

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	6,244 SF
Available SF:	
Lot Size:	0.66 Acres
Number Of Units:	3
Price / SF:	\$377.96
Cap Rate:	
NOI:	
Year Built:	2001
Zoning:	AC
Market:	Reno
Submarket:	North Valleys Submarket

PROPERTY OVERVIEW

Chase-Johnson Commercial is pleased to offer for Sale a Medical Office / Dental Office -consists of 4736 sq ft which is currently vacant. The building also has 2 smaller leased suites. The CAM charges are (\$.33 sq ft). Great location just off US395 and great visibility. There larger medical space has a storage room on the second floor and an outdoor patio for use. Almost all expenses are recaptured through the CAM charges that are passed on to the Tenants (\$.33 sq ft).

PROPERTY HIGHLIGHTS

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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	% OF BUILDING
VACANT DENTAL		4,736	VACANT	VACANT	75.85
Lawyer		500	MTM	MTM	8.01
Farmers Insurance		500	1/1/2016	12/31/2022	8.01
2nd floor storage		508	NA	NA	8.14
Totals/Averages		6,244			

INCOME & EXPENSES

INCOME SUMMARY		1055 N HILLS BLVD -
Gross Income		\$108,154
EXPENSE SUMMARY		1055 N HILLS BLVD -
Dental Monthly CAM charges (\$.33 sq ft) - \$1507.44/m Tax, insurance, water, trash etc		\$18,089
Massage CAM		\$1,980
Farmers CAM		\$1,980
Gross Expenses		\$22,049
Net Operating Income		\$108,154

FINANCIAL SUMMARY

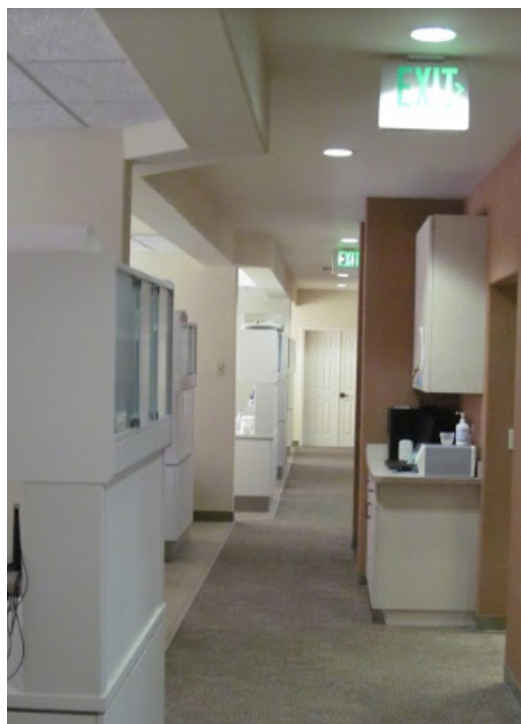
INVESTMENT OVERVIEW		1055 N HILLS BLVD -
Price		\$2,360,000
Price per SF		\$377.96
CAP Rate		
Cash-on-Cash Return (yr 1)		
Total Return (yr 1)		
Debt Coverage Ratio		-
OPERATING DATA		1055 N HILLS BLVD -
Gross Scheduled Income		
Other Income		-
Total Scheduled Income		
Vacancy Cost		
Gross Income		
Operating Expenses		-
Net Operating Income		
Pre-Tax Cash Flow		
FINANCING DATA		1055 N HILLS BLVD -
Down Payment		\$2,360,000
Loan Amount		-
Debt Service		-
Debt Service Monthly		-
Principal Reduction (yr 1)		-

