

UPSTREAM TOWNHOMES

RENO, NEVADA

90 FINISHED TOWNHOME LOTS
8 FINISHED TOWNHOMES
4.139 ACRES OF COMMON AREA



presented exclusively by

COMMERCIAL PARTNERS
OF NEVADA

Ron Cobb

Principal

Direct: (775) 329-4000 x103

Cell: (775) 762-2225

ron@commercialpartnersnv.com

Peter Ghishan, Esq.

Principal

Direct: (775) 329-4000 x105

Cell: (775) 247-7708

peter@commercialpartnersnv.com

UPSTREAM TOWNHOMES

RENO, NEVADA

TABLE OF CONTENTS:

I.	Offering Summary	3
II.	Property Details	4
III.	Aerials and Maps	7
IV.	Taxes and Fees	13



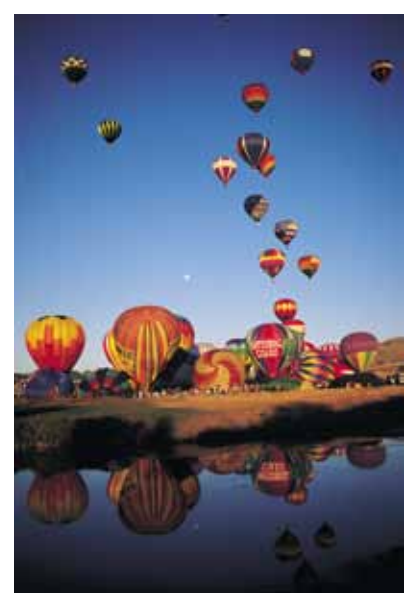
OFFERING SUMMARY

Commercial Partners of Nevada is proud to offer 90 finished townhome lots, 9 finished townhomes and 4.139 acres of common area on the Truckee River 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

- 90 finished townhome lots
- 8 finished townhomes
- 4.139 acres of common area

Offering Price

~~\$1,650,000.00~~
\$1,250,000.00

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

- Average Lot Size: 1,230 SF
- Minimum Lot Size: 1,008 SF
- Maximum Lot Size: 1,613 SF

Common Area

- APN 006-330-01
- 4.139 Acres

APN	Unit	Size (SF)
006-341-01	108	1404
006-341-02	107	1104
006-341-03	106	1206
006-341-04	105	1233
006-341-05	104	1238
006-341-06	103	1278
006-341-07	102	1072
006-341-08	101	1499
006-351-01	91	1415
006-351-02	92	1040
006-351-03	93	1133
006-351-04	94	1133
006-351-05	95	1014
006-351-06	96	1360
006-351-07	97	1257
006-351-08	98	1008
006-351-09	99	1072
006-351-10	100	1499
006-352-09	90	1542
006-352-10	89	1111
006-352-11	88	1117
006-352-12	87	1579
006-361-01	86	1412
006-361-02	85	1104
006-361-03	84	1206
006-361-04	83	1206
006-361-05	82	1242
006-361-06	81	1104
006-361-07	80	1499
006-361-08	64	1503

APN	Unit	Size (SF)
006-361-09	63	1063
006-361-10	62	1206
006-361-11	61	1173
006-361-12	60	1135
006-361-13	59	1134
006-361-14	58	1134
006-361-15	57	1133
006-361-16	56	1039
006-361-17	55	1455
006-362-01	44	1087
006-362-02	45	1293
006-362-03	46	1291
006-362-04	47	1114
006-362-05	48	1389
006-362-06	49	1519
006-362-07	50	1127
006-362-08	51	1206
006-362-09	52	1204
006-362-10	53	1101
006-362-11	54	1532
006-371-01	70	1419
006-371-02	69	1092
006-371-03	68	1265
006-371-04	67	1266
006-371-05	66	1093
006-371-06	65	1413
006-372-01	71	1503
006-372-02	72	1072
006-372-03	73	1073
006-372-04	74	1438

APN	Unit	Size (SF)
006-372-05	75	1422
006-372-06	76	1078
006-372-07	77	1222
006-372-08	78	1166
006-372-09	79	1613
006-381-01	32	1392
006-381-02	31	1104
006-381-03	30	1072
006-381-04	29	1206
006-381-05	28	1206
006-381-06	27	1072
006-381-07	26	1104
006-381-08	25	1379
006-381-09	24	1339
006-381-10	23	1072
006-381-11	22	1309
006-381-12	21	1218
006-381-13	20	1092
006-381-14	19	1592
006-382-01	33	1582
006-382-02	34	1134
006-382-03	35	1134
006-382-04	36	1585
006-382-05	37	1238
006-382-06	38	1202
006-382-07	39	1199
006-382-08	40	1197
006-382-09	41	1222
006-382-10	42	1317
006-382-11	43	1360

