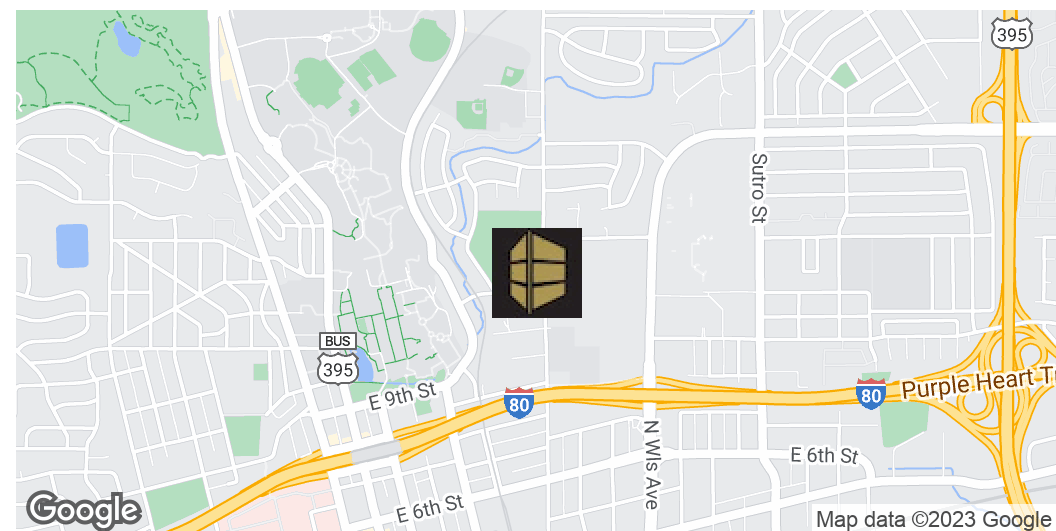
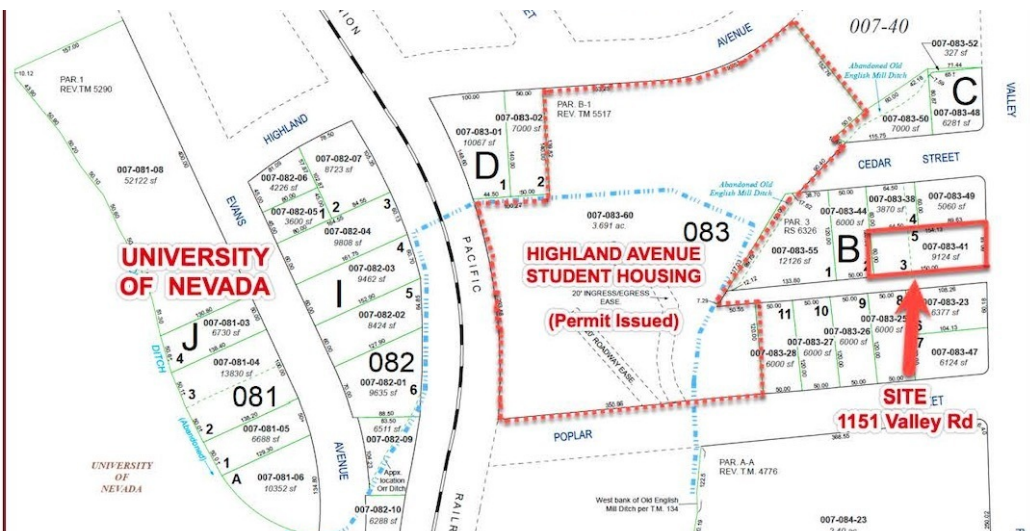


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group is pleased to offer the opportunity to purchase land for the development of student housing at to the University of Nevada.

PROPERTY HIGHLIGHTS

- *The projected land market price is \$80.00 per square foot.
- *Seller will accept a lower price for a quick sale.
- * Major Artery access to the desired area.
- *Corner Lot
- * Residential building and free-standing garage exist on site.
- * Zoning of MF30 per Assessor.

