



INVESTMENT OPPORTUNITY

306 E Taylor Street

Reno, Nevada 89502 · Fully-Stabilized 8-Unit Multifamily

\$2,150,000

ASKING PRICE

8

UNITS

\$268,750

PRICE / UNIT

4,320

TOTAL SF

100% occupied · All 1BR/1BA · Heart of Midtown Reno

MARMOT PROPERTIES · CONFIDENTIAL OFFERING MEMORANDUM



Investment Snapshot

8-Unit multifamily · Midtown Reno, NV 89502

\$2,150,000

ASKING PRICE

8

UNITS · 1BR / 1BA

4,320 SF

TOTAL BUILDING SF

\$268,750

PRICE PER UNIT

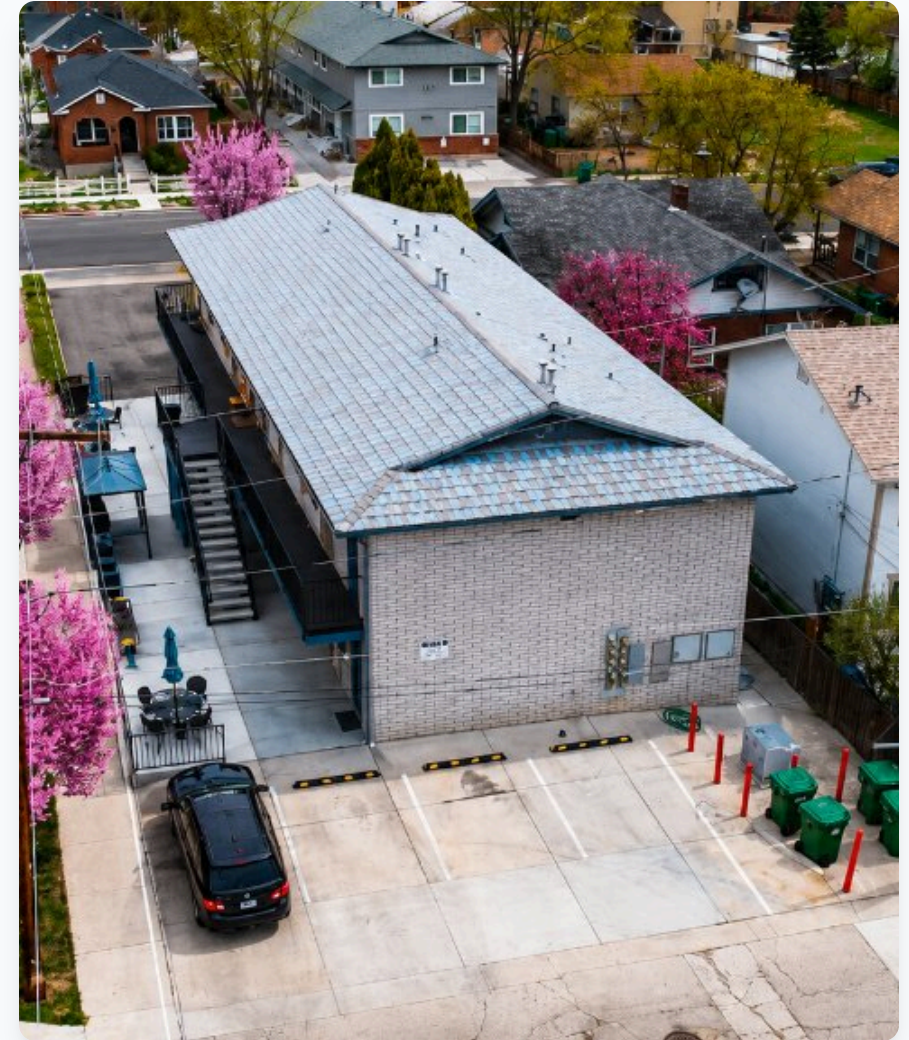
\$95,855

NET OPERATING INCOME

100%

OCCUPIED · STABILIZED

Built 1985 · Fully-stabilized 8-plex in the heart of Midtown Reno's most walkable corridor. All leases extend through 2026–2027.



Investment Overview

WELCOME TO 306 E TAYLOR STREET

A fully-occupied eight-unit multifamily property located in the heart of Midtown Reno. All eight units are 1-bedroom / 1-bathroom 540 sq ft floor plans, currently 100% leased with leases extending through 2026 and 2027. The asset delivers \$129,024 in gross annual income and ~\$95,855 NOI (after adding an estimated \$6,000/yr property-insurance allocation to the trailing-12-month expense base) — a stabilized, hands-off cash-flow play in one of Reno's most walkable submarkets.

