



# CONFIDENTIAL OFFERING MEMORANDUM

512 Crampton St  
350 Wonder St - 372 Wonder St  
935 Wheeler Ave  
Reno, NV 89502



# CONFIDENTIALITY & DISCLAIMER

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A hand in a white sleeve is placing a coin on top of a tall stack of silver coins. To the left of the hand are several other stacks of coins of varying heights. To the right of the stacks is a small, light-colored house with a brown door and blue-tinted windows. The entire scene is set against a soft, out-of-focus background.

# 01 EXECUTIVE SUMMARY



Intempus Realty presents a compelling investment opportunity with **three properties** located in Reno, NV, totaling an asking price of **\$5,295,000**. These properties can be purchased separately.

350-372 Wonder St, Reno, NV (Multi-Unit Residential)	\$2,595,000.00
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512 Crampton St, Reno, NV (Multi-Unit Residential)	\$1,500,000.00
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935 Wheeler St, Reno, NV (Multi-Unit Residential)	\$1,200,000.00
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<b>TOTAL</b>	<b>\$5,295,000.00</b>
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**MICHAEL KHESIN**  
Broker

📞 (408) 206-6610

✉️ mkhesin@intempus.net



350 Wonder St / 372 Wonder St



512 Crampton St



935 Wheeler St



Price	\$2,595,000
Property Address	350-372 Wonder St, Reno, NV 89502
County	Washoe County
Parcel Number	013-233-04
Property Type	Apartment + Single Family Residence
Number of Units	7
Year Built	1968
Square Footage	6300 Sq. Ft. on ½ acre
Price / Sq. Ft.	\$412
Parking	12 surface spaces



350-372 WONDER ST	2024	2023	PROFORMA
<b>INCOME</b>			
Ordinary Income (Rent)	\$124,500	\$109,019	\$140,000
<b>EXPENSE</b>			
Real Estate Taxes	\$3,409	\$4,093	\$3,500
Property Insurance	\$1,708	\$1,652	\$1,800
License Fees	\$118	\$579	\$118
Repairs and Maintenance	\$3,553	\$11,119	\$2,500
Utilities	\$5,333	\$9,875	\$5,000
Total Expense	\$14,121	\$27,318	\$12,918
<b>GROSS PROFIT</b>	<b>\$110,379</b>	<b>\$81,701</b>	<b>\$127,082</b>



Price	\$1,500,000
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Property Address	512 Crampton St, Reno, NV 8905
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County	Washoe County
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Parcel Number	013-172-03
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Property Type	Apartment + Duplex
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Number of Units	6
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Year Built	1954
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Square Footage	3,947 Sq. Ft.
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Price / Sq. Ft.	329
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Parking	7 surface reserved
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512 CRAMPTON ST	2024	2023	PROFORMA
<b>INCOME</b>			
Ordinary Income (Rent)	\$83,880	\$81,207	\$90,000
<b>EXPENSE</b>			
Real Estate Taxes	\$3,091	\$3,235	\$3,100
Property Insurance	\$3,406	\$3,126	\$3,200
License Fees	\$107	\$204	\$107
Repairs and Maintenance	\$950	\$16,853	\$1000
Utilities	\$7,305	\$7,150	\$6,500
Total Expense	\$14,859	\$30,568	\$13,907
<b>GROSS PROFIT</b>	<b>\$12,958.37</b>	<b>\$50,639</b>	<b>\$76,093</b>



Price	\$1,200,000
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Property Address	935 Wheeler Ave, Reno, NV 89503
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County	Washoe County
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Parcel Number	013-161-08
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Property Type	Apartment + Single Family Residence
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Number of Units	1 SFR + Fourplex
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Year Built	1932
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Square Footage	3,222 Sq. Ft.
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Price / Sq. Ft.	\$304
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Parking	5 surface reserved
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935 WHEELER AVE	2024	2023	PROFORMA
<b>INCOME</b>			
Ordinary Income (Rent)	\$80,700	\$16,361.60	\$17,809.57
<b>EXPENSE</b>			
Real Estate Taxes	\$2,579	\$3,489	\$2600
Property Insurance	\$2,865	\$2,664	\$2500
License Fees	96		96
Repairs and Maintenance		\$1,750	\$1,500
Utilities	\$11,864	\$12,876	10,000
Total Expense	\$17,404	\$20,779	\$16,696
<b>GROSS PROFIT</b>	<b>\$63.296</b>	<b>\$64,485</b>	<b>\$79,304</b>

