

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,716,800
Building Size:	23,396 SF
Available SF:	100% LEASED
Lot Size:	5.45 Acres
Price / SF:	\$244.35
Cap Rate:	6.0%
NOI:	\$343,008
Year Built:	1988
Renovated:	2016
Market:	Reno

PROPERTY OVERVIEW

CAUGHLIN CLUB LEASED INVESTMENT FOR SALE

- Single Tenant NNN leased investment
- APN 009-821-04
- Type of Lease NNN
- Term of Lease 7+ Years on current term
- Monthly Rent \$28,584/month
- Rent Increase \$29727.36/month year 2021 and \$30,916.45 in year 2026
- Operating Expenses: None (NNN Lease)
- 9 Championship Tennis Courts
- 25 Meter Swimming Pool with Children's Pool and Whirlpool
- Full Size Gymnasium for Basketball and Volleyball
- Located on 5.45 Acres
- Racquetball Court
- Complete Health Club
- Cafe and Bar
- 5,000 SF Preschool Adjacent to Fitness Center
- Infant - Kindergarten Summer Camps & Before / After

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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	CAUGHLIN CLUB NNN LEASED INVESTMENT
Street Address	4100 CAUGHLIN PARKWAY
City, State, Zip	Reno, NV 89519
County	Washoe
Market	Reno
Signal Intersection	Yes

BUILDING INFORMATION

NOI	\$343,008.00
Cap Rate	6.0
Occupancy %	100.0%
Tenancy	Single
Number Of Floors	2
Year Built	1988
Year Last Renovated	2016
Free Standing	Yes

PROPERTY HIGHLIGHTS

- LOCATION
- LONG TERM NNN LEASE
- VERY WELL MAINTAINED ASSET
- SINGLE TENANT

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW		NNN LEASED INVESTMENT - CAUGHLIN CLUB
Price		\$5,716,800
Price per SF		\$244.35
CAP Rate		6.0%
Cash-on-Cash Return (yr 1)		- %
Total Return (yr 1)		-
Debt Coverage Ratio		-
OPERATING DATA		NNN LEASED INVESTMENT - CAUGHLIN CLUB
Gross Scheduled Income		-
Other Income		-
Total Scheduled Income		-
Vacancy Cost		-
Gross Income		-
Operating Expenses		-
Net Operating Income		\$343,008
Pre-Tax Cash Flow		-
FINANCING DATA		NNN LEASED INVESTMENT - CAUGHLIN CLUB
Down Payment		-
Loan Amount		-
Debt Service		-
Debt Service Monthly		-
Principal Reduction (yr 1)		-

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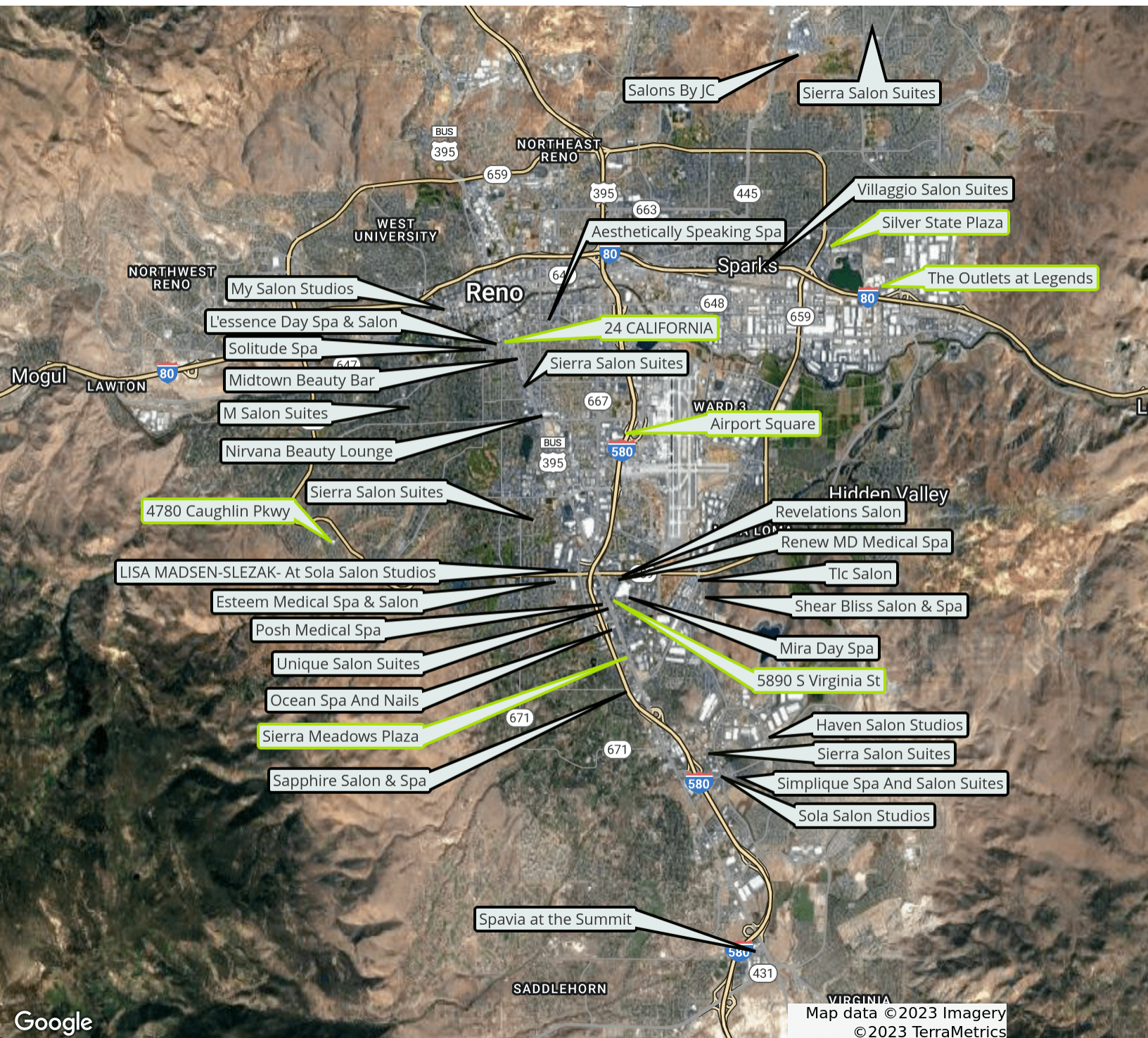
ADDITIONAL PHOTOS