ADDITIONAL PHOTOS



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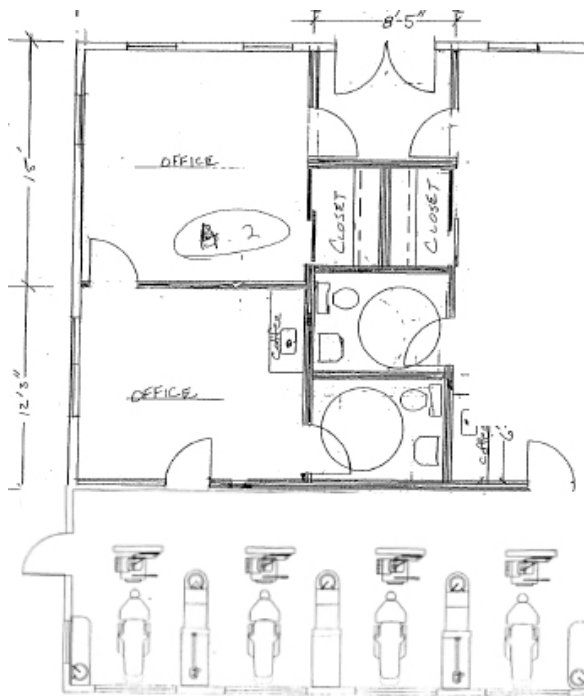
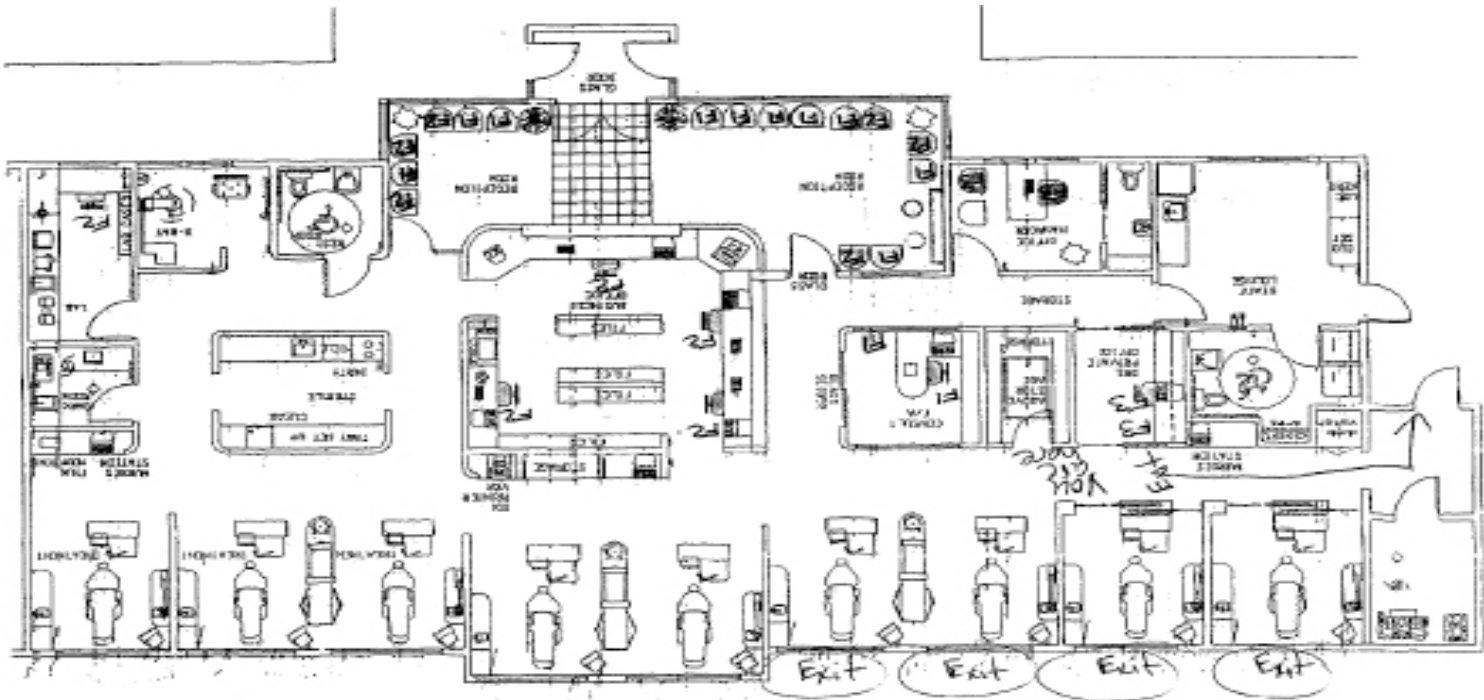
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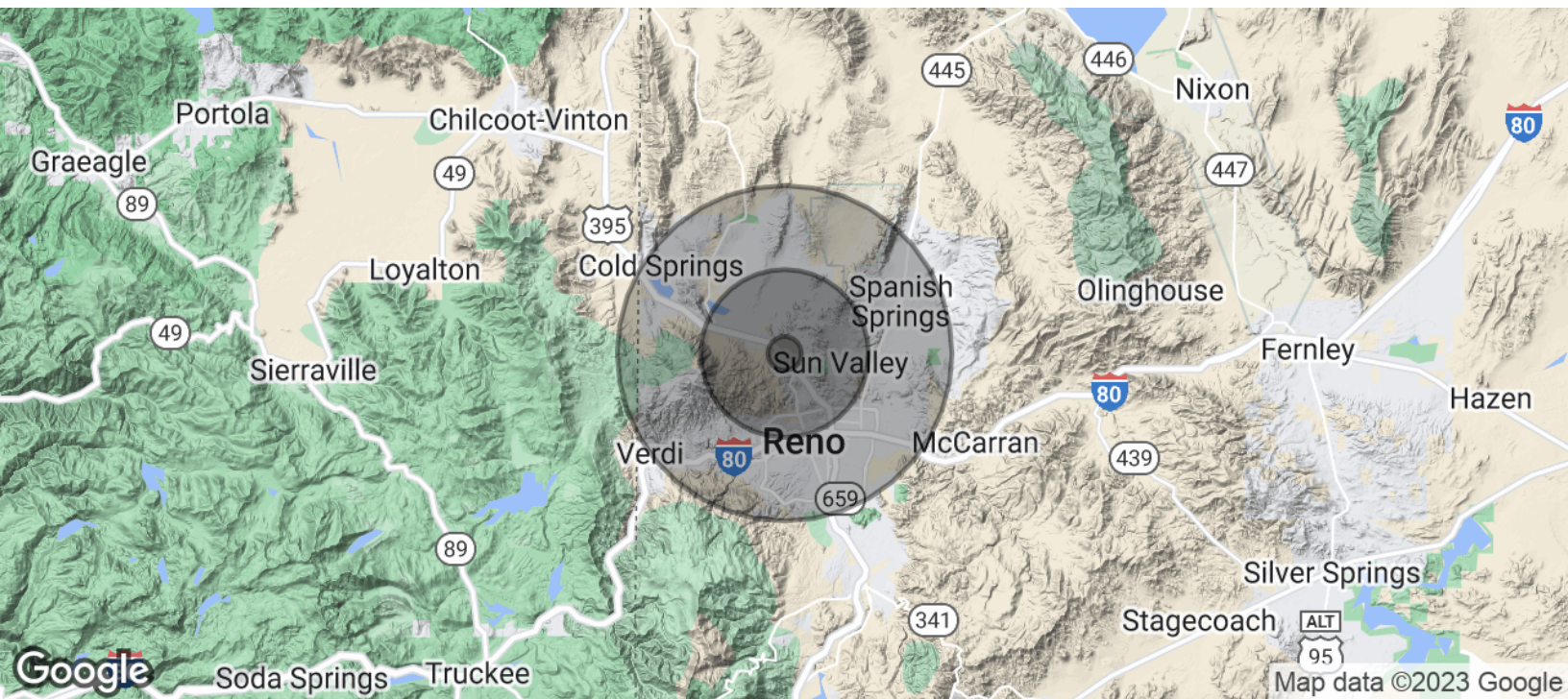
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FLOORPLANS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,100	98,651	396,363
Median age	33.3	31.2	35.2
Median age (Male)	32.0	29.6	34.4
Median age (Female)	34.6	32.2	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	715	33,826	154,104
# of persons per HH	2.9	2.9	2.6
Average HH income	\$69,141	\$59,947	\$65,320
Average house value	\$216,319	\$232,445	\$320,050

