



120 Thoma St Reno NV 89501

Multifamily/Retail Mixed Use Building



MARMOT
PROPERTIES

120 Thoma St

Retail/Residential Mixed Use
RENO, NV 89501



Batuhan Zadeh
Broker, General
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GC License #: 0090389
Commercial B-2 \$3m Bid Limit
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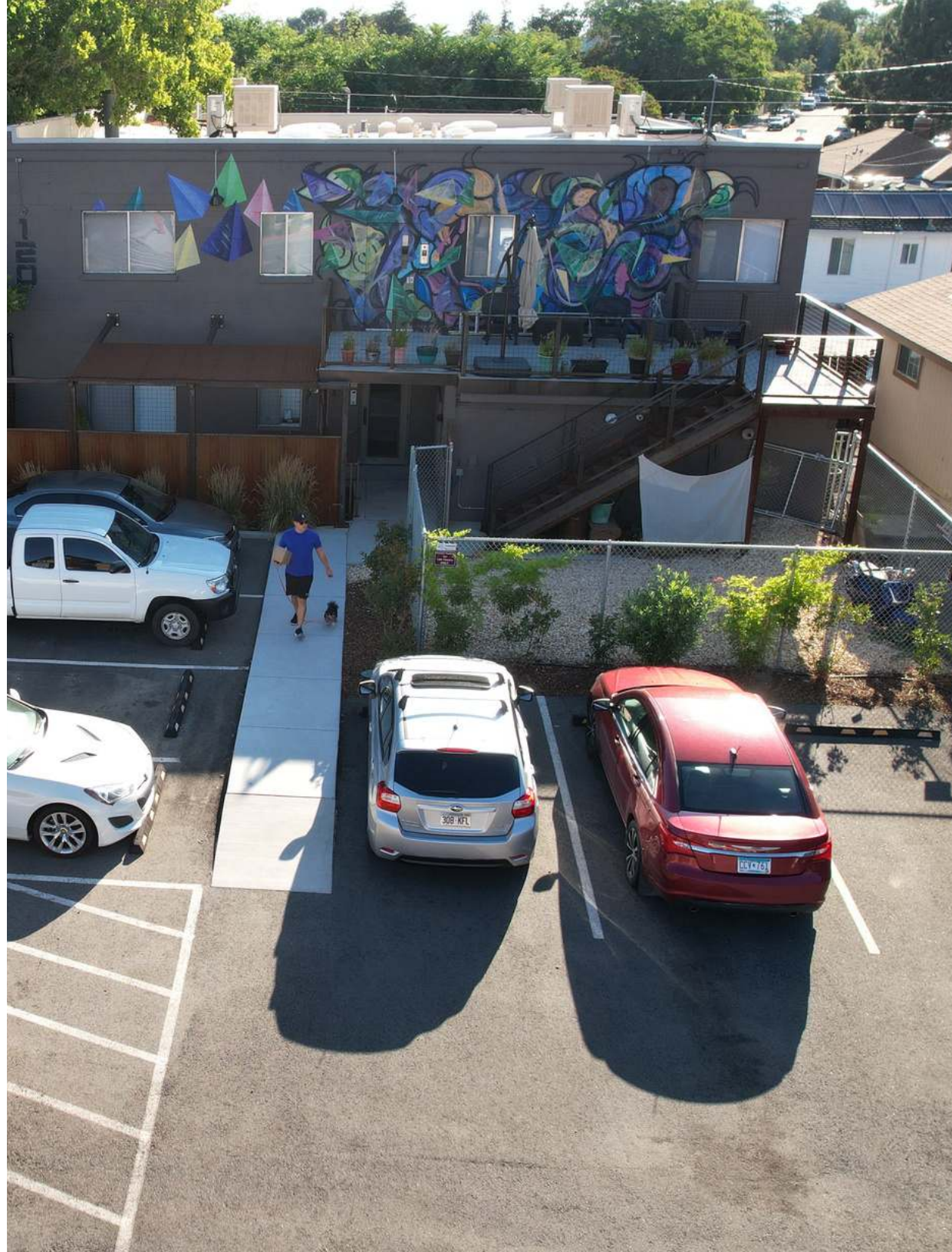


TABLE OF CONTENTS

01 Investment overview

02 Financial Analysis

01 Investment Overview



INVESTMENT OVERVIEW

Property Description

Welcome to 120 Thoma Street.

