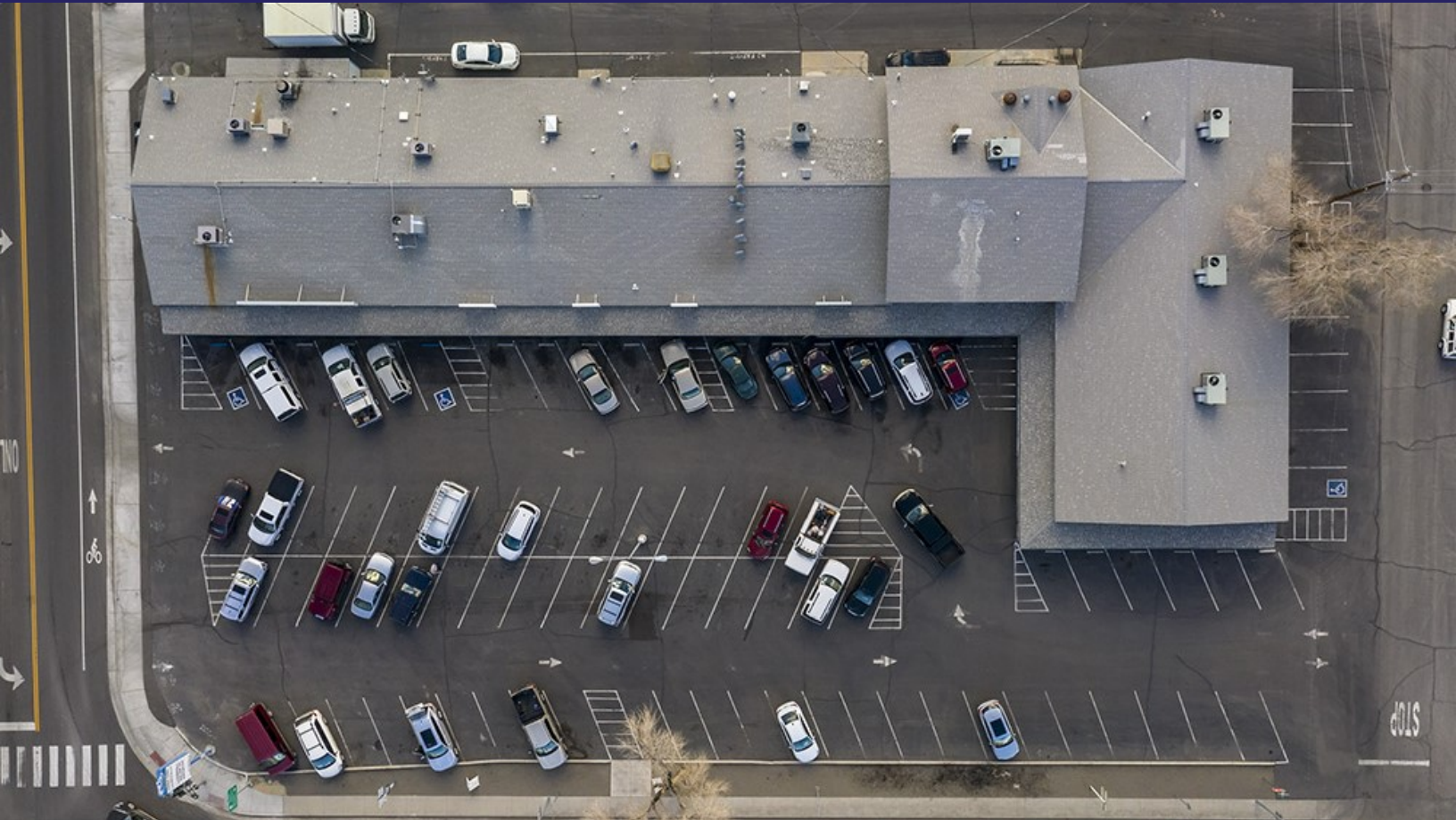


# PROPERTY SUMMARY

Country Center  
41-95 W Main Street | Fernley, NV 89408



## Property Summary

Price:	\$2,800,000
Building Size:	17,953
Lot Size:	1.27 Acres
Type:	Shopping Center
NOI:	\$169,906
CAP:	6%
Zoning:	C2 – General Commercial

## Property Overview

Investment property for sale with long term tenants. Country Center is a +/- 17,953 SF multi-tenant retail center in Fernley, NV. This retail center is situated on a +/- 1.27 AC corner lot with 80 parking spaces and great frontage and visibility along W Main St. Country Center is well located at the intersection of W Main St and Hwy 50 with nearly 20,000 combined daily traffic counts.

Current tenants include China Chef, Best Value, Mr. Bubbles, Salon95, and Just4U Thrift.

## Location Overview

Located only 15 miles from the Tahoe Reno Industrial Center (TRIC) that includes tenants such as Tesla, Apple, Panasonic, Google, and Switch.