COMMERCIAL PARTNERS
OF NEVADA

PROPERTY DETAILS

Townhomes

- Average Lot Size: 1,230 SF
- Minimum Lot Size: 1,008 SF
- Maximum Lot Size: 1,613 SF

HOA Fees

\$145/month/unit. HOA fees are only payable upon transfer or occupancy of new units. Four townhome units included in sale are currently liable for HOA dues, four are not.

Address	APN	Size (SF)	Bed	Bath
2660 Dana Kristin Ln	006-341-12	1590	3	2
2630 Dana Kristin Ln	006-341-15	1480	2	2
2620 Dana Kristin Ln	006-341-16	1480	2	2
2610 Dana Kristin Ln	006-341-17	1311	2	2
2760 Dana Kristin Ln	006-352-02	1311	2	2
2740 Dana Kristin Ln	006-352-04	1480	2	2
2730 Dana Kristin Ln	006-352-05	1480	2	2
2710 Dana Kristin Ln	006-352-07	1311	2	2



COMMERCIAL PARTNERS
OF NEVADA

PROPERTY DETAILS

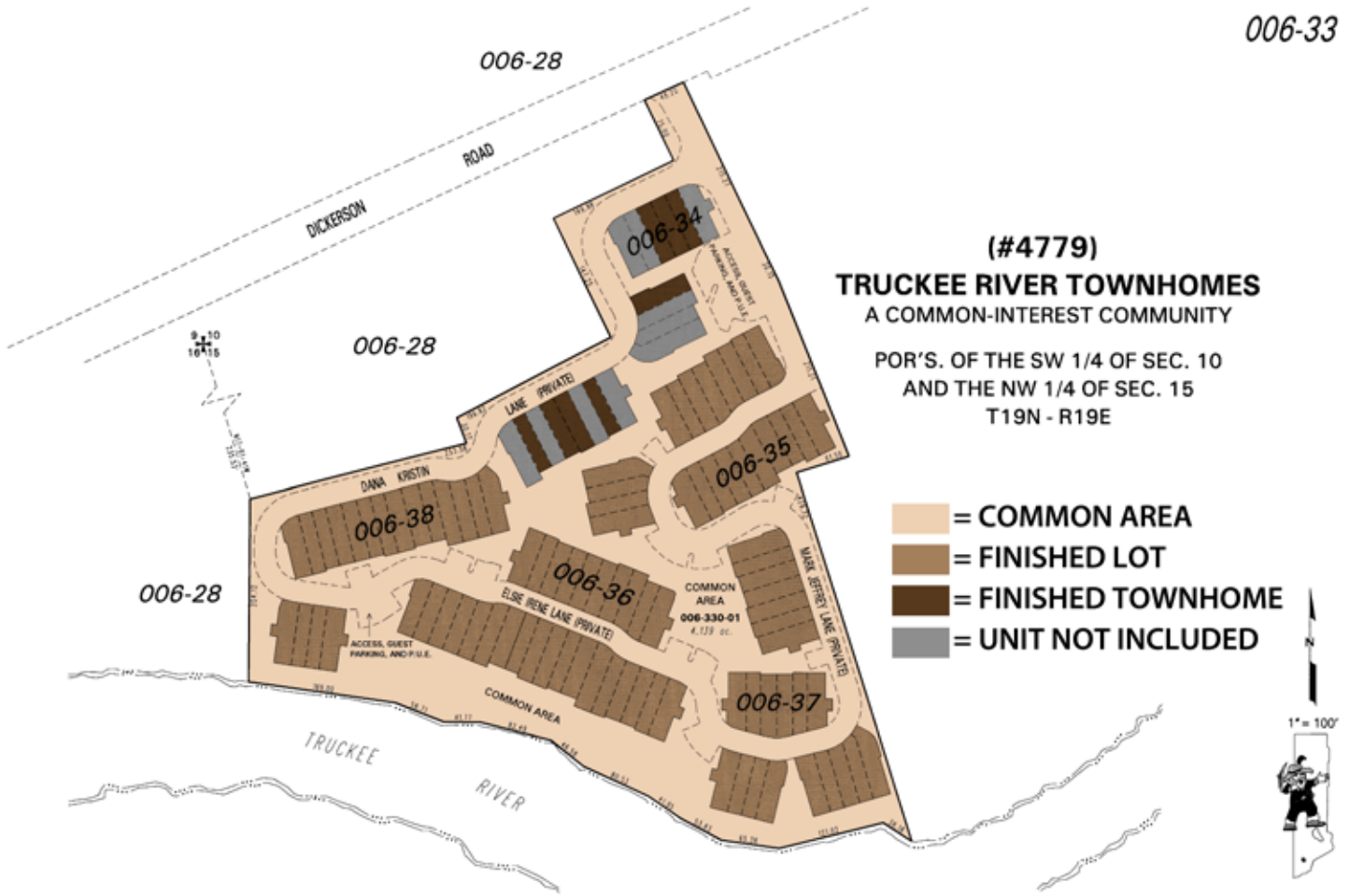


AERIALS & MAPS



AERIALS & MAPS

006-33



(#4779)
TRUCKEE RIVER TOWNHOMES
 A COMMON-INTEREST COMMUNITY

POR'S. OF THE SW 1/4 OF SEC. 10
 AND THE NW 1/4 OF SEC. 15
 T19N - R19E

- = COMMON AREA
- = FINISHED LOT
- = FINISHED TOWNHOME
- = UNIT NOT INCLUDED

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.

BOOK 010
 Office of Washoe County Assessor, Nevada - Joshua G. Wilson

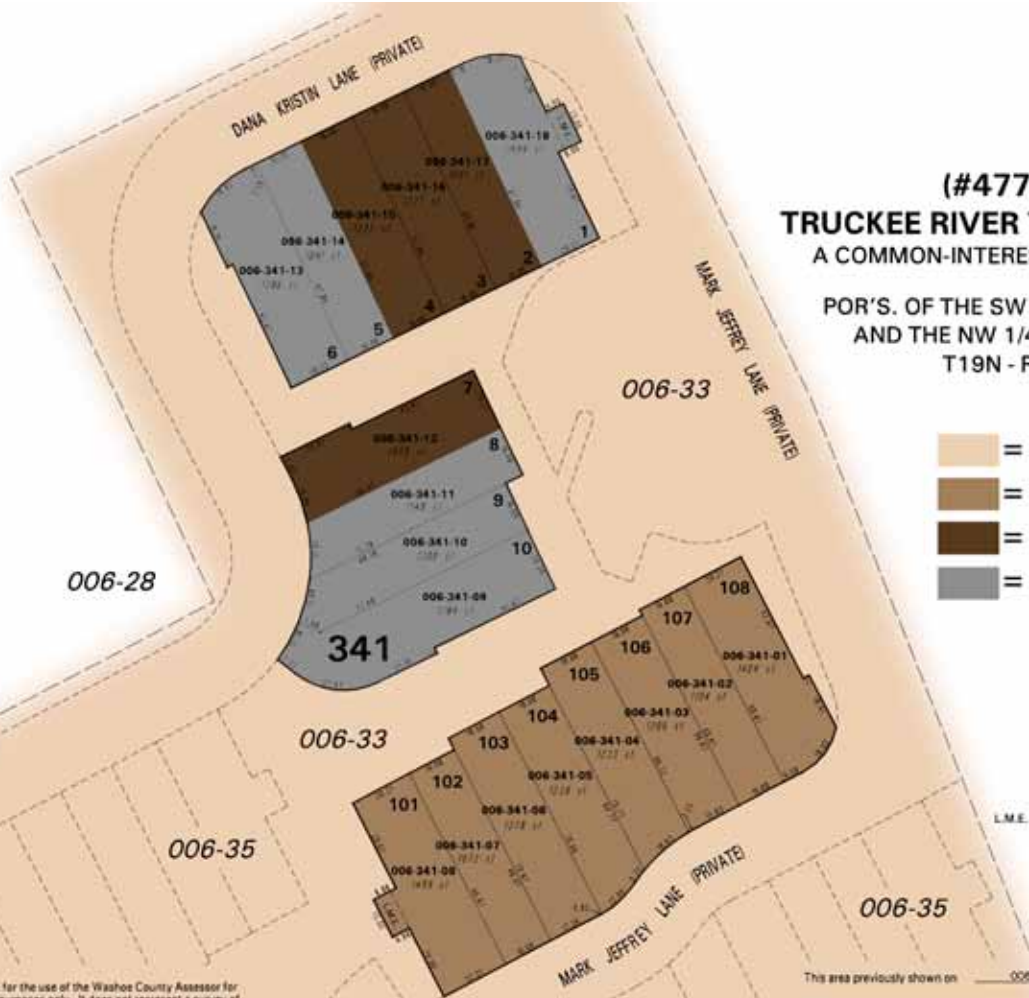
This area previously shown on 006-28
 NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by MLN 05/21/07
 Revised _____
ARC/INFO 9.2 WINCCS0001.0