* Demographic data derived from 2020 ACS - 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 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.

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MEET THE TEAM



RYAN JOHNSON, CCIM

Principal

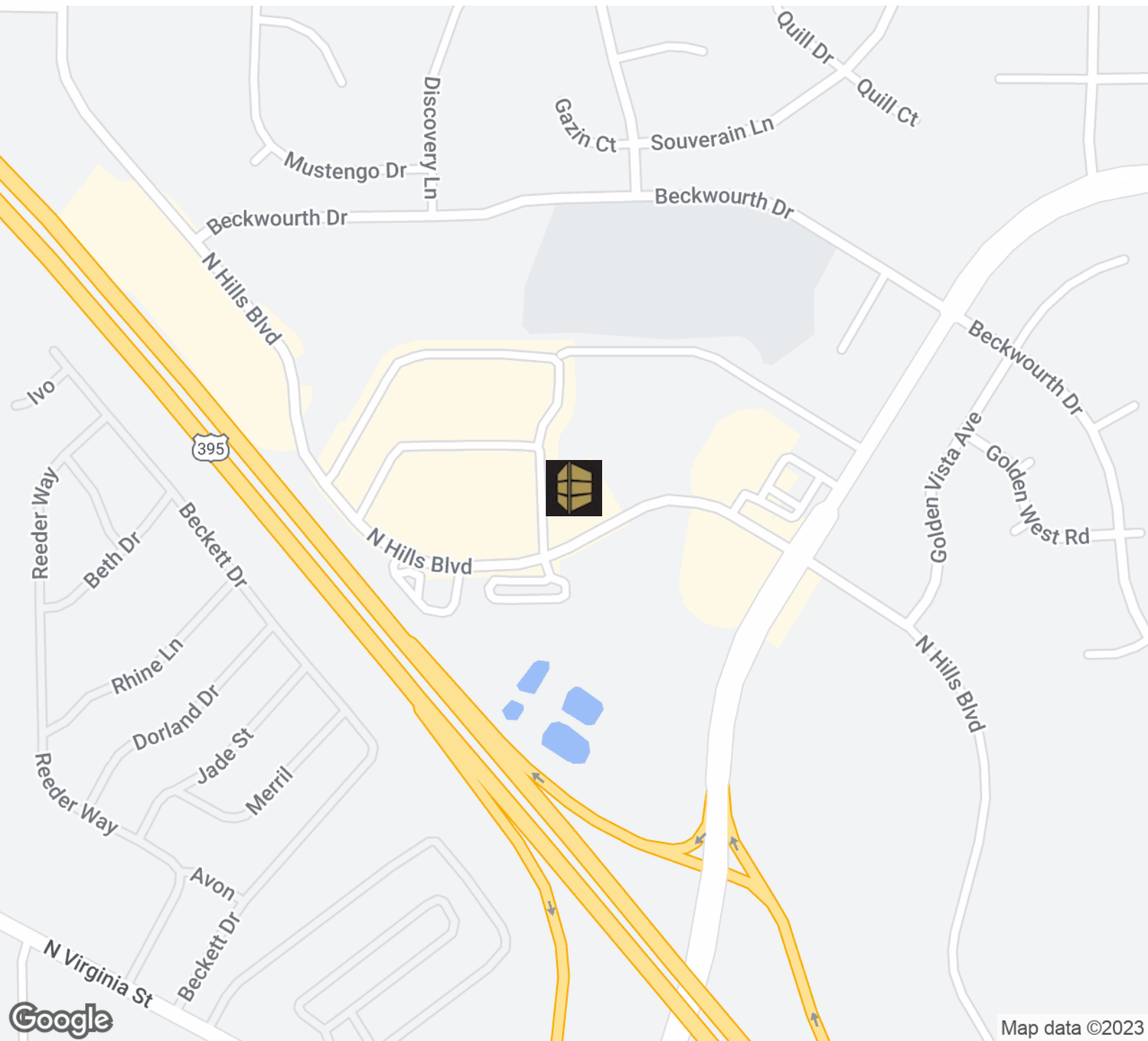
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LOCATION MAPS



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