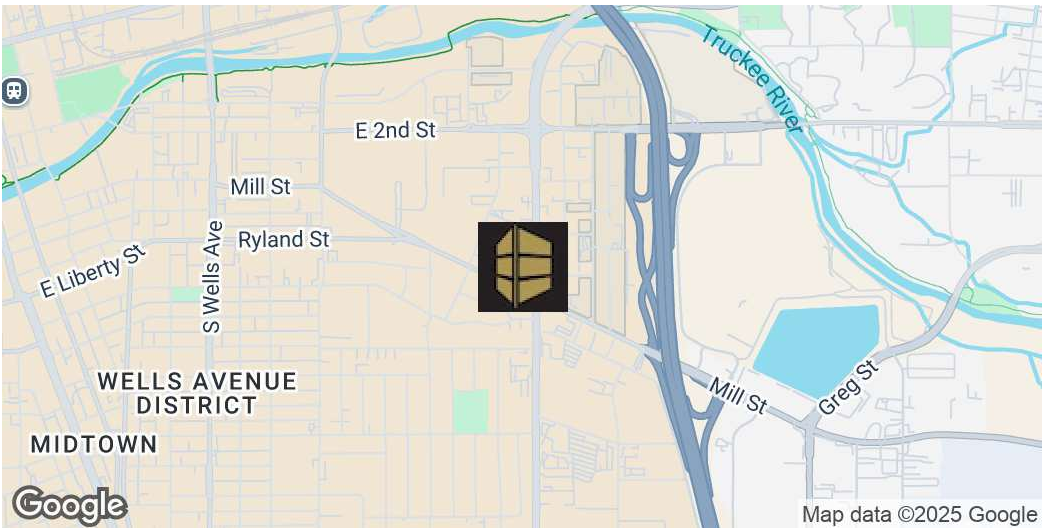


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to offer for sale a multifamily investment near Midtown Reno. This property is a rare find in the highly sought-after Reno market. Featuring six spacious 2 bed / 1 bath units, it's an ideal opportunity for investors. Built in 1962 and offering a total of 4,256 square feet, the property generates a solid net operating income of approx \$53,759. Its proximity to Midtown Reno adds to the appeal for tenants and investors alike. For a comprehensive marketing package and detailed investment summary, please contact us directly.

PROPERTY HIGHLIGHTS

- 6 units - 709 square foot 2 bedrooms / 1 bathroom
- Prime Reno location
- Currently professionally managed

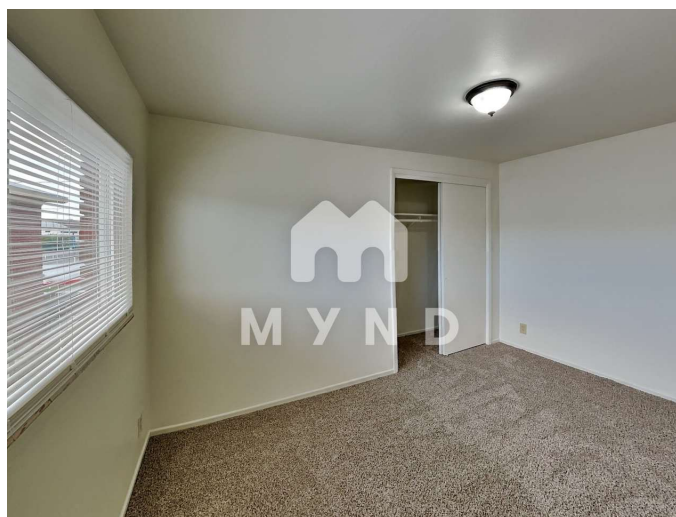
OFFERING SUMMARY

Sale Price:	\$1,075,000
Number of Units:	6
Building Size:	4,256 SF
NOI:	\$53,790.00
Cap Rate:	5.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,179	57,898	108,314
Total Population	13,583	135,174	261,897
Average HH Income	\$72,416	\$76,024	\$91,565

