



# SUNRISE APARTMENTS

2555 G ST  
SPARKS, NV 89431



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## EXCLUSIVELY PRESENTED BY:

### **ALEX MENDOZA**

Broker

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### **AMRE**

505 Walker Ave  
Reno, NV 89509

Office: 7752047633



# PROPERTY SUMMARY

Offering Price	\$1,755,000.00
Building SqFt	7,104 SqFt
Lot Size (acres)	0.34
Levels	2
Units	10.00
Year Built	1977
Subdivision Name	ROSASCO SUBDIVISION
County	Washoe
Parcel ID / APN	031-292-51
Construction	WOOD

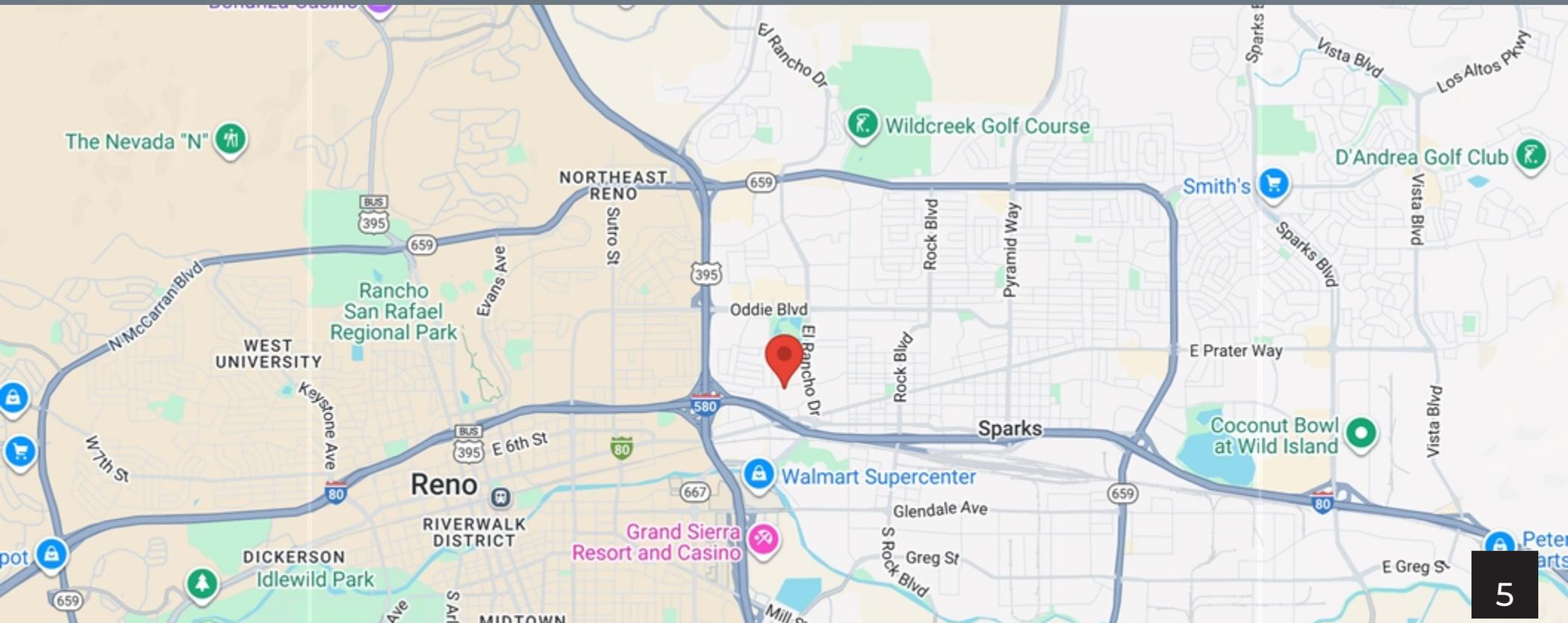
# INVESTMENT SUMMARY

AMRE is pleased to present the exclusive opportunity to acquire Sunrise Apartments, a multi-family building comprised of ten (10) 2BD/1BA units ideally located in the heart of Sparks, NV. With excellent proximity to shopping, and highway access.



