-804-32	5180 Ronald Stephen Cir	1122	199-A	Rough Graded
003-805-01	4850 Ciarra Kennedy Ln	1122	78-A	Finished
003-805-02	4860 Ciarra Kennedy Ln	1122	79-A	Finished
003-805-03	4870 Ciarra Kennedy Ln	1122	80-A	Finished
003-805-04	4880 Ciarra Kennedy Ln	1122	81-A	Finished
003-805-05	4910 Ciarra Kennedy Ln	1122	84-A	Finished
003-805-06	4920 Ciarra Kennedy Ln	1122	85-A	Finished
003-805-07	4930 Ciarra Kennedy Ln	1122	86-A	Finished
003-805-08	4940 Ciarra Kennedy Ln	1122	87-A	Finished
003-805-09	4970 Ciarra Kennedy Ln	1344	89-A	Finished
003-805-10	4980 Ciarra Kennedy Ln	1251	90-A	Finished
003-805-11	5010 Ciarra Kennedy Ln	1307	93-A	Finished
003-805-12	5020 Ciarra Kennedy Ln	1433	94-A	Finished
003-805-13	5050 Ciarra Kennedy Ln	1118	96-A	Finished
003-805-14	5060 Ciarra Kennedy Ln	1118	97-A	Finished
003-805-15	5070 Ciarra Kennedy Ln	1118	98-A	Finished
003-805-16	5080 Ciarra Kennedy Ln	1147	99-A	Finished
003-805-17	590 Logan Jacob Ln	1191	123-A	Partially Finished

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# PROPERTY DETAILS

APN	Address	Size (sf)	Lot	Condition
003-805-18	580 Logan Jacob Ln	1187	124-A	Partially Finished
003-805-19	550 Logan Jacob Ln	1187	127-A	Partially Finished
003-805-20	540 Logan Jacob Ln	1192	128-A	Partially Finished
003-805-21	580 Gloria May Ln	1131	154-A	Partially Finished
003-805-22	570 Gloria May Ln	1131	155-A	Partially Finished
003-805-23	560 Gloria May Ln	1131	156-A	Partially Finished
003-805-24	550 Gloria May Ln	1131	157-A	Partially Finished
003-805-25	530 Gloria May Ln	1229	159-A	Partially Finished
003-805-26	520 Gloria May Ln	1224	160-A	Partially Finished
003-805-27	510 Gloria May Ln	1224	161-A	Partially Finished
003-805-28	500 Gloria May Ln	1180	162-A	Partially Finished

## Common Area:

APN	Description	Size (SF)
003-800-01	Common Area	369,781
003-800-02	Common Area	173,587
003-800-04	Street	97,182
003-800-05	Common Area	89
003-800-06	Common Area	389
003-800-07	Common Area	180,295

## Lots

Average Lot Size: 1,195 SF  
 Minimum Lot Size: 999 SF  
 Maximum Lot Size: 1,508 SF





