

STEVEN T. POLIKALAS, LTD.

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TO: STATE BOARD OF EQUALIZATION

FROM: STEVEN T. POLIKALAS, ESQ.
ON BEHALF OF RMP VESTA LLC

PARCEL NO.	014-135-24	HEARING NO	25-0084R24
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DATE OF HEARING:	August 4-5, 2025	TIME: 9:30 AM
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PLACE: Nevada Department of Taxation
9850 Double R Blvd.
Reno, Nevada 89521

SUBJECT PROPERTY



NEW EVIDENCE

See Attachment



Rent Roll

Properties: The Carlin (Vesta) - 121 Vesta Street Reno, NV 89502, The Carlin (Pueblo) - 136 E. Pueblo St. Reno, NV 89502

Units: Active

As of: 06/30/2025

Include Non-Revenue Units: No

Unit	Status	Rent	BD/BA	Market Rent	Sqft	Advertised Rent	Tags
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The Carlin (Pueblo) - 136 E. Pueblo St. Reno, NV 89502

201	Current	0.00	2/2.00	2,095.00	891	1,895.00	
202	Vacant-Rented		2/2.00	2,045.00	891	1,775.00	
203	Current	1,825.00	2/2.00	2,095.00	891	1,895.00	
204	Current	1,525.00	1/1.50	1,725.00	602	1,525.00	
205	Current	1,495.00	1/1.50	1,725.00	602	1,495.00	
206	Current	1,450.00	1/1.50	1,725.00	602	1,495.00	
207	Current	1,450.00	1/1.50	1,725.00	602	1,525.00	
301	Current	2,350.00	2/2.00	2,350.00	1,216	2,395.00	Loft
302	Current	2,350.00	2/2.00	2,350.00	1,216	2,395.00	Loft
303	Current	0.00	2/2.00	2,350.00	1,216	2,395.00	Loft
304	Current	1,695.00	1/1.50	2,150.00	872	1,695.00	Loft
305	Current	1,650.00	1/1.50	2,150.00	872	1,695.00	Loft
306	Current	1,650.00	1/1.50	2,150.00	872	1,695.00	Loft
307	Current	1,695.00	1/1.50	2,150.00	872	1,695.00	Loft
14 Units	92.9% Occupied	19,135.00		28,785.00	12,217	25,570.00	

The Carlin (Vesta) - 121 Vesta Street Reno, NV 89502

Commercial Space	Current	0.00	--/--			0.00	
101	Current	1,475.00	1/1.50	1,725.00	520	1,450.00	
102	Vacant-Unrented		1/1.50	1,725.00	520	1,425.00	ADA
103	Vacant-Rented		2/2.00	2,125.00	891	1,745.00	
104	Vacant-Unrented		2/2.00	2,125.00	891	1,725.00	ADA
105	Vacant-Rented		1/1.50	1,725.00	559	1,450.00	
106	Vacant-Unrented		2/2.00	2,125.00	891	1,745.00	
201	Current	0.00	2/2.00	2,175.00	891	1,925.00	
202	Current	0.00	1/1.50	1,750.00	559	1,475.00	
203	Current	0.00	1/1.50	1,750.00	559	1,525.00	
204	Current	0.00	2/2.00	2,175.00	891	1,895.00	
205	Current	0.00	2/2.00	2,175.00	891	1,895.00	
206	Current	1,495.00	1/1.50	1,750.00	559	1,475.00	
207	Current	1,500.00	2/2.00	2,175.00	891	1,895.00	
208	Vacant-Rented		2/2.00	2,175.00	800	1,745.00	
209	Vacant-Unrented		2/2.00	2,175.00	891	1,925.00	
210	Current	0.00	2/2.00	2,175.00	891	1,925.00	
301	Vacant-Unrented		2/2.00	2,675.00	1,216	2,495.00	Loft
302	Current	0.00	1/1.50	2,150.00	834	1,825.00	Loft
303	Current	1,745.00	1/1.50	2,150.00	834	1,775.00	Loft
304	Vacant-Rented		2/2.00	2,675.00	1,216	2,495.00	Loft
305	Current	1,995.00	2/2.00	2,675.00	1,216	2,495.00	Loft
306	Current	1,775.00	1/1.50	2,150.00	834	1,775.00	Loft

Rent Roll

Unit	Status	Rent	BD/BA	Market Rent	Sqft	Advertised Rent	Tags
307	Current	0.00	2/2.00	2,675.00	1,216	2,495.00	Loft
308	Vacant-Unrented		2/2.00	2,675.00	1,100	2,395.00	Loft
309	Current	2,495.00	2/2.00	2,675.00	1,216	2,495.00	Loft
310	Current	2,350.00	2/2.00	2,675.00	1,216	2,495.00	Loft
27 Units	63.0% Occupied	14,830.00		57,200.00	22,993	49,960.00	
Total 41 Units	73.2% Occupied	33,965.00		85,985.00	35,210	75,530.00	

CONFIDENTIAL