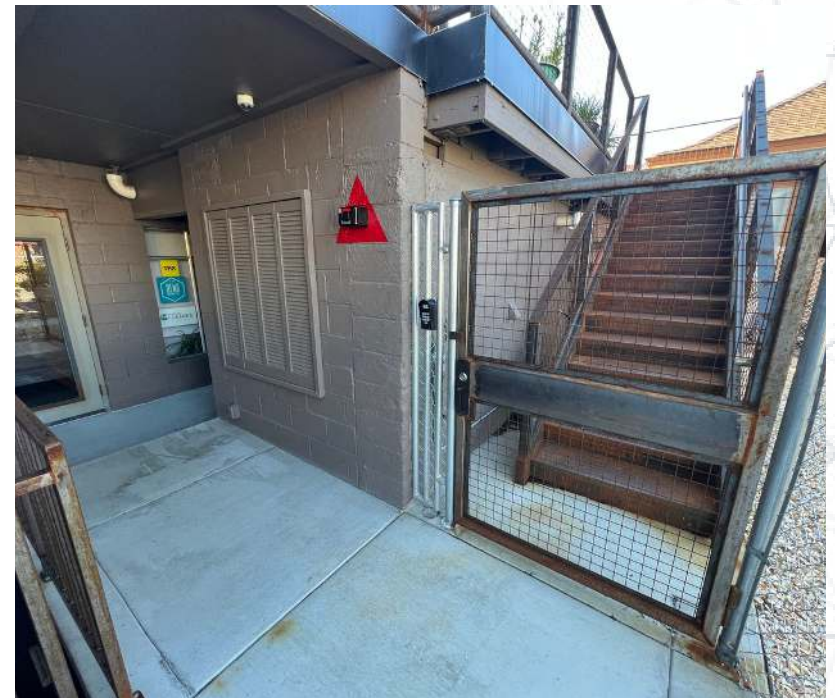
Conveniently located in the heart of Midtown Reno, this retail/residential commercial investment contains 5 retail tenants and 4 residential apartments.

- Leonine Salon; One of Midtown's most eccentric salons. In business for almost 3 years with a strong clientele and unique modern style. Leonine Salon has established themselves as a concrete piece of Midtown.
- Moonlit Artistry; Locally owned and operated by licensed esthetician and artist. Specialist in permanent makeup, tiny tattooing, and waxing.
- Manifest Tattoo; Local couple/tattoo/graphic artists bringing a great mix to the retail spaces.
- Low Key Studios; Offering private individual esthetician work and tattoo removal.
- Basement; Endless Ink LLC DBA NES Tattoo, a local tattoo shop with many years in business moved their location from a few doors down to our building.

Retail, office, and multifamily. Enjoy and capture the income of these different types of spaces.