# PROPERTY DETAILS



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# AERIALS & MAPS

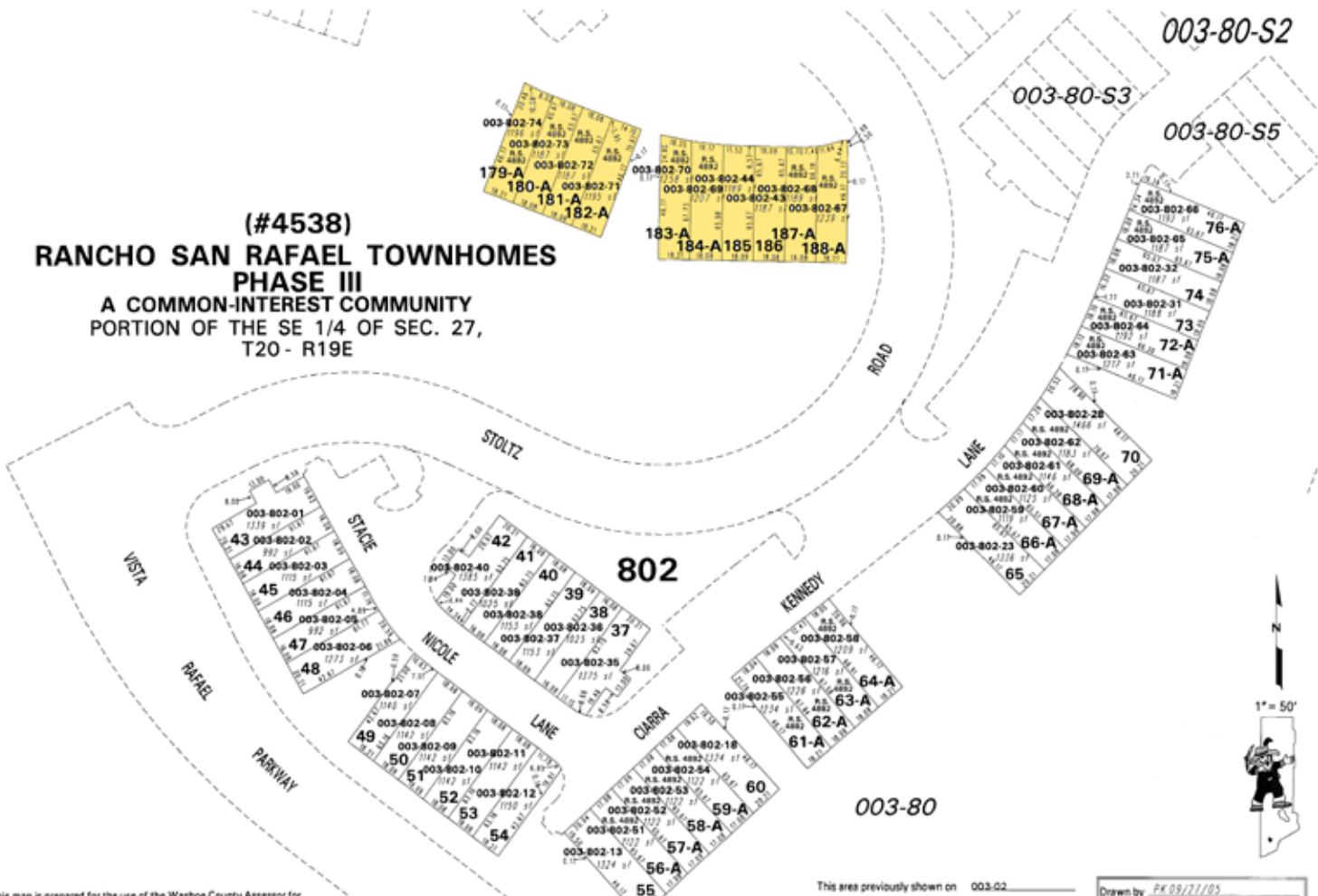
-  Townhome Lots
-  Common Area





# AERIALS & MAPS

(#4538)  
**RANCHO SAN RAFAEL TOWNHOMES**  
**PHASE III**  
 A COMMON-INTEREST COMMUNITY  
 PORTION OF THE SE 1/4 OF SEC. 27,  
 T20 - R19E