POPULATION	2 MILE	5 MILE	10 MILE
2020 POPULATION	64,601	245,088	427,611
2024 POPULATION	64,079	249,027	441,003
2029 POPULATION	67,225	262,431	465,958
ANNUAL GROWTH 2020-2024	-0.2%	0.4%	0.8%
ANNUAL GROWTH 2024-2029	1.0%	1.1%	1.1%

INCOME	2 MILE	5 MILE	10 MILE
AVG HOUSEHOLD INCOME	\$64,881	\$82,006	\$95,896
MEDIAN HOUSEHOLD INCOME	\$43,828	\$61,330	\$74,470

HOUSEHOLD	2 MILE	5 MILE	10 MILE
2020 HOUSEHOLDS	29,427	101,404	169,679
2024 HOUSEHOLDS	29,048	103,269	174,998
2029 HOUSEHOLD PROJECTION	30,493	109,021	185,140
ANNUAL GROWTH 2020-2024	0.8%	1.6%	1.9%
ANNUAL GROWTH 2024-2029	1.0%	1.1%	1.2%

HOUSING	2 MILE	5 MILE	10 MILE
MEDIAN HOME VALUE	\$431,765	\$425,638	\$451,598
MEDIAN YEAR BUILT	1972	1980	1991





## Transportation

**Public Transportation:** Convenient access to the California Zephyr commuter rail (Amtrak) in just 3 minutes, located 1.3 miles away from the property.

**Airport:** The Reno/Tahoe International Airport is easily accessible by car, just 24 minutes away, located 5.3 miles from the property.



## Demographic Highlights (2-mile radius)

A population of 64,079 within a 2-mile radius, with a median age of 37.2 years, showcases a community with a diverse and growing demographic. The area's median household income of \$43,828 supports a stable economic base, while the presence of over 80,000 daytime employees emphasizes the area's vibrant employment market. The proximity to service-producing industries, leisure and hospitality sectors, and a highly educated population with 24% holding a bachelor's degree or higher further contributes to the area's desirability and growth potential.



## Traffic Volumes

**High Traffic Areas:** S Wells Ave and Vassar St show significant traffic, with 12,887 vehicles per day in 2022.

**Notable Traffic Points:** Other key streets like Vassar St and S Wells Ave also experience daily traffic ranging from 2,083 to 12,737 vehicles in 2022.

**Visibility:** The property benefits from significant visibility due to its proximity to high-traffic streets like S Wells Ave, Vassar St, and Kirman Ave, ensuring excellent exposure.



## Area Employment and Amenities

**Employment:** The area is close to various employment sectors, including retail, hospitality, and health care, offering a range of job opportunities for residents and businesses.

**Amenities:** The property is surrounded by ample local amenities, such as restaurants, parks, and shopping centers, contributing to the high desirability of the area.