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ADDITIONAL PHOTOS



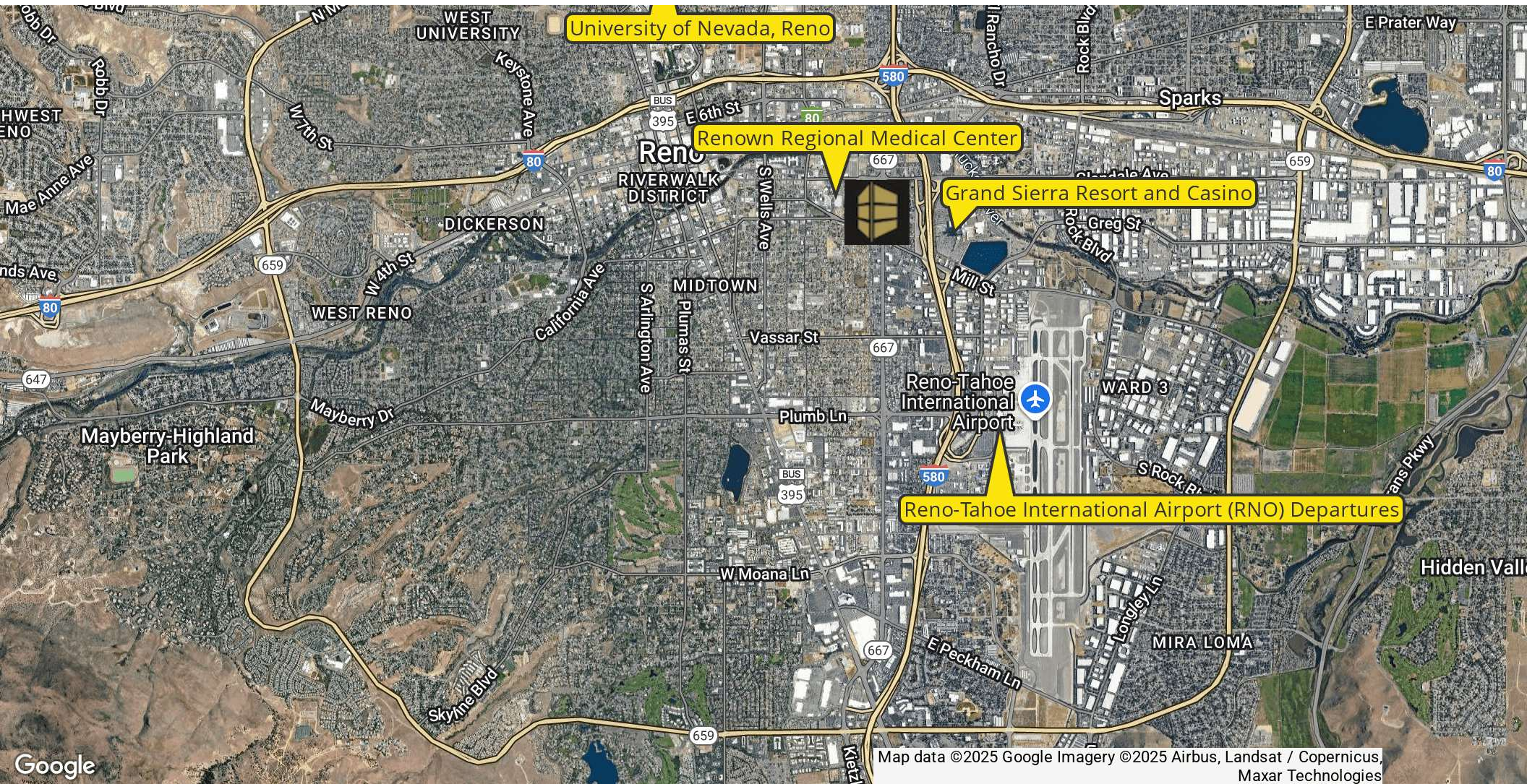
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SAMPLE FLOORPLAN