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on 003.02

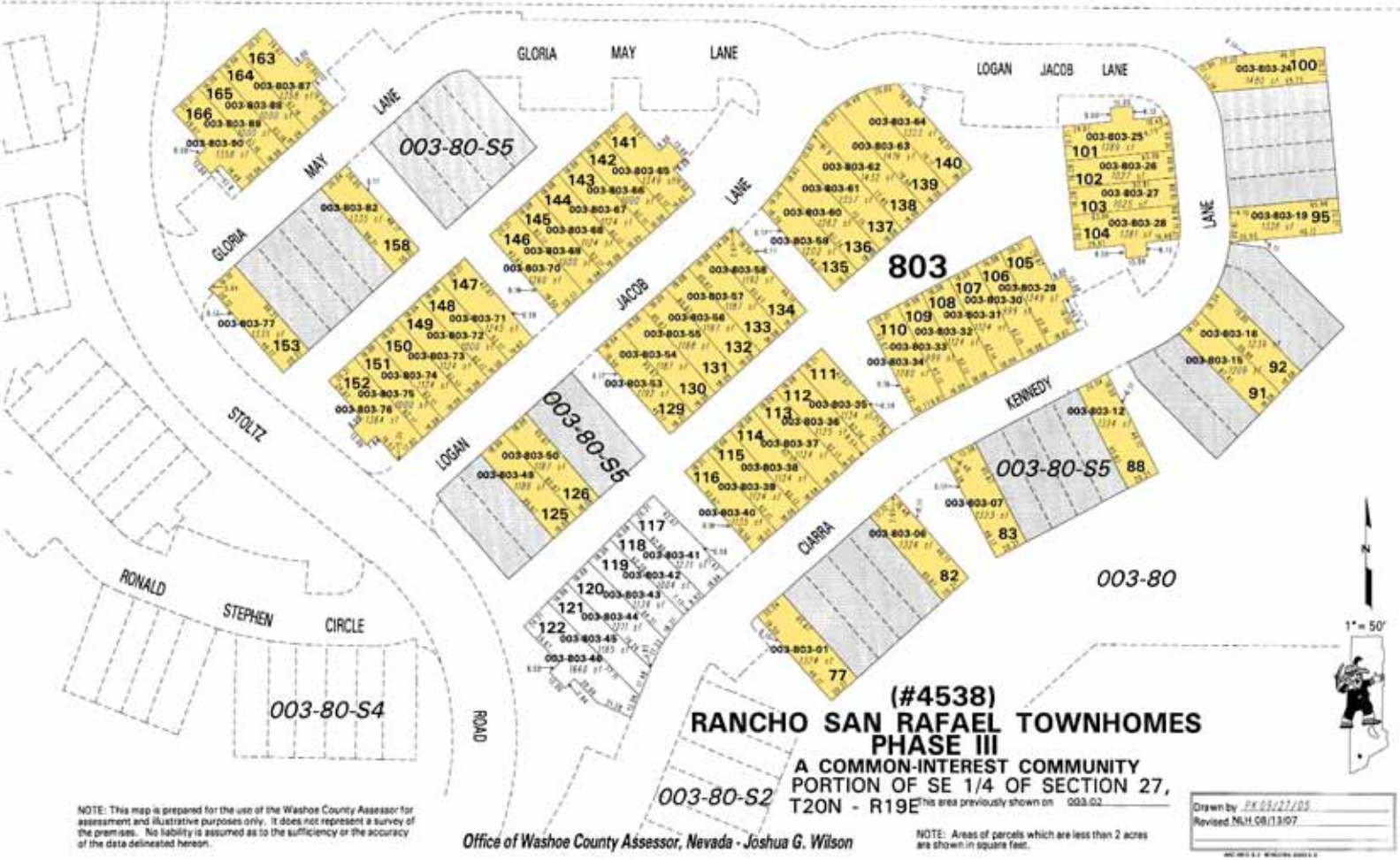
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by PR 09/21/05  
 Revised: N.H. 08/13/07