PROPERTY HIGHLIGHTS

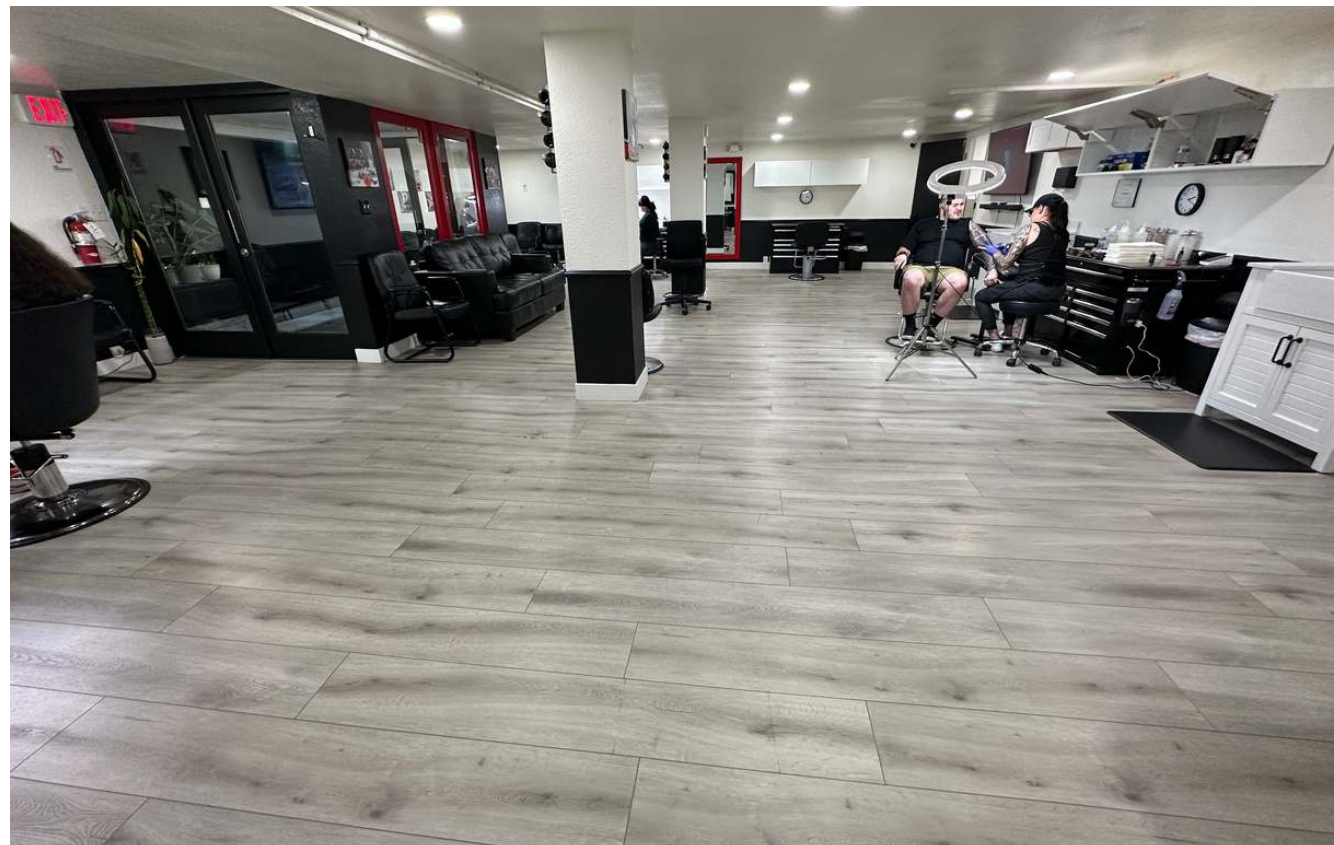
- Stabilized Tenants with long term leases
- Retail, office and residential all under one roof
- Recently updated, turnkey



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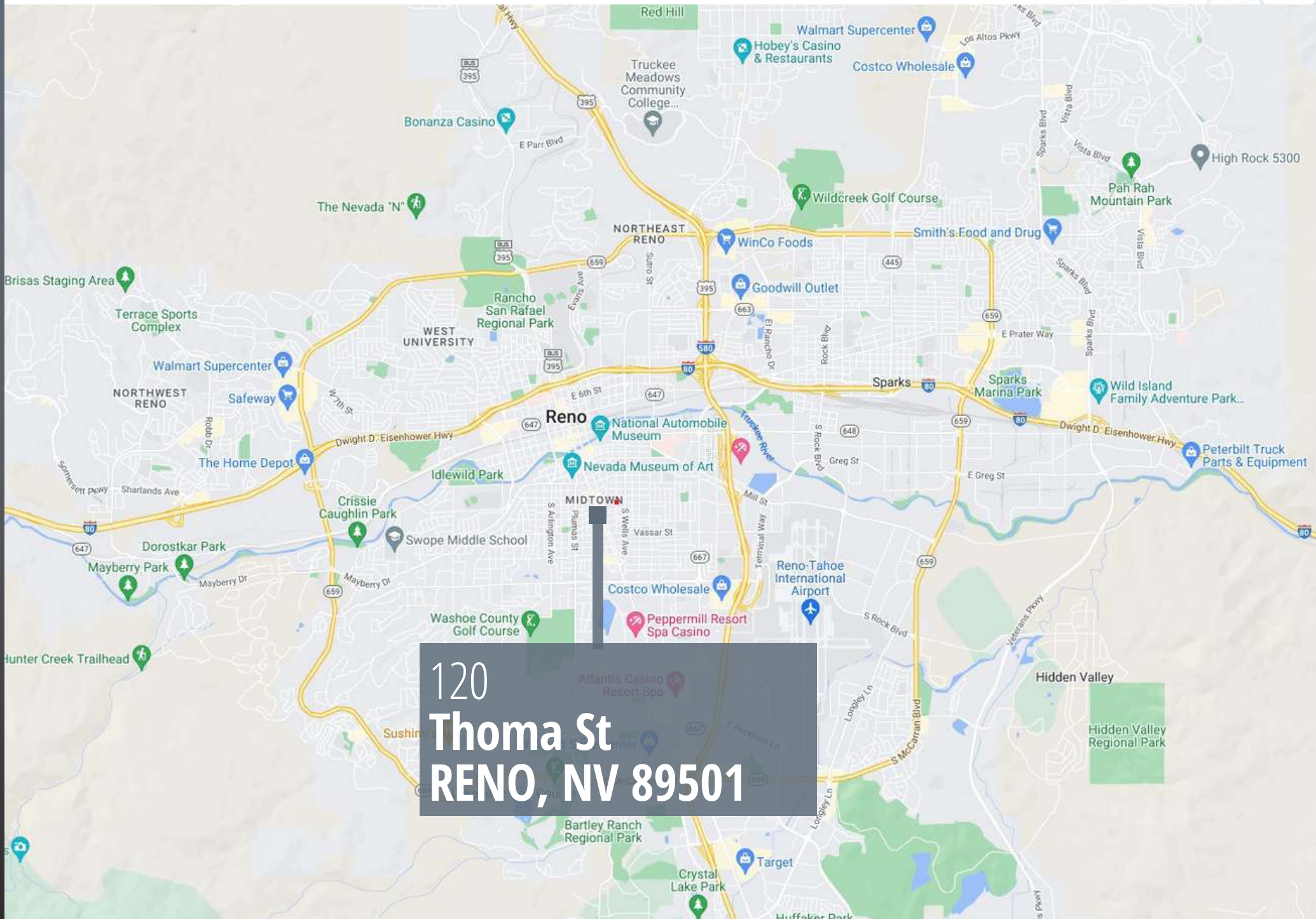