# INVESTMENT HIGHLIGHTS

- 8/10 units have been renovated
- Nineteen (19) On-Site Parking Spaces
- Below market rents



# RENT ROLL

UNIT	UNIT TYPE	SIZE (SF)	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
Unit A	2/1	710	\$850.00	\$10,200.00	10/01/2022	9/30/2023
Unit B	2/1	710	\$1,195.00	\$14,340.00	09/15/2025	9/30/2026
Unit C	2/1	710	\$999.00	\$11,988.00	11/01/2024	10/31/2025
Unit D	2/1	710	\$1,195.00	\$14,340.00	11/01/2025	10/31/2026
Unit F	2/1	710	\$1,195.00	\$14,340.00	09/16/2025	9/30/2026
Unit G	2/1	710	\$1,075.00	\$12,900.00	02/17/2025	2/28/2026
Unit H	2/1	710	\$1,075.00	\$12,900.00	03/15/2025	3/31/2026
Unit I	2/1	710	\$1,300.00	\$15,600.00	11/06/2025	10/31/2026
Unit J	2/1	710	\$1,000.00	\$12,000.00	10/01/2022	4/30/2026
Unit E 2/1	Vacancy	710	\$0.00	\$0.00		
<b>Total Occupied</b>		<b>6390</b>		<b>\$118,608.00</b>		
<b>TOTAL</b>		<b>7100</b>		<b>\$118,608.00</b>		

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$1,755,000.00
PRICE PSF	\$247.18
IN PLACE NOI	\$98,862.63
IN PLACE CAP RATE	5.63%
YEAR 1 NOI	\$98,862.63
YEAR 1 CAP RATE	5.63%

## GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	01/21/2026

## ADDITIONAL INCOME BREAKDOWN

UTILITY REIMBURSEMENTS	\$10,855.63
TOTAL ADDITIONAL INCOME	\$10,855.63

## EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$10,006.00
PROPERTY TAX	\$5,045.00
MANAGEMENT FEE	\$15,550.00
TOTAL EXPENSES	\$30,601.00



