

# 219

## Kingsbury Grade

Stateline, NV 89449

## MIXED -USE FOR SALE

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**CORFAC**  
INTERNATIONAL

# 219 Kingsbury Grade

Stateline, NV 89449



**18,782**

Square Feet



**0.580 AC**  
Acres

SALE PRICE | **\$3,651,943**

IN PLACE CAP RATE | **7.50%**

ZONING | **GC**  
*General Commercial*

OCCUPANCY | **93.74%**

APN | **1318-26-101-003**

BUILDING SIZE | **18,782 SF**

SUITES | **23**

YEAR BUILT | **1980**

## SITE MAP



### Property Highlights

- Freestanding three-story mixed use commercial building in Stateline, NV.
- Tenant mix includes Tahoe Tavern and Grill, Tahoe Laundry Company, Tahoe Forest Baths, etc.
- Individual suite size ranges from 252 SF to 2,970 SF.
- Minutes from the casino corridor, Heavenly Mountain Resort and Tahoe Blue Event Center.
- Direct access to Carson Valley via Kingsbury Grade.
- Strong visibility along a key South Shore commercial corridor.

# PARCEL MAP



# Cash Flow

## IN PLACE

| INCOME                         | IN PLACE            |
|--------------------------------|---------------------|
| RENTAL INCOME                  | \$372,744.00        |
| CAM INCOME                     | \$40,860.00         |
| LESS: VACANCY                  | \$0.00              |
| <b>GROSS INCOME</b>            | <b>\$413,604.00</b> |
| OPERATING EXPENSES             |                     |
| PERMITS                        | \$1,326.25          |
| ACCOUNTING                     | \$16,723.00         |
| ADMIN EXPENSES                 | \$4,907.60          |
| BANK CHARGES                   | \$55.60             |
| PROPERTY INSURANCE             | \$5,757.75          |
| JANITORIAL                     | \$5,650.00          |
| OFFICE SUPPLIES                | \$236.61            |
| PROFESSIONAL FEES              | \$8,140.00          |
| RECONCILIATION DISCREPANCIES   | \$2,580.00          |
| RENT - EQUIP                   | \$330.00            |
| REPAIRS AND MAINTENANCE        | \$12,812.66         |
| SEWER FEES                     | \$12,044.83         |
| REAL ESTATE TAXES              | \$12,092.59         |
| TRASH SERVICE                  | \$26,164.87         |
| UTILITIES                      | \$30,886.51         |
| <b>TOTAL OPERATING EXPENSE</b> | <b>\$139,708.27</b> |
| <b>NOI</b>                     | <b>\$273,895.73</b> |

# Rent Roll - Detail

| UNIT | TENANT                         | SQUARE FEET | PRO RATA SHARE | CURRENT MONTHLY RENT | CURRENT MONTHLY RENT (P/SF) | ADDITIONAL MONTHLY RENT (NNNs) | MONTHLY OPERATING INCOME |
|------|--------------------------------|-------------|----------------|----------------------|-----------------------------|--------------------------------|--------------------------|
| 1AB  | TAHOE LAUNDRY COMPANY          | 1,150       | 6.12%          | \$2,500.00           | \$2.17                      | \$100.00                       | \$2,600.00               |
| 1C   | PAUL WENDT EXP                 | 576         | 3.07%          | \$1,065.00           | \$1.85                      | \$100.00                       | \$1,165.00               |
| 1D   | BLAZE PORTLAND LLC             | 760         | 4.05%          | \$1,254.00           | \$1.65                      | \$150.00                       | \$1,404.00               |
| 1G   | TAHOE TAVERN AND GRILL         | 2,970       | 15.81%         | \$6,650.00           | \$2.24                      | \$615.00                       | \$7,265.00               |
| 2A   | VACANT                         | 575         | 3.06%          | \$0.00               | \$0.00                      | \$0.00                         | \$0.00                   |
| 2B   | VACANT                         | 600         | 3.19%          | \$0.00               | \$0.00                      | \$0.00                         | \$0.00                   |
| 2C   | GLAMOROUS TANS AND LASHES      | 400         | 2.13%          | \$800.00             | \$2.00                      | \$100.00                       | \$900.00                 |
| 2D   | SUBLIME                        | 161         | 0.86%          | \$315.00             | \$1.96                      | \$50.00                        | \$365.00                 |
| 2EF  | SUBLIME                        | 575         | 3.06%          | \$825.00             | \$1.43                      | \$190.00                       | \$1,015.00               |
| 2H   | TAHOE LUXURY ESTATE MANAGEMENT | 100         | 0.53%          | \$180.00             | \$1.80                      | \$20.00                        | \$200.00                 |
| 2H1  | A-1 BAIL BONDS                 | 300         | 1.60%          | \$325.00             | \$1.08                      | \$50.00                        | \$375.00                 |
| 2H3  | ALPEN GLOW                     | 300         | 1.60%          | \$500.00             | \$1.67                      | \$90.00                        | \$590.00                 |

