

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$581,387 true NNN lease! Based on 2021 rent it is 5.25% CAP)
Building Size:	1,528 SF
Available SF:	
Lot Size:	1,485 SF
Number Of Units:	1
Price / SF:	\$380.49
Cap Rate:	5.25%
NOI:	\$30,522
Year Built:	2004
Zoning:	MUSV
Market:	Reno
Submarket:	Southwest Reno

PROPERTY OVERVIEW

Leased Investment - 10 year NNN Lease
(lease expires 5/31/29 with option to renew)
true NNN lease! Based on 2021 rent it is 5.25% CAP

PROPERTY HIGHLIGHTS

- * 10 year NNN lease
- * Great Location
- * Passive Income
- * Tenant pays assoc dues - association covers all common areas, landscaping, roof etc!
- * lease expires 5/31/29 with option to renew

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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
FARMERS	1	1,528	June 2019	May 2029	\$30,523	100.0	\$19.98
Totals/Averages		1,528			\$30,523		\$19.98

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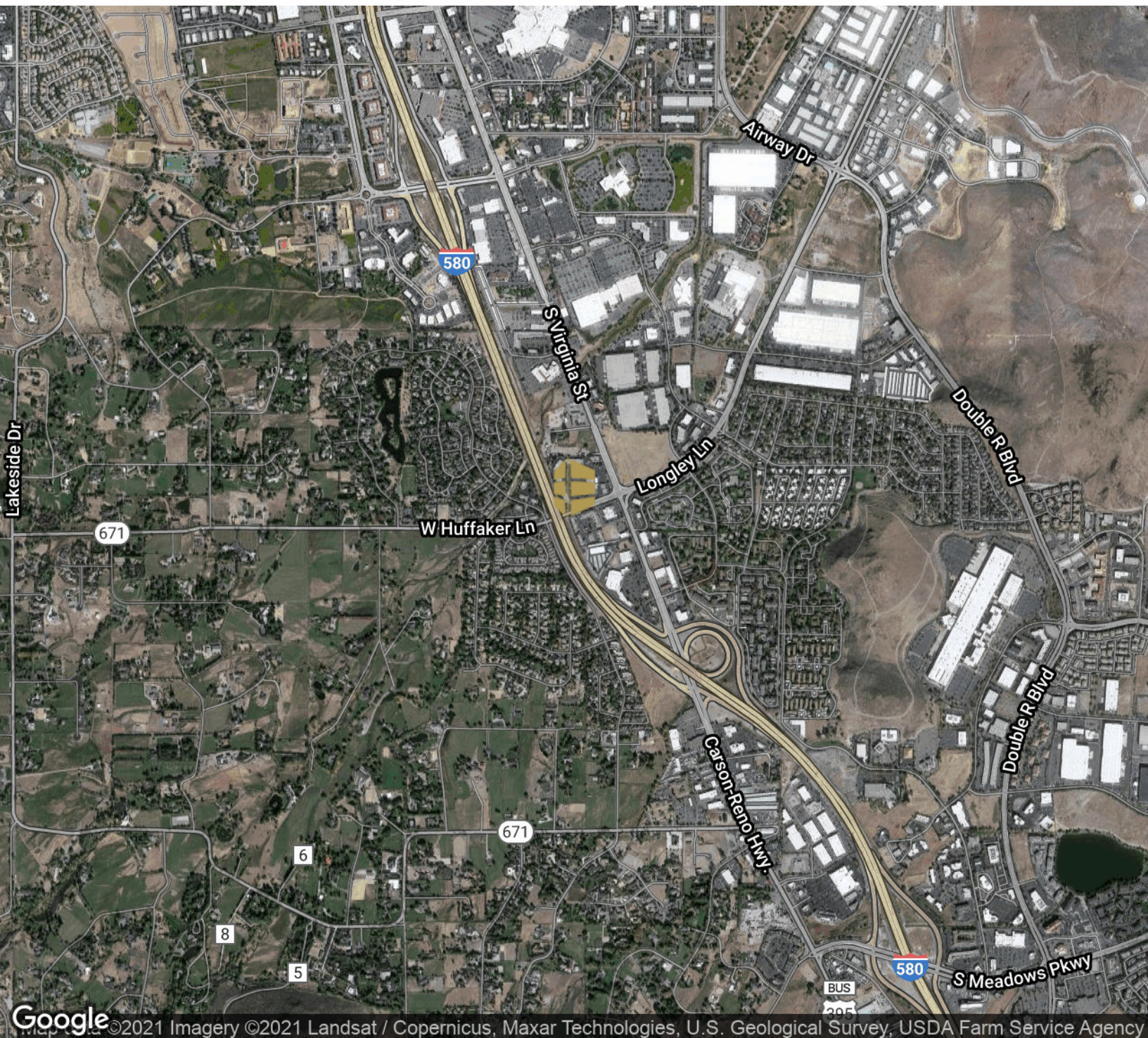
ADDITIONAL PHOTOS



	PRICE SQ FT	PROPERTY SQ FT	MONTHLY RENT	ANNUAL RENT
YEAR 1	\$1.60	1528	\$2,444.80	\$29,337.60
YEAR 2	\$1.63	1528	\$2,493.70	\$29,924.35
YEAR 3	\$1.66	1528	\$2,543.57	\$30,522.84
YEAR 4	\$1.70	1528	\$2,594.44	\$31,133.30
YEAR 5	\$1.73	1528	\$2,646.33	\$31,755.96
YEAR 6	\$1.77	1528	\$2,699.26	\$32,391.08
YEAR 7	\$1.80	1528	\$2,753.24	\$33,038.90
YEAR 8	\$1.84	1528	\$2,808.31	\$33,699.68
YEAR 9	\$1.87	1528	\$2,864.47	\$34,373.67
YEAR 10	\$1.91	1528	\$2,921.76	\$35,061.15