# CASH FLOW PROJECTIONS

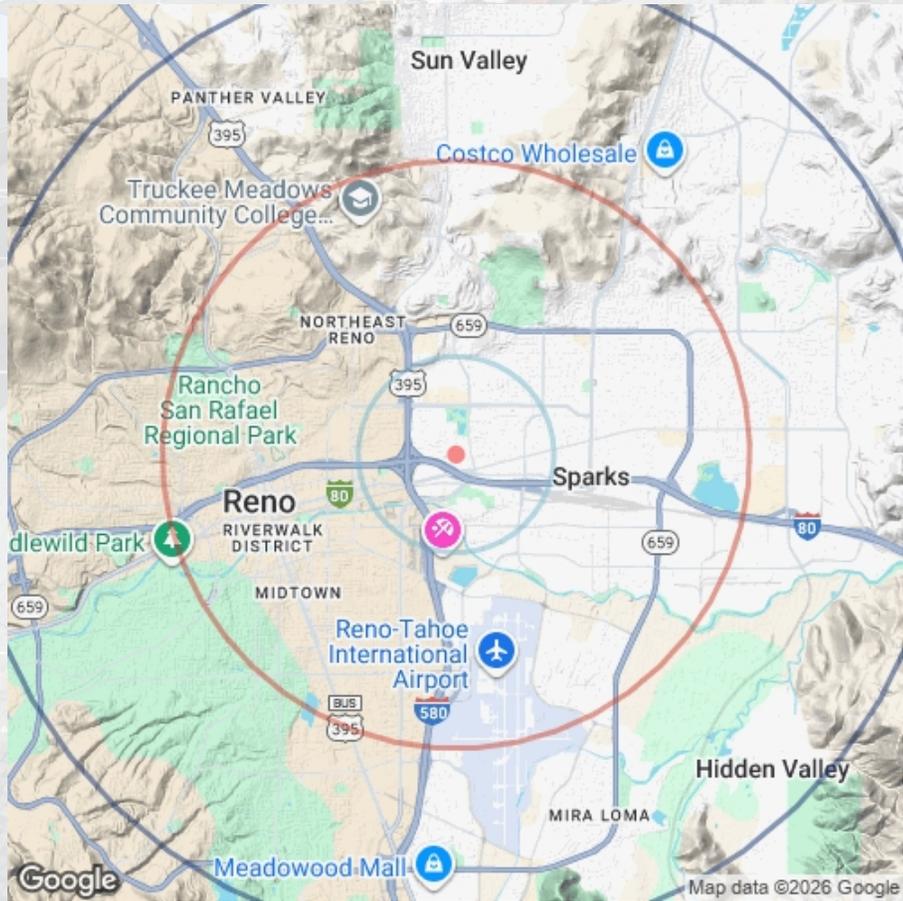
	IN PLACE	YEAR 1
<b>POTENTIAL GROSS REVENUE</b>		
BASE RENTAL REVENUE	\$118,608.00	\$118,608.00
SCHEDULED RENTAL REVENUE	\$118,608.00	\$118,608.00
ADDITIONAL INCOME	\$10,855.63	\$10,855.63
TOTAL POTENTIAL GROSS REVENUE	\$129,463.63	\$129,463.63
<b>EFFECTIVE GROSS REVENUE</b>	<b>\$129,463.63</b>	<b>\$129,463.63</b>
<b>OPERATING EXPENSES</b>		
PROPERTY TAX	\$5,045.00	\$5,045.00
INSURANCE	\$10,006.00	\$10,006.00
MANAGEMENT FEE	\$15,550.00	\$15,550.00
TOTAL OPERATING EXPENSES	\$30,601.00	\$30,601.00
<b>NET OPERATING INCOME</b>	<b>\$98,862.63</b>	<b>\$98,862.63</b>
CAP RATE	5.63%	5.63%



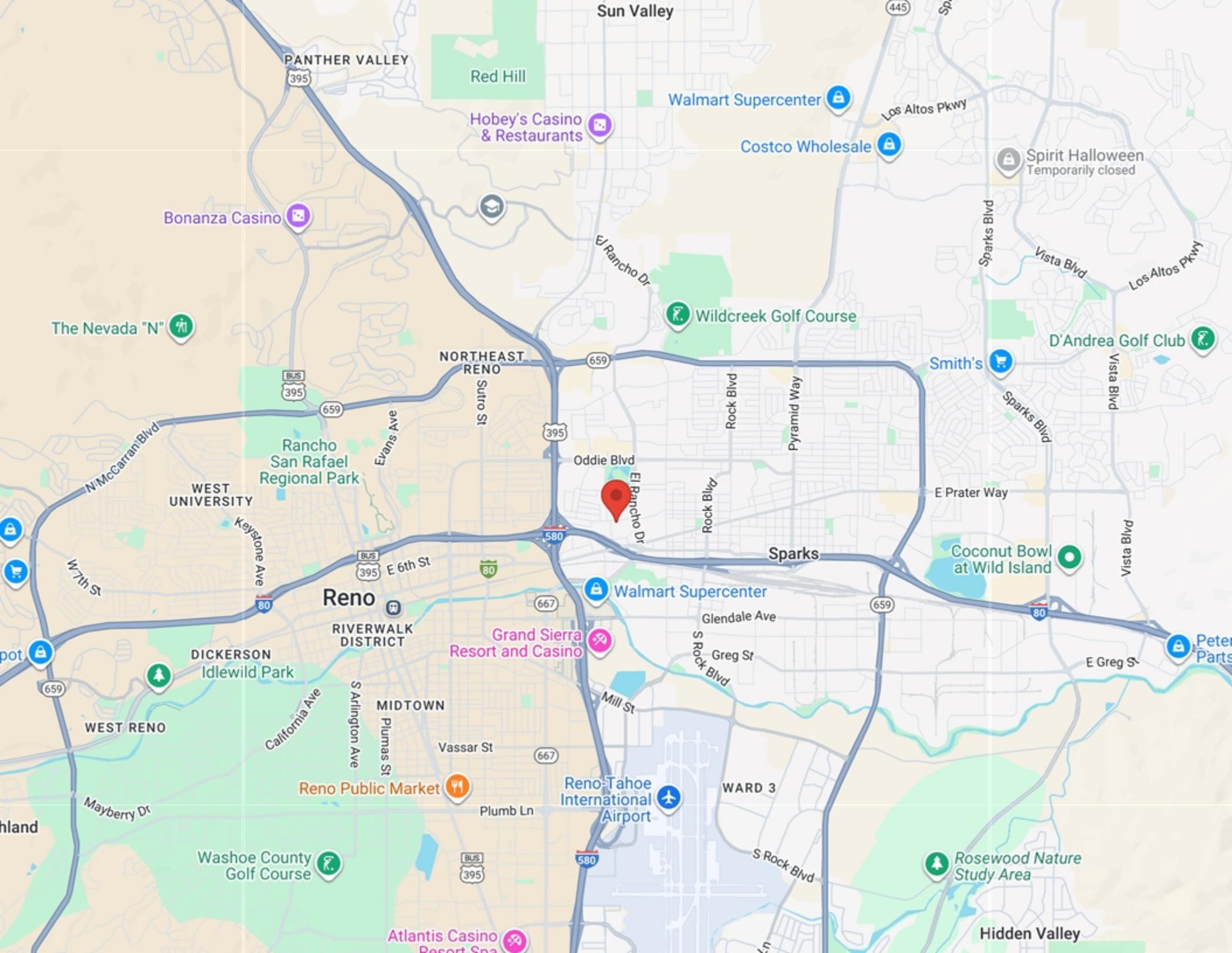
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,728	107,567	222,522
2010 Population	19,944	111,525	237,759
2025 Population	22,193	127,268	266,473
2030 Population	23,068	133,453	275,375
2025-2030 Growth Rate	0.78 %	0.95 %	0.66 %
2025 Daytime Population	19,773	179,953	319,326