# Rent Roll - Detail

| UNIT | TENANT                       | SQUARE FEET | PRO RATA SHARE | CURRENT MONTHLY RENT | CURRENT MONTHLY RENT (P/SF) | ADDITIONAL MONTHLY RENT (NNNs) | MONTHLY OPERATING INCOME |
|------|------------------------------|-------------|----------------|----------------------|-----------------------------|--------------------------------|--------------------------|
| 2H5  | ABBCO BOOKS                  | 252         | 1.34%          | \$450.00             | \$1.79                      | \$50.00                        | \$900.00                 |
| 2J   | PAWEL WIECCZORK              | 580         | 3.09%          | \$1,200.00           | \$2.07                      | \$90.00                        | \$365.00                 |
| 2K   | CAMPBELL CASTLE CONSTRUCTION | 583         | 3.10%          | \$800.00             | \$1.37                      | \$90.00                        | \$1,015.00               |
| 2L   | LUXE BEAUTY STUDIO           | 1,320       | 7.03%          | \$2,442.00           | \$1.85                      | \$405.00                       | \$200.00                 |
| 3A   | TAHOE TAVERN - OFFICE        | 1,294       | 6.89%          | \$2,800.00           | \$2.16                      | \$300.00                       | \$375.00                 |
| 3C   | TAHOE'S PAINTED ROSE         | 928         | 4.94%          | \$2,255.00           | \$2.43                      | \$395.00                       | \$590.00                 |
| 3E   | TAHOE FOREST BATHS           | 1,552       | 8.26%          | \$3,269.00           | \$2.11                      | \$425.00                       | \$3,694.00               |
| G-B  | SCHINDLER ELEVATOR           | 2,340       | 12.46%         | \$2,400.00           | \$1.03                      | \$90.00                        | \$2,490.00               |
| G-C  | CAMPBELL CASTLE CONSTRUCTION | 1,266       | 6.74%          | \$960.00             | \$0.76                      | \$95.00                        | \$1,055.00               |
| M-B  | TAHOE TAVERN AND GRILL       | 144         | 0.77%          | \$72.00              | \$0.50                      | \$0.00                         | \$72.00                  |
| M-D  | TAHOE TAVERN AND GRILL*      | 56          | 0.30%          | \$0.00               | \$0.00                      | \$0.00                         | \$0.00                   |