OFFERING SUMMARY

Sale Price:	\$729,920
Lot Size:	9,124 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	441	1,614	5,832
Total Population	1,011	3,677	13,804
Average HH Income	\$58,585	\$60,517	\$60,072

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FOR SALE 1151 VALLEY, RENO, NV

ADDITIONAL PHOTOS



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LOCATION MAP



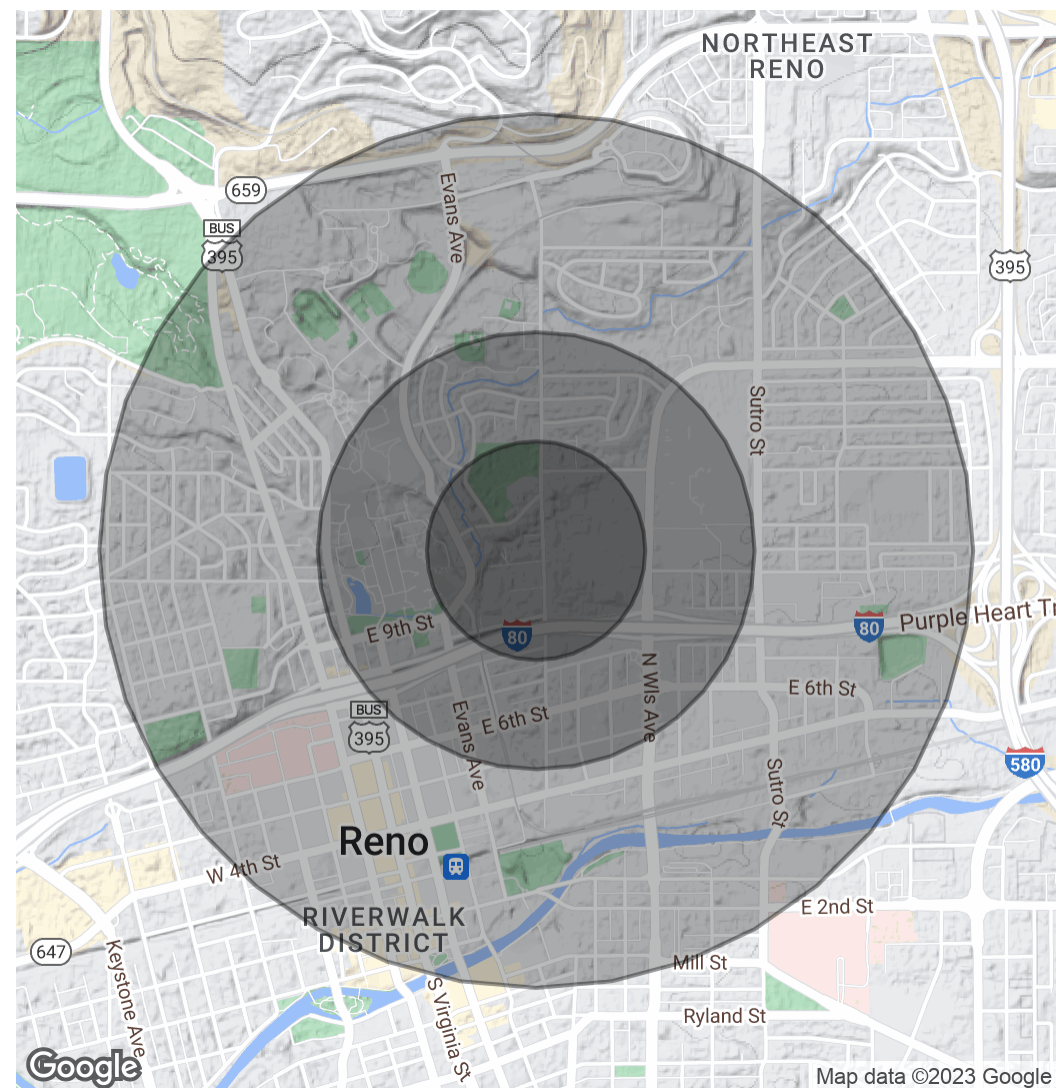
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,011	3,677	13,804
Average Age	29.5	29.2	30.0
Average Age (Male)	29.2	30.1	31.1
Average Age (Female)	29.8	28.5	29.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	441	1,614	5,832
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$58,585	\$60,517	\$60,072
Average House Value	\$74,814	\$125,050	\$175,276

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



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