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,090	6,129	9,244
\$15000-24999	621	3,871	6,215
\$25000-34999	956	4,866	8,187
\$35000-49999	1,253	6,969	12,430
\$50000-74999	2,098	9,992	20,577
\$75000-99999	1,237	7,717	16,336
\$100000-149999	828	7,559	18,924
\$150000-199999	451	3,239	8,314
\$200000 or greater	243	2,917	9,231
Median HH Income	\$ 54,043	\$ 60,229	\$ 72,030
Average HH Income	\$ 67,275	\$ 79,939	\$ 95,565



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7,731	43,513	88,489
2010 Total Households	7,216	44,758	94,288
2025 Total Households	8,776	53,259	109,458
2030 Total Households	9,192	56,408	114,223
2025 Average Household Size	2.47	2.29	2.37
2025 Owner Occupied Housing	2,571	19,058	52,262
2030 Owner Occupied Housing	2,802	20,429	54,875
2025 Renter Occupied Housing	6,205	34,201	57,196
2030 Renter Occupied Housing	6,390	35,979	59,347
2025 Vacant Housing	403	4,327	7,191
2025 Total Housing	9,179	57,586	116,649



PANTHER VALLEY

Red Hill

Walmart Supercenter

Hobey's Casino & Restaurants

Costco Wholesale

Bonanza Casino

Wildcreek Golf Course

Spirit Halloween  
Temporarily closed

NORTHEAST RENO

D'Andrea Golf Club

The Nevada "N"

Rancho San Rafael Regional Park

Smith's

WEST UNIVERSITY

Oddie Blvd

Coconut Bowl at Wild Island

Reno

Walmart Supercenter

Grand Sierra Resort and Casino

Sparks

RIVERWALK DISTRICT

Glendale Ave

DICKERSON Idlewild Park

MIDTOWN

Reno-Tahoe International Airport

WEST RENO

Reno Public Market

WARD 3

Washoe County Golf Course

Rosewood Nature Study Area

Atlantis Casino Resort Spa

Hidden Valley

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