# LAUNDROMAT PHOTOS



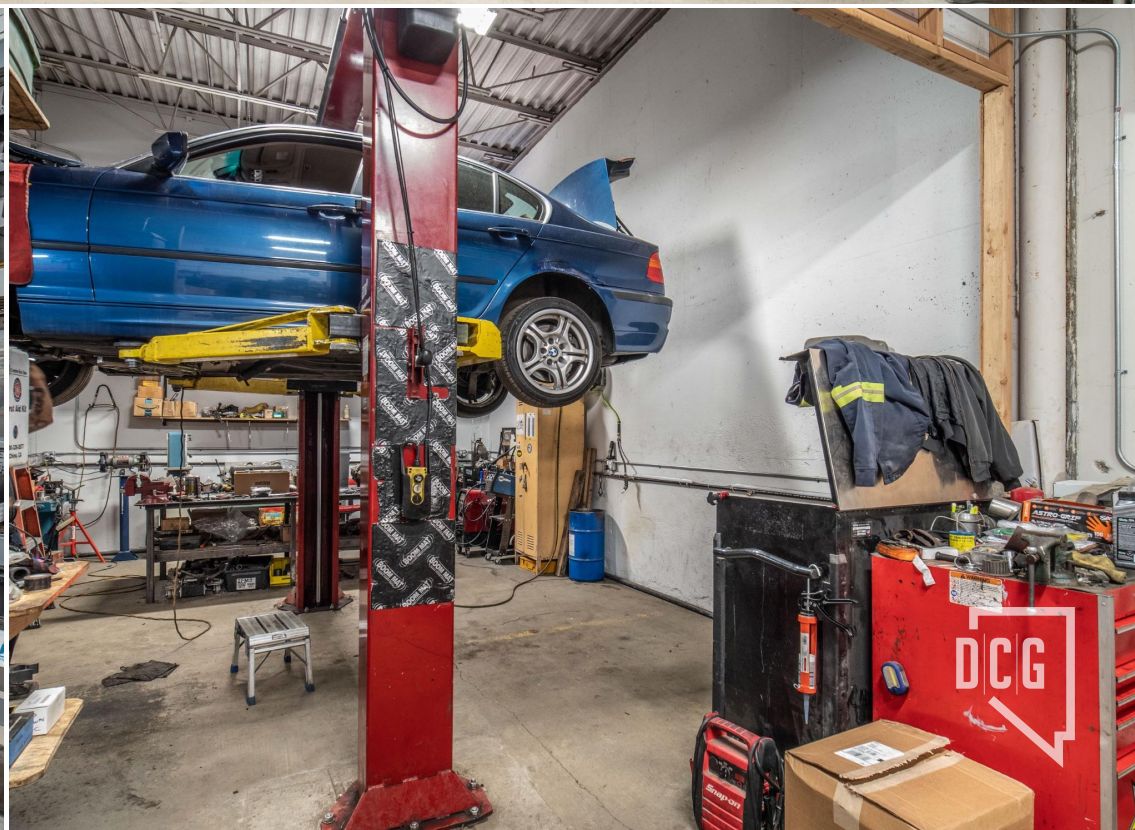
# APARTMENT PHOTOS



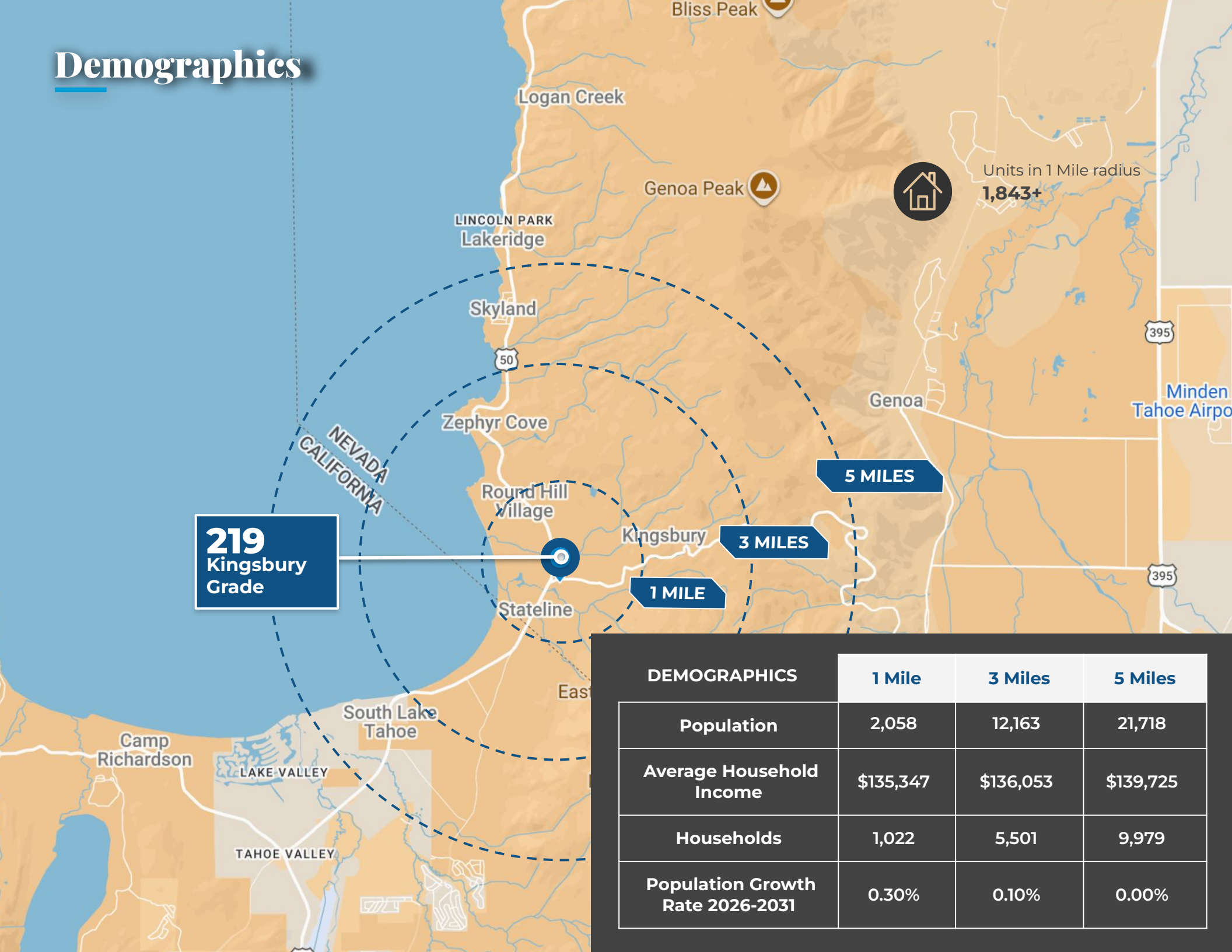
# SALON PHOTOS



# GARAGE PHOTOS



# Demographics



## Business Assistance Programs



## Sales, Use & Modified Business Tax Abatements



## Incentives for Equipment, Property & Recycling



**Specialized  
Programs for  
Data Centers and  
Aviation**

## Opportunity Zones

**Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.**

## Qualified Opportunity Zone investments offer:



## Deferred capital gains



## Step-up in basis



## Permanent exclusion of qualifying gains

# Nevada Tax Climate

## Nevada's tax structure is designed for business success:

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

**One of the most competitive tax climates in the U.S., ranked among the best for business.**



## NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

# Tesla Gigafactory

# 1.3M SF

## 7.2M SF Planned Switch Campus



## FORMAT

STATE OF  
NEVADA

switch



## INSURANCE



# AMERCO



**snc** SIERRA  
NEVADA  
CORPORATION



HEALTH



**MONARCH.**  
CASINO RESORT SPA • BLACK HAWK

| TAX COMPARISONS            | NV     | CALIFORNIA | ARIZONA | UTAH  | IDAHO  | OREGON | WASHINGTON |
|----------------------------|--------|------------|---------|-------|--------|--------|------------|
| state corporate income tax | NO     | 8.84%      | 4.9%    | 4.85% | 6.5%   | 6.6%   | NO         |
| individual income tax      | NO     | <13.3%     | <2.5%   | 4.55% | 5.695% | <9.9%  | NO         |
| payroll tax                | >1.17% | >1.5%      | NO      | NO    | NO     | >.9%   | .92%       |
| capital gains tax          | NO     | <13.3%     | <2.5%   | 4.55% | 5.695% | <9.9%  | 7-9.9%     |



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