**IN-N-OUT**  
BURGER

**COSTCO**  
WHOLESALE

**CHASE**

**WELLS FARGO**

**N**  
NEVADA MUSEUM OF ART

**NATIONAL AUTOMOBILE MUSEUM**  
RENO, NEVADA  
THE HARRAH COLLECTION

**THE Discovery**  
Terry Lee Wells Nevada Discovery Museum

**Goodwill**

**GROCERY OUTLET**  
Bargain Market

**Walmart**

512 Crampton St  
350-372 Wonder St  
935 Wheeler Ave

**Walgreens**

**TRADER JOE'S**

**WHOLE FOODS MARKET**

**BANK OF AMERICA**

**ANYTIME FITNESS**

**Veterans Health Administration**  
VA Sierra Nevada Health Care System

**Reno VA Medical Center**

**RENO-TAHOE**  
International Airport



512 CRAMPTON ST

350-372 WONDER ST

935 WHEELER AVE

DOWNTOWN RENO



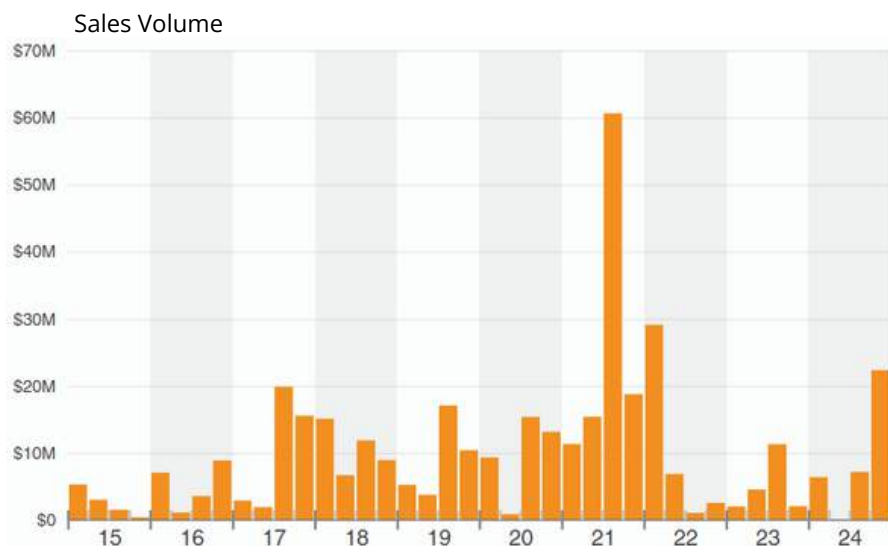


## Key Performance Indicators





Address	Yr Blt/Renov	Type	Units	Dist (mi)	Sale Date	Sale Price	Price/Unit	Price/SF
512 Crampton St	1974	Multi-Unit	6	-	-	\$1,500,000	\$200,000	\$329
350 Wonder St	1968	Multi-Unit	7	-	-	\$2,595,000	\$285,000	\$412
929 Wheeler Ave	1932	Multi-Unit	5	-	-	\$1,200,000	\$200,000	\$304
701 Lander St	1960	Multi-Unit	10	0.77	Nov 2023	\$2,050,000	\$205,000	\$263.36
865 Willow St	1963	Multi-Unit	10	0.61	Dec 2024	\$2,100,000	\$210,000	\$417.16
1199 Brinkby Ave	1984	Multi-Unit	10	1.51	Nov 2024	\$2,160,000	\$216,000	\$242.75
635 Plumas St	1980	Multi-Unit	8	0.65	Oct 2024	\$2,590,000	\$323,750	\$614.91
2555 G St	1977	Multi-Unit	10	1.85	Sep 2023	\$1,755,000	\$175,500	\$247.04
885 Forest St	1928	Multi-Unit	8	0.56	Jul 2024	\$1,605,850	\$200,731	\$277.44
2312 Wedekind Rd	1987/2017	Multi-Unit	8	2.31	Mar 2024	\$1,240,000	\$155,000	\$273.37
1015 Nevada St	1965	Multi-Unit	8	1.85	Sep 2024	\$1,050,000	\$131,250	\$194.44
780-782 Forest St	1930	Multi-Unit	5	0.52	Mar 2024	\$1,875,000	\$375,000	\$586.85





## Rent Roll

Property	Monthly Rent	Annual Rent
350 Wonder St	\$1,275.00	\$15,300.00
352 Wonder St	\$1,500.00	\$18,000.00
354 Wonder St	\$1,300.00	\$15,600.00
356 Wonder St	\$1,400.00	\$16,800.00
358 Wonder St	\$1,500.00	\$18,000.00
360 Wonder St	\$1,400.00	\$16,800.00
372 Wonder St (SFR)	\$2,000.00	\$24,000.00
<b>Total</b>	<b>9,076.30</b>	<b>\$124,500.00</b>