Property Highlights

- ✓ 100% occupancy across all 8 units (per rent roll 06/08/2026)
- ✓ Uniform 1BR/1BA floor plans at 540 SF — easy to manage, easy to lease
- ✓ \$10,865/mo in-place rent + \$70 pet rent (\$131,220 annualized run-rate)
- ✓ Long-dated leases — most extend into 2027
- ✓ Prime Midtown location, walkable to restaurants, retail, and Truckee River



Rent Roll

As of 06/08/2026 · 8 Units Active · 100.0% Occupied

 OCCUPANCY
100%

 MONTHLY RENT
\$10,865

UNIT	BD/BA	TENANT	STATUS	SF	MARKET RENT	CURRENT RENT	DEPOSIT	LEASE FROM	LEASE TO
H	1 / 1.00	Tenant — Unit H	Current	540	\$1,500.00	\$1,375.00	\$1,350.00	04/01/2025	03/31/2027
1	1 / 1.00	Tenant — Unit 1	Current	540	\$1,500.00	\$1,365.00	\$1,350.00	06/01/2025	05/31/2027
2	1 / 1.00	Tenant — Unit 2	Current	540	\$1,500.00	\$1,375.00	\$1,600.00	04/01/2025	03/31/2027
3	1 / 1.00	Tenant — Unit 3	Current	540	\$1,500.00	\$1,350.00	\$1,350.00	05/10/2026	04/30/2027
4	1 / 1.00	Tenant — Unit 4	Current	540	\$1,500.00	\$1,350.00	\$1,300.00	08/01/2024	07/31/2026
5	1 / 1.00	Tenant — Unit 5	Current	540	\$1,500.00	\$1,350.00	\$1,350.00	04/12/2026	03/31/2027
6	1 / 1.00	Tenant — Unit 6	Current	540	\$1,500.00	\$1,350.00	\$1,600.00	10/06/2025	09/30/2026
7	1 / 1.00	Tenant — Unit 7	Current	540	\$1,500.00	\$1,350.00	\$1,350.00	07/01/2025	07/01/2026
Total · 8 Units		100.0% Occupied		4,320	\$12,000.00	\$10,865.00	\$11,250.00		

Source: Property management rent roll, generated 06/08/2026. Tenant names redacted for privacy; full unredacted rent roll available to qualified buyers under NDA. Market rent of \$1,500/unit reflects current Midtown Reno 1BR comps — \$1,135/mo aggregate upside (\$13,620 annualized) at lease turnover.

Location & Amenities

Midtown Reno — Walkable Urban Living with Sierra Nevada Views



306 E Taylor Street

Midtown Reno, NV 89502 · Downtown skyline + Sierra Nevada visible

Market Context

250+

LOCAL BUSINESSES

\$570K

AVG HOME VALUE

+2.6%

YOY APPRECIATION

Top 5

RENO NEIGHBORHOOD

Location Advantages

- ✓ Walkable Midtown district — restaurants, coffee, boutiques within blocks
- ✓ Minutes to Downtown Reno and the Truckee River corridor
- ✓ Adjacent to Renown Regional Medical Center employment base
- ✓ Strong renter demand from young professionals and healthcare workers
- ✓ Easy I-580 / US-395 access for commuters

Financial Analysis — Key Metrics

Trailing 12 Months: Jun 2025 – May 2026 · Cash basis

\$2,150,000

ASKING PRICE

\$645,000

DOWN PAYMENT (30%)

8

UNITS

100%

OCCUPIED · 100% STABILIZED

Income Summary (TTM)

Rent Income	\$126,129
Pet Rent	\$694
Move-Out Charges	\$2,200
Total Operating Income	\$129,024

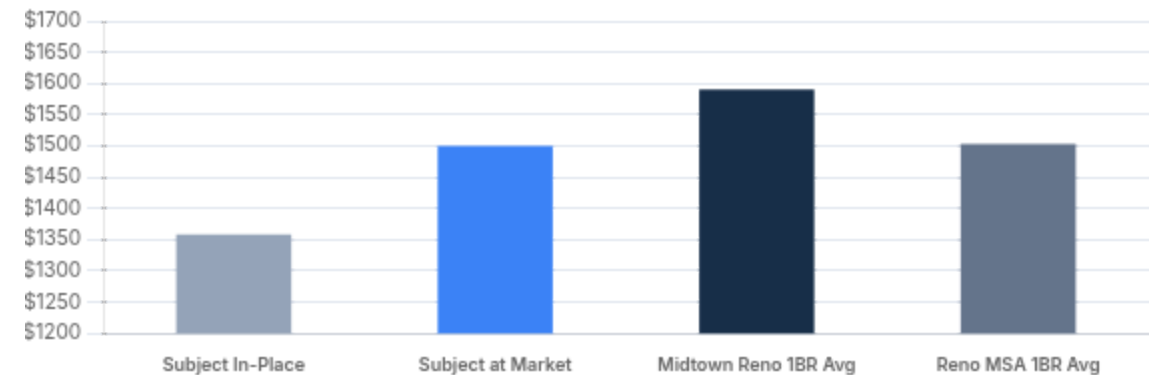


Operating Expenses (TTM + Pro-Forma)