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02 Financial Analysis



FINANCIAL ANALYSIS

Price	\$2,750,000
Down Payment	TBD
Number of Apartment Units	4
Number of Retail Units	6
Price Per SqFt	\$297
Gross SqFt	9,250
Lot Size	0.161 acres
Approx. Year Built	1960

RETURNS	CURRENT
CAP Rate	5.8%

FINANCING	1ST LOAN
Loan Amount	TBD
Loan Type	Standard Commercial
Interest Rate	6.75%
Amortization	300
Year Due	2048

INCOME		CURRENT
Gross Scheduled Rent		\$200,917
Less: Vacancy/Deductions	3.00%	-\$6,028
Total Effective Rental Income		\$194,890
Other Income		\$0
Effective Gross Income		\$194,890
Less: Expenses	18%	-\$34,120
Net Operating Income		\$160,770

EXPENSES	CURRENT
Real Estate Taxes	\$4,275.32
Insurance	\$4,300
Elec/Gas	\$7,300
Water	\$1,800
Sewer	\$2,800
Trash Removal	\$0
Janitorial	\$2,400
Repairs/Maintenance	\$1,500
Management Fee (5.00%)	\$9,744
Total Expenses	\$34,120



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RENT ROLL DETAIL

TENANT NAME	Type	LEASE START	LEASE END	CURRENT RENT	SQFT	\$/SQFT	Notes
1 Low Key Studios	Retail	1/1/2023	1/1/2026	\$1,571.75	650	\$2.50	2x 3 year extension options, 3% escalation
2 Leonine Salon	Retail	6/1/2020	1/1/2027	\$1,723.71	650	\$2.50	2x 3 year extension options, 3% escalation
3 Manifest Tattoo	Retail	1/1/2023	1/1/2027	\$1,723.71	650	\$2.50	2x 3 year extension options, 3% escalation
4 Low Key Studios	Retail	1/1/2023	1/1/2026	\$1,571.75	650	\$2.00	2x 3 year extension options, 3% escalation
5 Endless Ink LLC	Retail	3/1/2022	3/1/2027	\$1,989.19	1,500	\$1.50	2x 3 year extension options, 3% escalation
6 Renoites Podcast	Retail	2/1/2024	2/1/2025	\$965	800	\$1.20	None
A	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	
B	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	
C	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	
D	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	

Total \$16,743.10 Rentable Square Feet: 7,483



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