# AERIALS & MAPS

003-80-S3



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

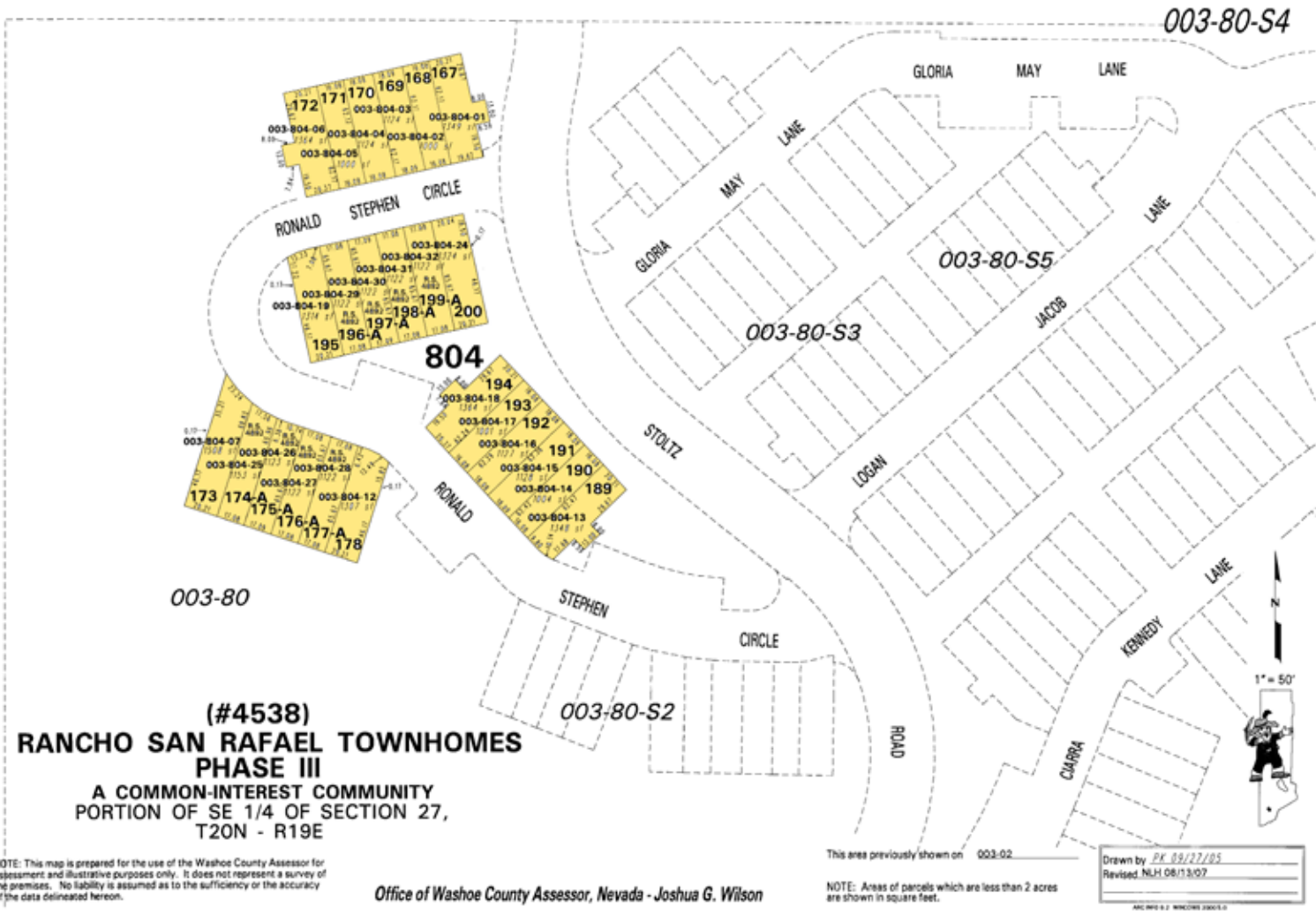
Office of Washoe County Assessor, Nevada - Joshua G. Wilson

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by PK/ST/DS  
 Revised NH/CB/13/07



# AERIALS & MAPS



**(#4538)**  
**RANCHO SAN RAFAEL TOWNHOMES**  
**PHASE III**  
 A COMMON-INTEREST COMMUNITY  
 PORTION OF SE 1/4 OF SECTION 27,  
 T20N - R19E

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Office of Washoe County Assessor, Nevada - Joshua G. Wilson