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LOCATION MAPS



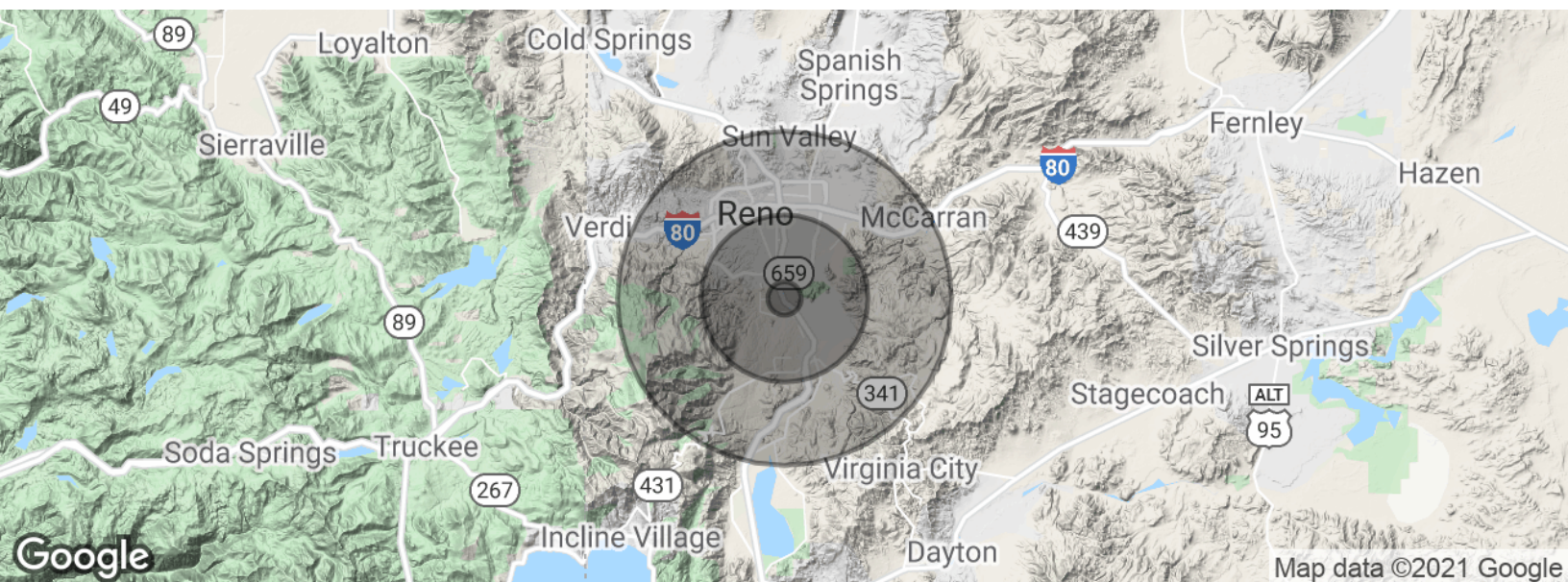
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,795	131,297	371,948
Median age	37.5	37.9	37.1
Median age (Male)	35.8	37.1	36.2
Median age (Female)	38.3	38.5	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,036	55,399	150,362
# of persons per HH	2.4	2.4	2.5
Average HH income	\$78,526	\$79,066	\$71,539
Average house value	\$196,322	\$415,714	\$373,001

* Demographic data derived from 2010 US Census

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NORTHERN NEVADA OVERVIEW



BUSINESS FRIENDLY

- RANKED IN TOP 10 STATES FOR BEST BUSINESS TAX CLIMATE.
- RANKED IN TOP 10 STATES FOR BUSINESS INCENTIVES.
- 100 COMPANIES HAVE RELOCATED HERE IN 3 YEARS.
- COST OF LIVING .9% LOWER THAN NATIONAL AVG.
- RANKED IN TOP 100 PLACES TO LIVE.
- RANKED IN 35 BEST CITIES FOR MILLENNIALS TO WORK.
- AVERAGE COMMUTE 22 MIN
- RANKED AS ONE OF THE 14 BEST STARTUP CITIES IN AMERICA.
- SUPPORT FOR ENTREPRENEURS FROM EDUCATION, MENTORSHIP AND FUNDING.\

TECHNOLOGY INFUSTRUCTURE

- MAJOR DATA CENTERS: SWITCH, APPLE, EBAY, RACKSPACE.
- RESEARCH COLLABORATION.
- HOME TO MICROSOFT, INTUIT, SIERRA NEVADA CORP, APPLE, GOOGLE, SWITCH, BLOCK CHAIN and Numerous Others.
- "SUPER-LOOP" FIBER NETWORK

TAX ADVANTAGES

- NO CORPORATE TAX
- NO PERSONAL INCOME TAX
- NO INVENTORY TAX
- NO FRANCHISE TAX

TIER 1 University

- UNIVERSITY OF NEVADA RENO IS A TIER 1 SCHOOL AND HOME TO MORE THAN 20,000 STUDENTS.

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