Property	Monthly Rent	Annual Rent
935 Wheeler Ave, Ste A	\$1,200.00	\$14,400.00
935 Wheeler Ave, Ste B	\$1,275.00	\$15,300.00
935 Wheeler Ave, Ste C	\$1,100.00	\$13,200.00
935 Wheeler Ave, Ste D	\$1,100.00	\$13,200.00
<b>Total</b>	<b>\$4,675</b>	<b>\$56,100.00</b>

Property	Monthly Rent	Annual Rent
512 Crampton St, Unit A	\$1,650.00	\$19,800.00
512 Crampton St, Unit B	\$1,045.00	\$12,540.00
512 Crampton St, Unit C	\$945.00	\$11,340.00
512 Crampton St, Unit D	\$950.00	\$11,400.00
512 Crampton St, Unit E	\$1,300.00	\$15,600.00
512 Crampton St, Unit F	\$1,100.00	\$13,200.00
<b>Total</b>	<b>\$6,990.00</b>	<b>\$83,800.00</b>

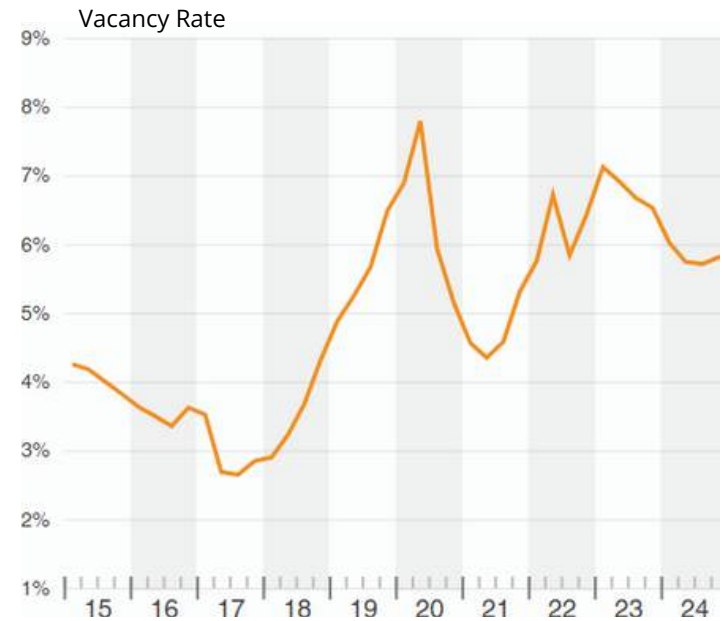
Property	Monthly Rent	Annual Rent
929 Wheeler Ave	\$2,050.00	\$24,600
<b>Total</b>	<b>\$2,050.00</b>	<b>\$24,600</b>





## Vacancy Rate

The vacancy rate is currently at 1.95%, which is below the typical range, suggesting strong occupancy rates compared to historical averages. This indicates a robust demand for rental properties, and the market is trending towards higher occupancy levels, reinforcing the stability of the local rental market.



## Rent Growth

The market asking rent growth has shown a positive upward trend, surpassing historical averages. With significant growth in recent years, the market is experiencing strong demand, indicating a healthy and active rental environment. This growth is expected to continue at a steady pace, reflecting an attractive outlook for rental properties in the area.



## Why Nevada?

Northern Nevada offers a compelling environment for property investment, with no state income tax and favorable business policies that attract both residents and investors. The region boasts a rapidly growing economy, particularly in tech and manufacturing, and an affordable real estate market compared to neighboring states like California. With rising property values, low vacancy rates, and a high quality of life, including access to outdoor recreation and cultural amenities, Northern Nevada provides both strong returns and a desirable place to live and work.

## What Business Are NOT Paying For



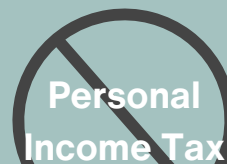
Corporate  
Income Tax



Corporate  
Shares Tax



Franchise  
Tax



Personal  
Income Tax



Franchise  
Tax on  
Income



Inheritance  
or Gift Tax



Unitary  
Tax



Estate  
Tax