

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

RYAN JOHNSON, CCIM
NV #BS.1707
775.823.8877 X202
RYAN@JOHNSONGROUP.NET

RICHARD JOHNSON
NV #B.58025
775.823.8877 X201
DICK@JOHNSONGROUP.NET

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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 |

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

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 |

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

LOCATION MAPS



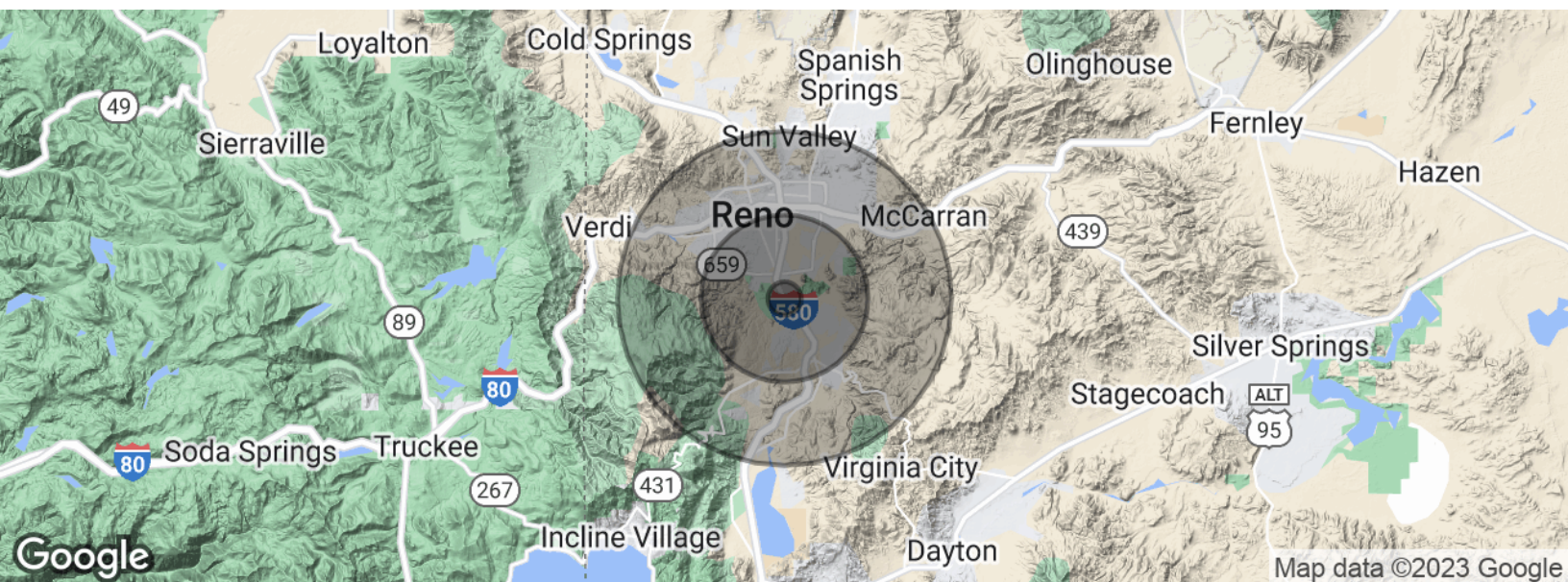
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

RETAILER MAP



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

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 2020 ACS - US Census

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

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 INFRASTRUCTURE

- 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.

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

MEET THE TEAM



RYAN JOHNSON, CCIM

Principal

775.232.8551

Ryan@johnsongroup.net

NV #BS.1707



RICHARD JOHNSON

Principal & Broker of Record

775.741.0829

dick@johnsongroup.net

NV #B.58025

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET
RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET