

The Retreat at Topaz Lake: Offering Memorandum

REMAX
Professionals

Presented by: Katrina Karasawa & Aaron Wood
S.171551 & S.190038



Investment Overview

This offering represents an opportunity to acquire a well-located asset in the Topaz Lake market, benefiting from strong recreation-driven demand, limited new supply, and a favorable cost basis relative to comparable Sierra and Tahoe-area markets. The property's strategic positioning along U.S. Highway 395 supports consistent visibility and year-round occupancy, while bi-state tourism and regional accessibility broaden the renter and buyer pool. With constrained development near the lake and growing interest in affordable outdoor destinations, the asset is positioned to deliver stable cash flow, downside protection, and long-term appreciation potential.



Property Overview

Location

The property is strategically located at Topaz Lake along U.S. Highway 395, offering excellent accessibility north to Reno, south to California and Eastern Sierra destinations. The area is a well-known recreation hub for boating, fishing, and outdoor activities, supporting steady year-round demand and various tournaments. Limited nearby development and its position as an affordable alternative to Lake Tahoe, enhance long-term value and investment stability.

Amenities

The Retreat offers a curated set of amenities designed to support both resident comfort and rental appeal, including easy access to Topaz Lake recreation, ample parking (28 parking spaces). The property's layout and features are well suited for short- and long-term stays, appealing to outdoor enthusiasts, seasonal visitors, and extended-stay tenants. These amenities enhance tenant satisfaction, encourage repeat stays, and support consistent occupancy and income performance.

Location Highlights

Topaz Lake is strategically located along U.S. Highway 395 on the California–Nevada border, offering high visibility and convenient access between Reno, Carson Valley, Mammoth Lakes, and Southern California. The area is a well-established recreation destination known for boating, fishing, and year-round outdoor activities, driving consistent tourism and repeat visitation. Limited surrounding development and low density near the lake create long-term scarcity, while its positioning as a more affordable and less regulated alternative to Lake Tahoe captures overflow demand at a lower cost basis. This combination of accessibility, bi-state demand, and constrained supply supports stable occupancy, durable cash flow, and long-term appreciation potential.



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Douglas County Overview

Douglas County is a highly desirable Western Nevada market known for its strong quality of life, pro-business environment, and proximity to the Eastern Sierra and Lake Tahoe regions. Anchored by the Carson Valley communities of Gardnerville and Minden, the county benefits from steady population stability, limited growth constraints, and a diverse economy supported by tourism, outdoor recreation, and regional employment centers. Favorable tax policies, relatively low regulation compared to neighboring California markets, and continued demand for recreation-oriented housing support long-term investment stability and appreciation potential.



Amenities Overview

Lake Access

Residents enjoy **direct access** to Topaz Lake, perfect for swimming, fishing, and relaxing by the shore.

Outdoor Recreation & Open Space

Surrounded by open land, mountain views, and year-round outdoor activities, the area offers hiking, camping, and scenic enjoyment that supports lifestyle appeal and repeat occupancy.

Boat Launch

A convenient boat launch provides easy entry to the lake for boating, kayaking, and water sports enthusiasts.

Investment Highlights

Strong Demand

The Retreat at Topaz Lake benefits from a **robust rental market**, attracting visitors year-round for recreation.

Excellent Location

Nestled near Topaz Lake, the property provides **easy access** to outdoor activities and scenic beauty.

Limited Supply

With limited available properties in the area, this retreat presents a **unique investment opportunity** for buyers.

Appreciation Potential

With ongoing development in Douglas County, property values are projected to **appreciate steadily** over time.

Value-Add

28 parking spaces for the potential for RV/Boat rental storage and/or parking to **increase** rental income.