Management Fees	\$12,178
Property Insurance (est.)	\$6,000
Cleaning & Maintenance	\$5,704
Property Taxes	\$3,654
Repairs & Maintenance	\$3,093
Utilities (Electric, Sewer)	\$2,409
Licenses & Fees	\$131
Total Operating Expenses	\$33,169

In-Place Rent vs Market — 1BR Comparison

\$232/unit mark-to-market upside at lease turnover



Income & Expenses Breakdown

Trailing 12 Months · Jun 2025 – May 2026 · Cash basis

Annual Income

Rent Income	\$126,129
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Move-Out Charges	\$2,200
Total Operating Income	\$129,024

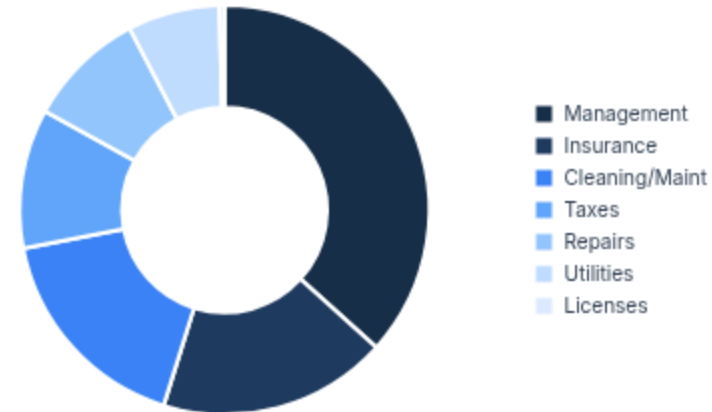
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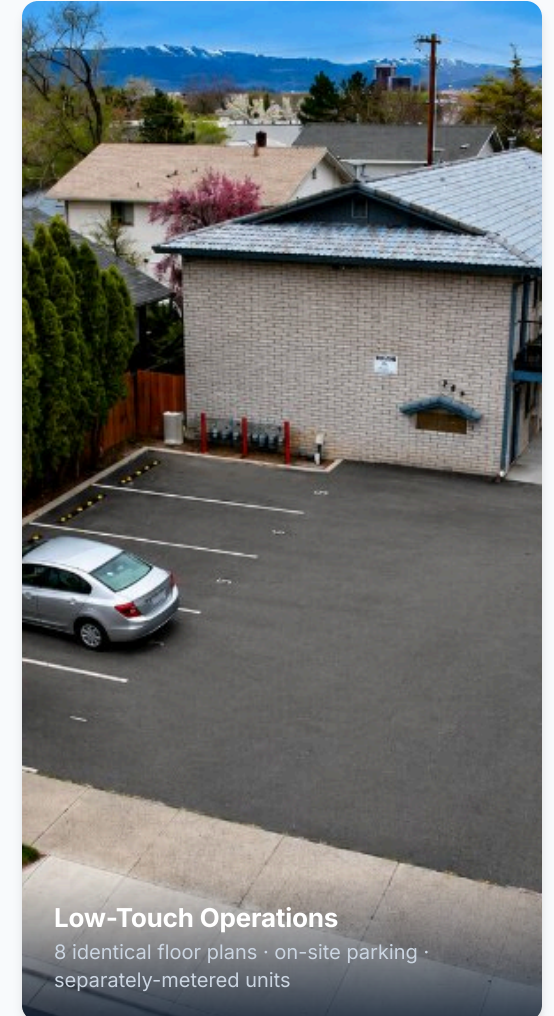
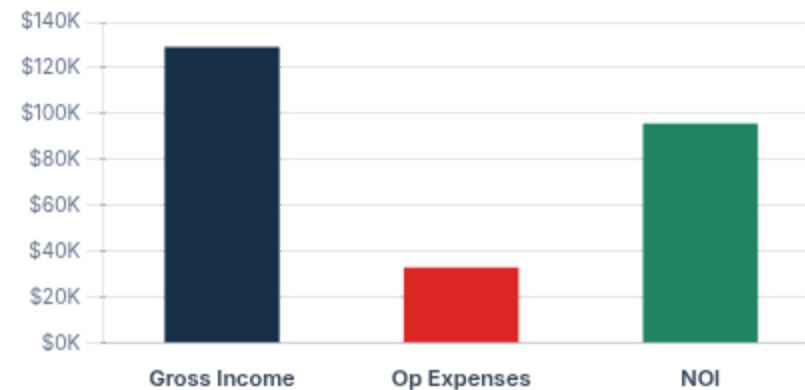
Net Operating Income