AERIALS & MAPS

006-34



(#4779)
TRUCKEE RIVER TOWNHOMES
 A COMMON-INTEREST COMMUNITY

POR'S. OF THE SW 1/4 OF SEC. 10
 AND THE NW 1/4 OF SEC. 15
 T19N - R19E

- = COMMON AREA
- = FINISHED LOT
- = FINISHED TOWNHOME
- = UNIT NOT INCLUDED

006-28

1" = 30'

L.M.E. - LANDSCAPE MAINTENANCE EASEMENT

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 006-28

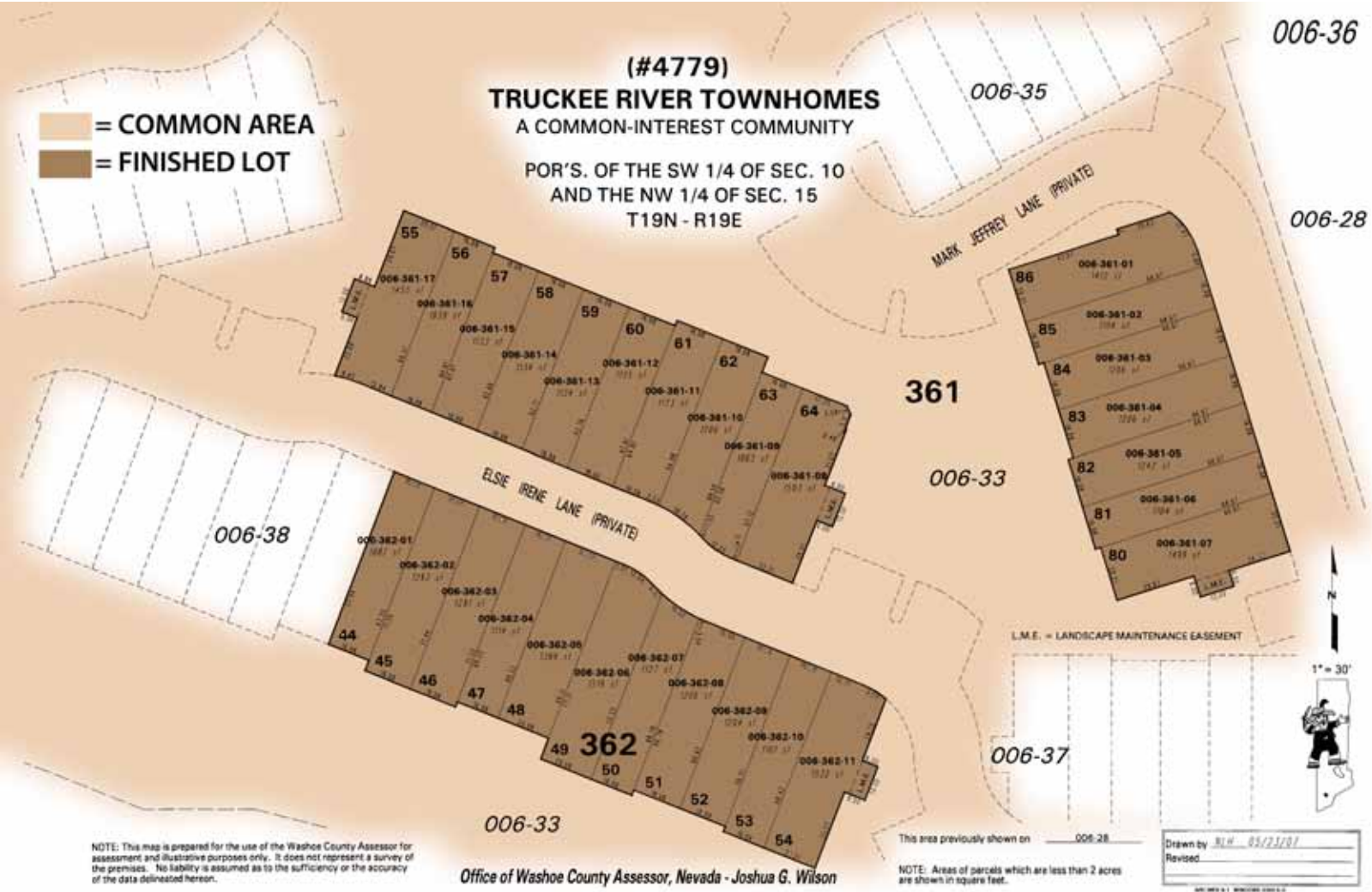
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by: M.H. 05/22/07