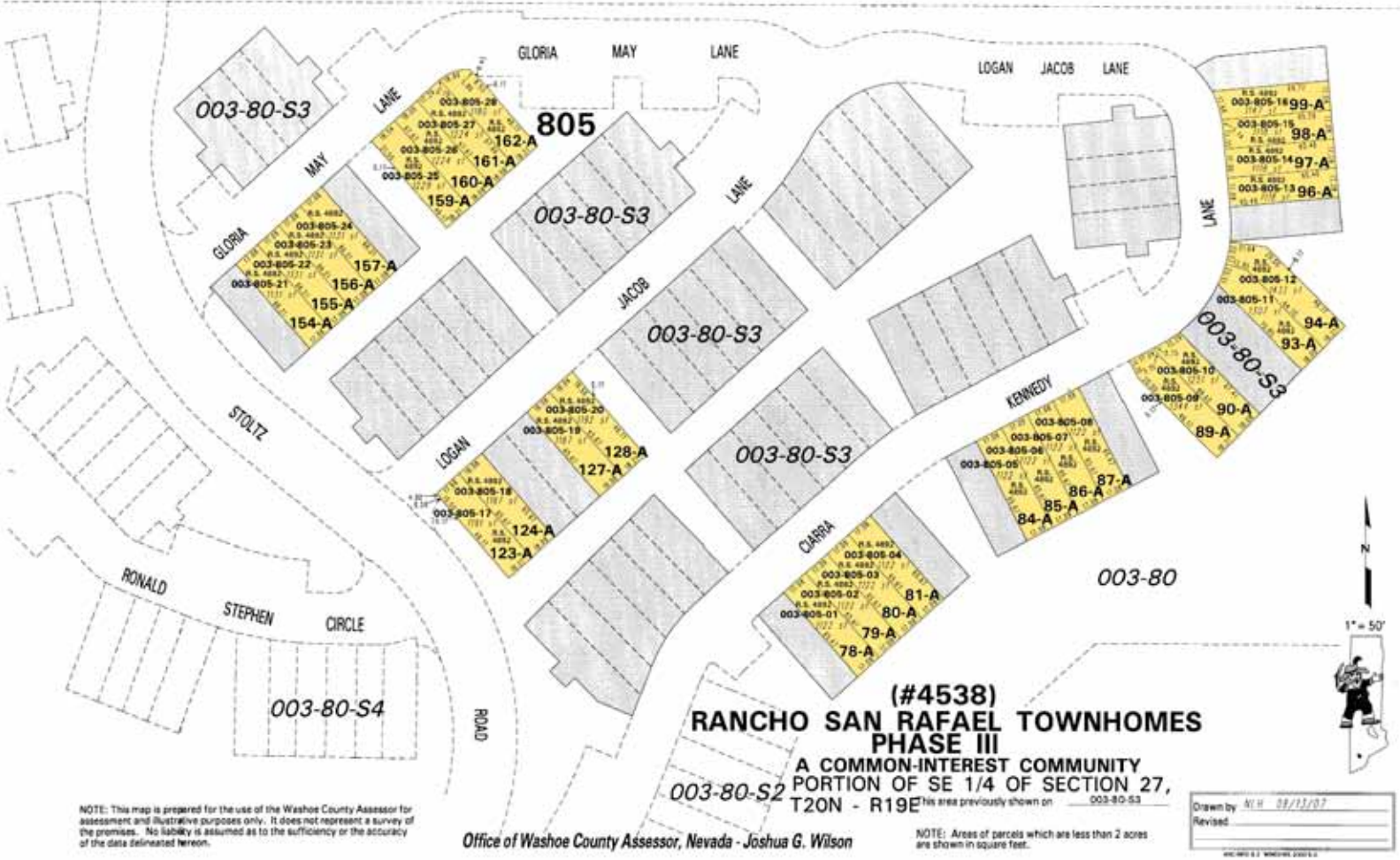
This area previously shown on 003-02  
 NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by PK 09/27/05  
 Revised NJH 08/13/07



# AERIALS & MAPS

003-80-S5



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Office of Washoe County Assessor, Nevada - Joshua G. Wilson

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by: N.H. 08/11/07  
 Revised: \_\_\_\_\_  
 08/11/07 11:00 AM



# TAXES & FEES

## Home Owner's Association:

The HOA dues are payable upon occupancy and are not liable until units are built and sold. Dues on completed townhomes are currently \$122/month/unit.

## Property Taxes:

In 2011, annual property taxes for the entire project including lots and common area equaled \$14,605.22.

## Estimated Permit Fees:

Description	Fee Per Unit*
Regional Road Impact Fee	\$2,845.46
City Park Fees	\$1,000.00
Sewer Connection	\$4,459.00
Permit Fee	\$1,463.97
Plan Review Fee	\$951.58
<b>Total**:</b>	<b>\$10,720.01</b>

\*Assumes a 1,400 SF townhome.

\*\*Estimate only. Please contact the City of Reno Community Development Department at (775) 334-2063 or online at [reno.gov](http://reno.gov) for details.

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