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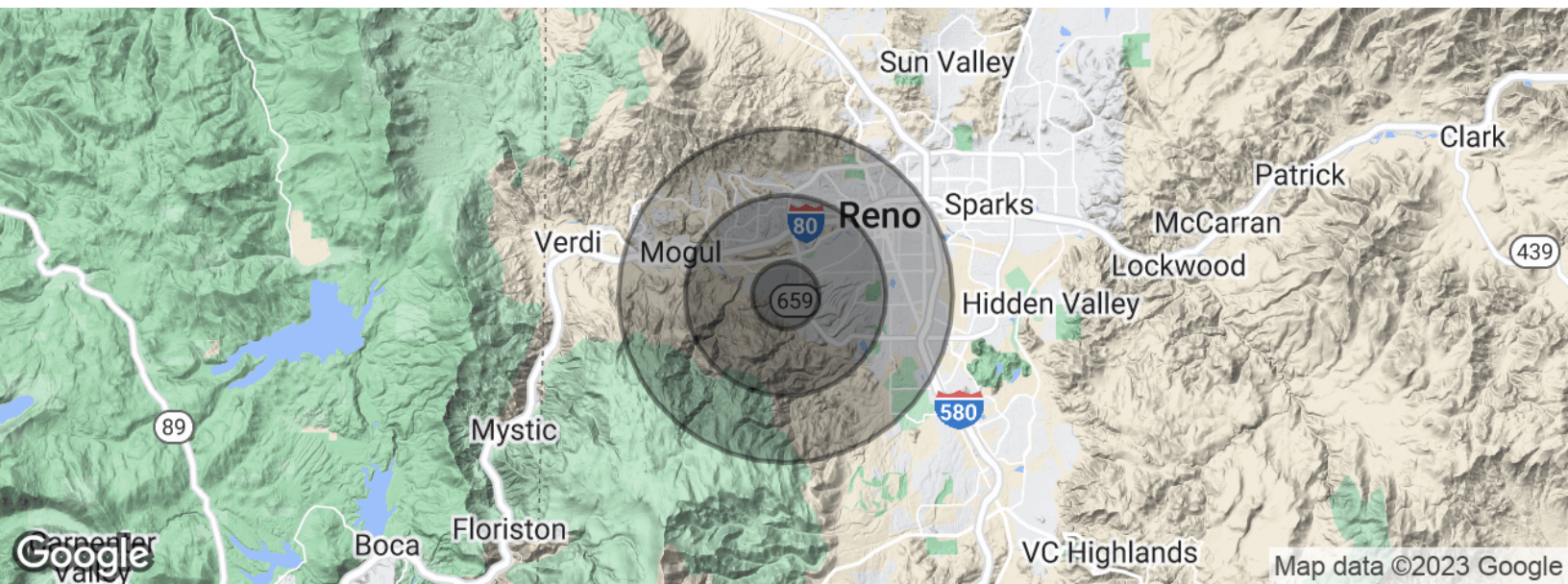
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,348	54,909	138,224
Median age	48.6	41.3	38.2
Median age (Male)	47.6	40.8	37.5
Median age (Female)	49.7	41.5	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,729	24,242	60,482
# of persons per HH	2.5	2.3	2.3
Average HH income	\$154,955	\$93,263	\$76,999
Average house value	\$613,150	\$473,894	\$439,049

* Demographic data derived from 2020 ACS - US Census

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MEET THE TEAM



RYAN JOHNSON, CCIM

Principal

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RICHARD JOHNSON

Principal & Broker of Record

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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

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PROFESSIONAL BACKGROUND

Has personally brokered over \$500,000,000 in real estate investment sales.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5 years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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ADVISOR BIO 2



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