\$95,855
Expense Ratio · NOI per Unit: 25.7% · \$11,982

Expense Distribution



Income vs Expenses vs NOI



Low-Touch Operations

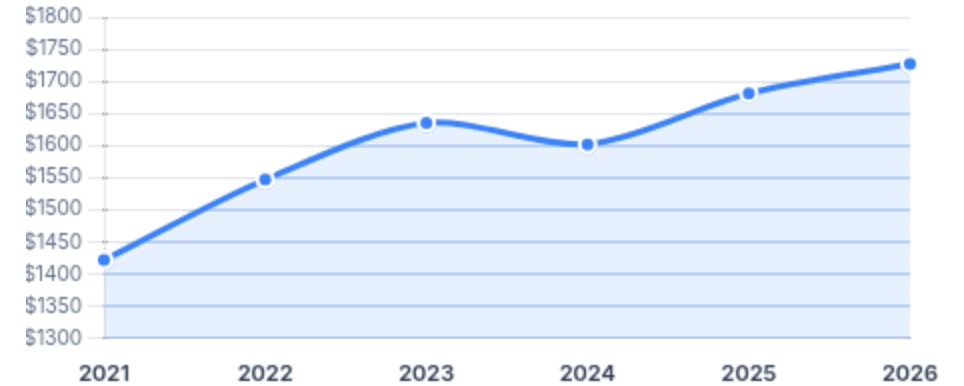
8 identical floor plans · on-site parking · separately-metered units

Market Overview — Reno Multifamily

Market Snapshot

Midtown 1BR Avg Rent	\$1,590
Reno MSA YoY Rent Growth	+5.8%
Reno MSA Avg Occupancy	92.7%
Subject Occupancy	100%
Midtown Avg Home Value	\$570,354

Reno MSA Avg Asking Rent (5-Year Trend)



Investment Takeaways

- ✓ 100% occupied — zero stabilization risk for buyer
- ✓ All leases run through 2026–2027
- ✓ Uniform 1BR/1BA plan reduces operational complexity
- ✓ Midtown walkability supports sustained rental demand
- ✓ Mark-to-market upside: \$1,358 in-place vs \$1,590 Midtown avg

Midtown Reno Avg Home Value (5-Year Trend)



306 E Taylor Street

Stabilized 8-unit asset in Midtown Reno's most walkable corridor.

Financing & Terms

Proposed Debt Structure

PARAMETER	DETAILS
Loan Type	Conventional Commercial
First Loan Amount	\$1,505,000
Interest Rate	6.0% (illustrative)
Amortization Period	360 Months (30 Years)
Loan Maturity	2055
Loan-to-Value (LTV)	70%

Monthly Debt Service

Estimated Monthly P&I	\$9,025
Annual Debt Service	\$108,302
Debt Service Coverage Ratio (DSCR)	0.89×

Note on terms: Loan terms are illustrative. At 6% debt, in-place NOI does not fully cover debt service at 30% down. The property is best suited to long-term-hold buyers willing to underwrite from rent growth and tax appreciation rather than yield day-one. Levers available: larger down payment, interest-only period, seller financing, or mark-to-market rent repositioning to \$1,500/unit (= \$144,000 gross, \$13.6K incremental NOI).

Equity Investment

Purchase Price	\$2,150,000
First Loan Amount	\$1,505,000
Down Payment Required (30%)	\$645,000
Estimated Closing Costs	TBD

Investment Returns

100%

STABILIZED · LONG-TERM HOLD

Net Operating Income (NOI)	\$95,855
Annual Debt Service	(\$108,302)
Pre-Tax Cash Flow	(\$12,447)
NOI at Market Rents (Pro-Forma)	\$111,000
Gross Rent Multiplier (GRM)	16.7×
Price per Unit	\$268,750
Price per SF	\$497.69

Brokerage Team & Contact

Your Real Estate Investment Partners — Marmot Properties



Batuhan Zadeh

BROKER · GC · DEVELOPER

📞 775.313.1544

✉️ batuhan@marmotproperties.com

LICENSES & CREDENTIALS

NV RED B.0145130
PM.168698
GC License 0090389
Commercial B-2 · \$3M Bid Limit



Kody Baker

COMMERCIAL ADVISOR & DEVELOPER

📞 775.434.3656

✉️ kody@marmotproperties.com

LICENSES & CREDENTIALS

NV License S.186031
GC Commercial B · \$3M Bid Limit #0090389



Joe Nalley

VICE PRESIDENT

📞 775.285.7510

✉️ joe@marmotproperties.com

LICENSES & CREDENTIALS

NV RED S.0193439
PM.0168351

📍 960 S Virginia St, Suite 201 · Reno, NV 89502 · marmotproperties.com

Need More Information?

Contact us to request additional property details, complete financial statements, full rent roll, and comprehensive due diligence materials for 306 E Taylor Street.