

## 927 Ralston Street - 7 plex

### Improvements

Following is a summary of major improvements made to the apartments at 927 Ralston Street.

<u>Description</u>	<u>Date</u>	<u>Cost</u>
<b><u>Exterior Improvements:</u></b>		
<b>Landscaping:</b>		
1 Replaced landscaping on north and east street side including DG, new sprinkler heads, valves, timer, and shrubs	Sep-20	3,000.00
2 Removed large old elm trees and ground tree stumps in front yard	Apr-22	6,675.00
3 Resodded front grass, added DG to planter areas and three paver patios	Sep-22	3,552.00
4 Replaced landscaping in final section of front yard including grinding old tree stump, adding DG and pavers	Sep-25	1,017.00
<b>Exterior Paint:</b>		
Painted exterior of building	Nov-23	14,068.00
<b>Concrete:</b>		
1 Replaced cement in parking area	May-20	10,000.00
2 City of Reno replaced street sidewalks	Jun-20	-
3 Replaced all cement walks on site along fronts of apartments between rear parking area to the Ralston street sidewalks, including new stoops in front of the five ground level apartments.	Nov-23	14,600.00
<b>Stairs:</b>		
Replaced exterior wooden stairs with welded iron and cement stairs	Jul-23	12,533.00
<b>Electrical:</b>		
Replaced exterior electrical fuse boxes and meters	Jan-21	7,270.00

## **Interior Improvements:**

### **General Improvements:**

1 Replaced building windows with high efficiency double pane	Aug-15	7,500.00
2 Replaced all front door locks with integrated landlord lock system including master keys and easy change cores	Apr-23	898.00

<b>Unit A</b> Smoke alarms with 10 yr life Replaced kitchen counter	Aug-25
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<b>Unit B</b> Vinyl plank floors & baseboards	Jul-24	4,674.00
Range & hood with 3 yr protection plan on range	Jul-24	1,128.00
Smoke alarms with 10 yr life	Aug-25	
Painted	Jul-24	
Replaced blinds	Nov-25	
Bath vanity and faucets	Nov-25	

<b>Unit C</b> Major remodel included: Thomasville kitchen cabinets with easy glide drawers and hinges Granite countertops Vinyl plank flooring & baseboards in kitchen and dining area. Kitchen rewiring LG French door refrigerator in stainless steel with 5 year protection plan LG dishwasher in stainless steel with 5 year protection plan LG over the range microwave in stainless steel with 5 year protection plan LG easy clean range in stainless steel with 5 year protection plan Stainless steel sink with workstation, upgraded faucet Light fixtures in kitchen, hall and bathroom Carpet in bedrooms Blinds throughout Fresh paint throughout Smoke alarms with 10 yr life Reem 28 gal water heater with 6 year warranty Vinyl plank flooring in bathroom and hallway. Baseboards in bath, hallway and bedrooms Replace tile in shower surround and replumb shower Bathroom vanity and faucet Medicine cabinet Shower massage Towel racks and bath hooks	Jun-25	21,987.00
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<b>Unit D</b>	Vinyl plank flooring	Aug-23	1,817.00
	Carpet	Aug-23	1,334.00
	LG top freezer refrigerator with 5 yr protection plan	Feb-24	964.00
	Major remodel included:	Jun-25	21,987.00
	Thomasville kitchen cabinets with easy glide drawers and hinges		
	Granite countertops		
	Kitchen rewiring		
	LG dishwasher in stainless steel with 5 year protection plan		
	LG over the range microwave in stainless steel with 5 year protection plan		
	LG easy clean range in stainless steel with 5 year protection plan		
	Stainless steel sink with upgraded faucet		
	Light fixtures in kitchen, hall and bathroom		
	Blinds throughout		
	Fresh paint throughout		
	Smoke alarms with 10 yr life		
	Reem 28 gal water heater with 6 year warranty		
	Vinyl plank flooring in bathroom and hallway		
	Bathroom Vanity and faucet		
	Medicine cabinet		
	Shower massage		
	Towel racks and bath hooks		
<b>Unit E</b>	LG easy clean range in stainless steel with 5 year protection plan	Aug-24	780.00
	Major remodel included:	Jun-25	21,987.00
	Thomasville kitchen cabinets with easy glide drawers and hinges		
	Granite countertops		
	Vinyl plank flooring and baseboards in kitchen and dining area.		
	Kitchen rewiring		
	LG French door refrigerator in stainless steel with 5 year protection plan		
	LG dishwasher in stainless steel with 5 year protection plan		
	LG over the range microwave in stainless steel with 5 year protection plan		
	Stainless steel sink with workstation, upgraded faucet and soap dispenser		
	Light fixtures in kitchen, hall and bathroom		
	Carpet in bedrooms		
	Blinds throughout		
	Fresh paint throughout		
	Smoke alarms with 10 yr life		
	Reem 28 gal water heater with 6 year warranty		
	Vinyl plank flooring in bathroom and hallway		
	Bathroom Vanity and faucet		

Medicine cabinet  
Shower massage  
Towel racks and bath hooks

<b>Unit F</b>	Water heater	May-22	1,500.00
	Furnace	Dec-19	4,500.00
	Smoke alarms with 10 yr life	Aug-25	
	Repainted bedroom, family room and bathroom	Aug-25	
	Towel racks and bath hooks	Aug-25	
	Vinyl plank flooring and baseboards in kitchen and bath	Aug-25	1,400.00
	Bathroom Vanity and faucet	Aug-25	400.00
	Shower massage	Aug-25	
<b>Unit G</b>	GE Electric Range with 3 year protection plan	Aug-23	865.00
	Water heater	Feb-21	1,290.00
	Smoke alarms with 10 yr life	Aug-25	
	Repainted	Apr-23	