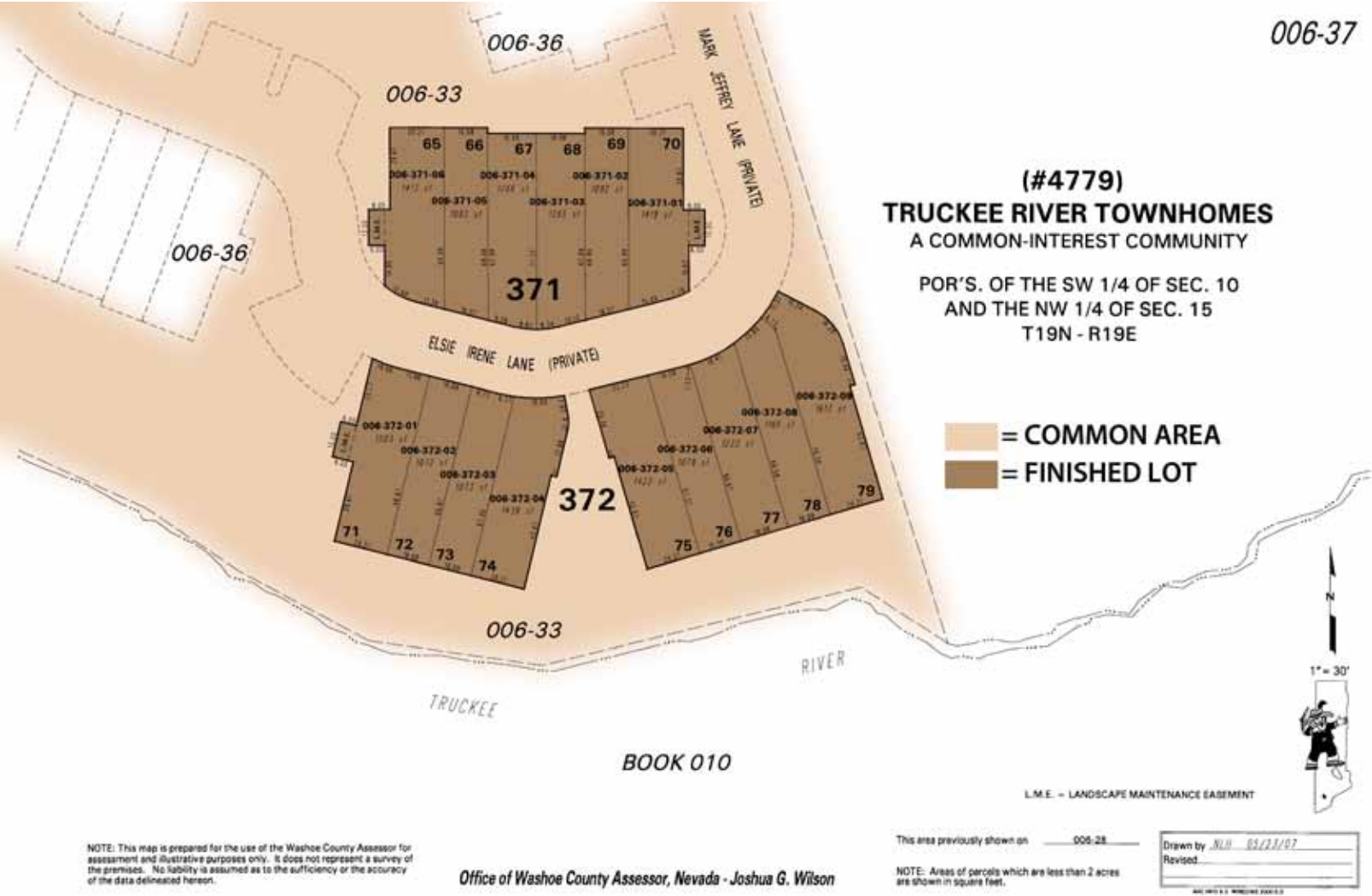
Revised: _____



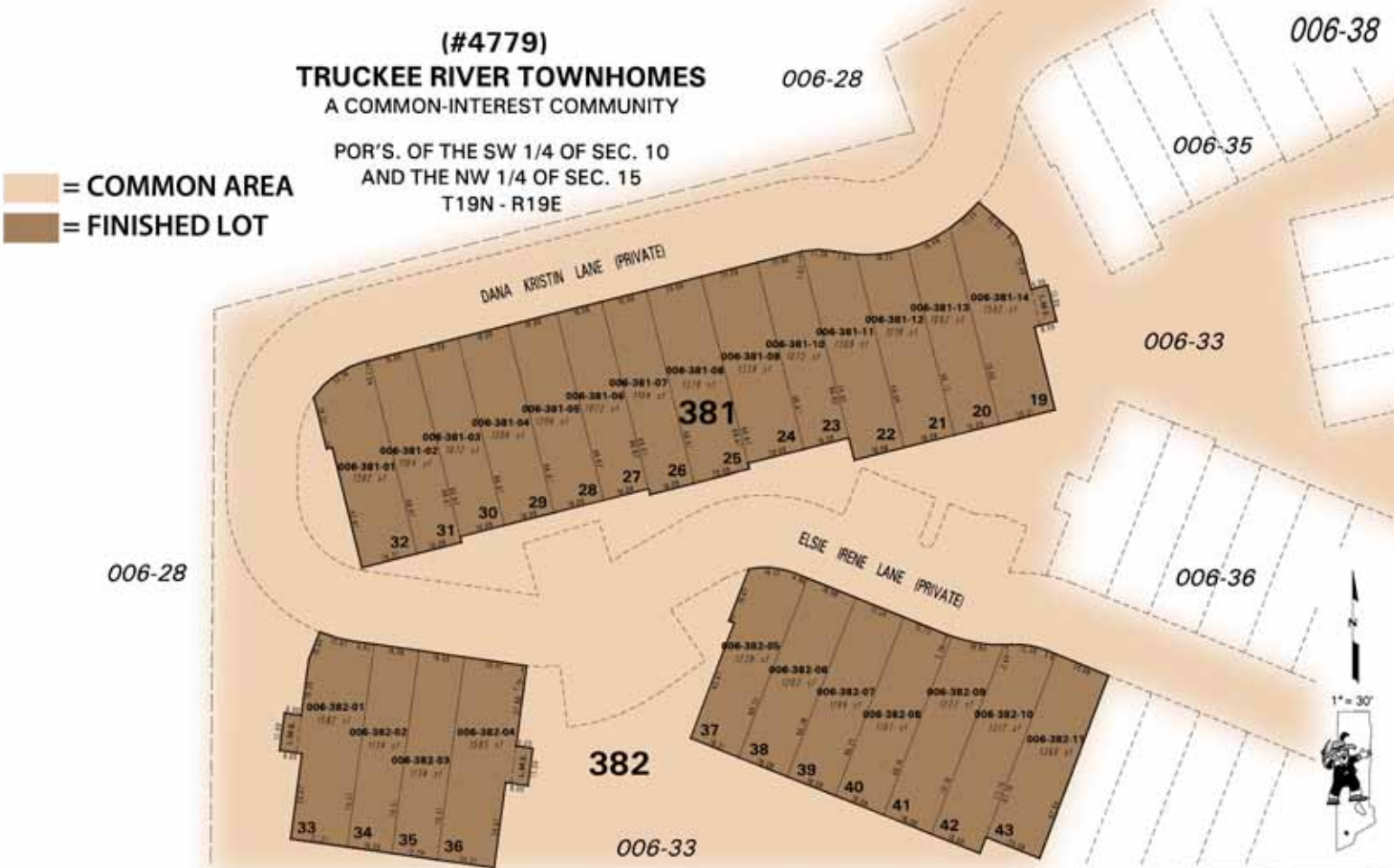
AERIALS & MAPS



AERIALS & MAPS



AERIALS & MAPS



006-28 = COMMON AREA
006-33 = FINISHED LOT

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.

L.M.E. = LANDSCAPE MAINTENANCE EASEMENT
 Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on **006-28**
 NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by **NLN 03/21/07**
 Revised _____
© 2007 WASHOE COUNTY



TAXES & FEES

Property Taxes:

In 2010, annual property taxes for the entire project including lots, townhomes, and common area equaled \$46,966.40.

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
Total**:	\$10,720.01

*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 for details.

COMMERCIAL PARTNERS
OF NEVADA