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LOCATION MAP



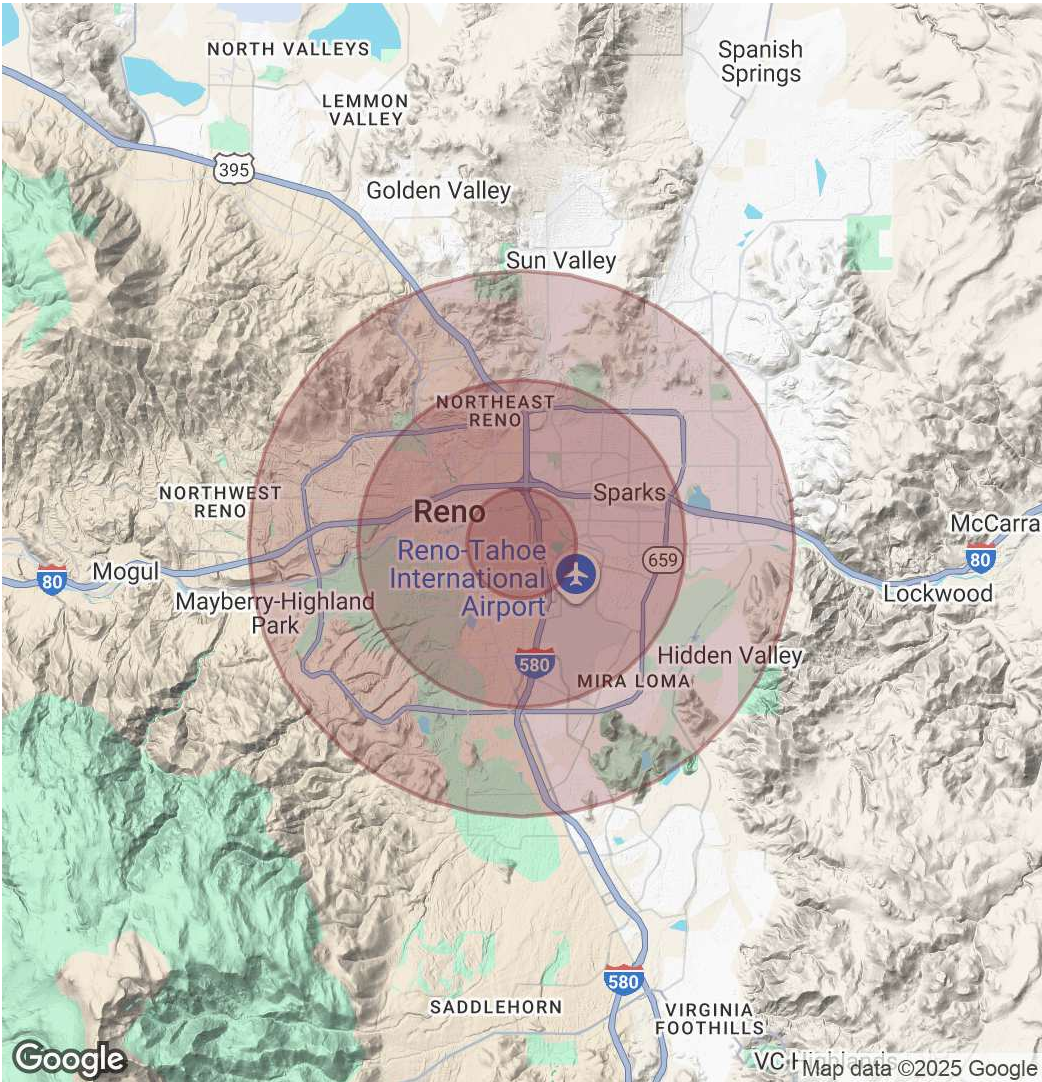
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,583	135,174	261,897
Average Age	41	38	40
Average Age (Male)	42	38	39
Average Age (Female)	41	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,179	57,898	108,314
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$72,416	\$76,024	\$91,565
Average House Value	\$452,757	\$457,861	\$512,062

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner
2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter
CCIM for over 15 years

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