# ANNUAL PROPERTY OPERATING DATA

Country Center  
41-95 W Main Street | Fernley, NV 89408



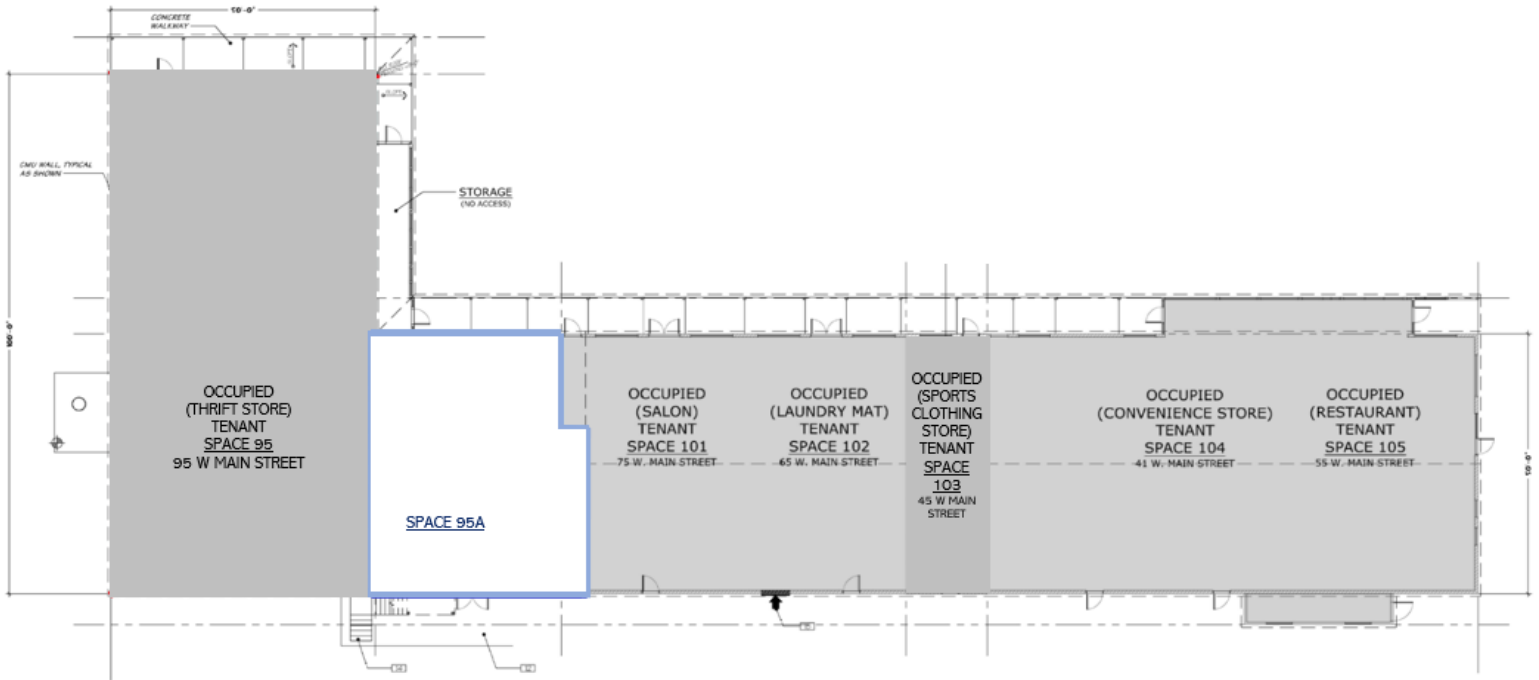
<b>Income</b>	
Rental Income	\$ 208,275
(Includes Water Meter Tax - Paid by Tenants)	\$ 0
CAMS	\$12,600
<b>Gross Scheduled Income</b>	<b>\$ 220,875</b>
<b>Expenses</b>	
Accounting	(\$ 1,326)
Building Insurance	(\$ 7,750)
Legal	(\$ 350)
Maintenance/Repairs	(\$ 12,500)
Misc. (filing fees, taxes, bookkeeping, & licenses)	(\$ 550)
Water Meter Tax	(\$ 2,533)
Taxes – Real Estate	(\$ 12,387)
Utility – Electricity	(\$ 1,077)
Property Management	(\$ 12,496.50)
<b>Total Operation Expenses</b>	<b>(\$ 50,969)</b>
<b>Operating Expense Ratio</b>	<b>23%</b>
<b>Net Operating Income</b>	<b>\$ 169,906</b>
<b>CAP RATE</b>	<b>6%</b>

## RENT ROLL

Tenant	Suite	Size	Start	Expires	Rent
China Chef	45	2,478	07/01/18	06/30/23	\$ 47,316
Best Value	41	2,883	08/01/19	07/31/24	\$ 58,740
Mr. Bubbles	65	1,500	12/01/17	11/30/24	\$ 22,260
Salon 95	75	1,500	10/01/16	09/30/24	\$ 20,256
Sharky's Sports	55	617	10/15/21	10/14/24	\$ 7,623
Just4U	95	7,000	3/21/2022	3/30/2025	\$52,080
Vacant – Upstairs Office	95A	2,000	-	-	-
				<b>Total Rent</b>	<b>\$ 208,275</b>

# AVAILABLE SPACES

Country Center  
41-95 W Main Street | Fernley, NV 89408



## Available Spaces

Space	Size	Rate	Term	Space Use
95A	2,000	\$ 0.70 PSF / mo.	Negotiable	Office/Retail

Additional CAMS are \$ 0.15 PSF / month; utilities are paid separately.