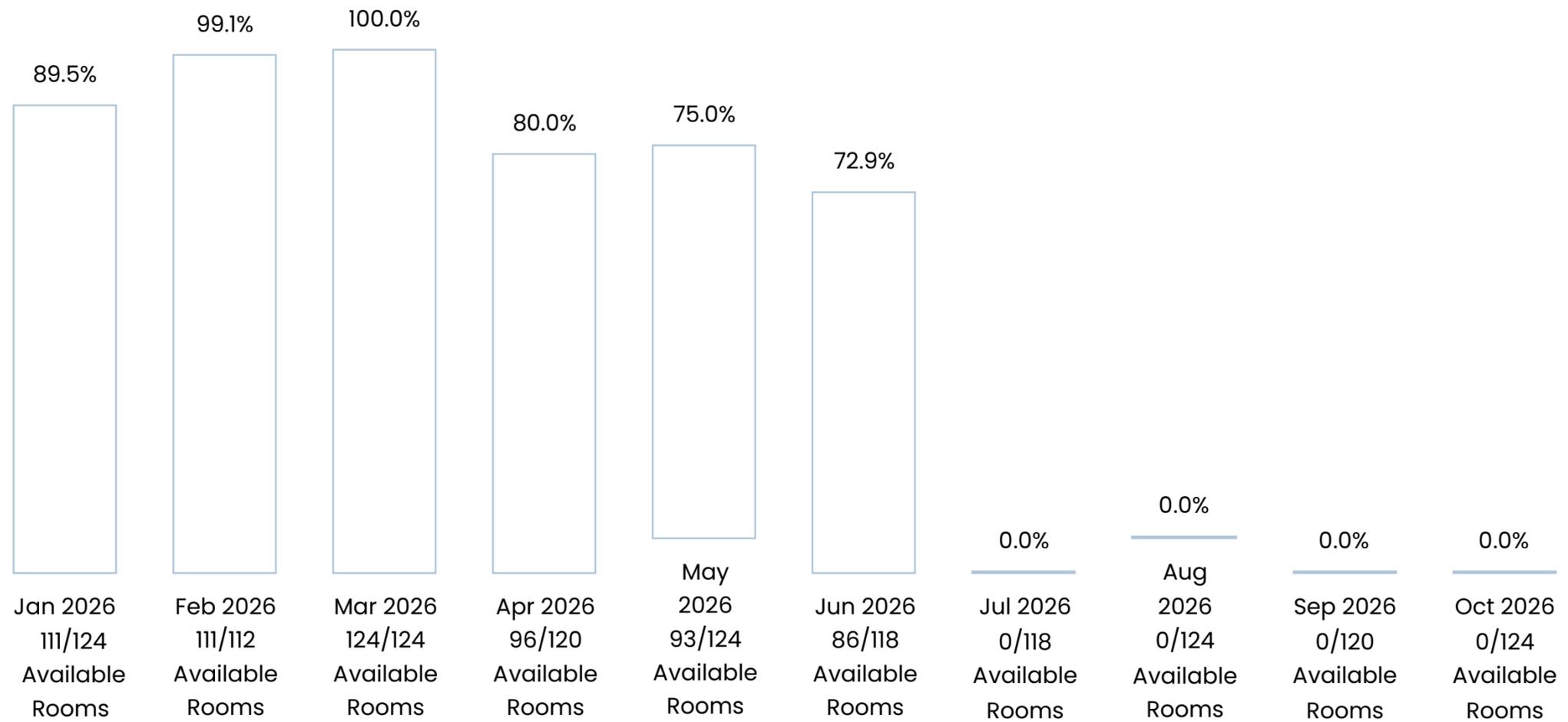
Financial Analysis

This section provides a comprehensive overview of the **financial performance** of The Retreat at Topaz Lake. Included are detailed pro forma projections, financial statements, and key metrics that illustrate potential returns and the investment opportunity's viability in the current market.



OCCUPANCY SUMMARY

Start 1/1/2026	End 12/31/2026		Class Suites	Display Monthly	Sort By Date
<input checked="" type="checkbox"/> Include offline suites <input checked="" type="checkbox"/> Include comps <input type="checkbox"/> Include blocks as available inventory <input type="checkbox"/> Include units under repair as ava					



Average Occupancy: 43.0%

1/1/2026 to 12/31/2026, generated on 1/8/2026 10:59:00 AM

Expenses by Vendor Summary

Retreat at Topaz Lake

January-December,2025

VENDOR	TOTAL
Affordable Propane	4,173.58
Carson Creature Catchers	2,040.00
Desert Hills Electric	600.00
Douglas County	1,129.03
Frontier	1,004.28
NV Energy	5,270.66
Resnexus	3,645.60
Thompson Gas	233.11
TOTAL	\$18,096.26

Schedule of Rents

The Retreat

4 Bedrooms/2 Baths

Daily - \$450

Weekly - \$1,890

Monthly - \$4,050

The Shore

3 Bedrooms/2 Baths

Daily - \$250

Weekly - \$1,050

Monthly - \$2,250

The Topaz

3 Bedrooms/2 Baths

Daily - \$350

Weekly - \$1,470

Monthly - \$3,150

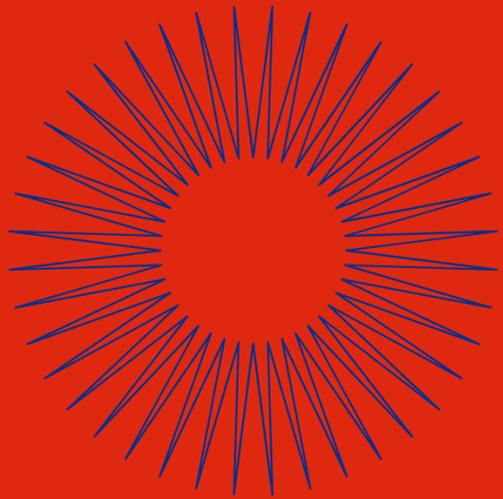
The Hideout

1 Bedroom/1 Bath

Daily - \$250

Weekly - \$1,050

Monthly - \$2,250



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EMAIL

kk@myagentkatrina.com &
wood@775nevada.com

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PHONE

775-593-5999