

Portfolio Investment Opportunity

Offered by Realty One Group

Commercial & Residential property which delivers diversified RETAIL and RENTAL income. This investment is ideal for an Owner/Operator or an Investor who seeks passive income investments.



Simon Bradbury

+1(775) 686-9621

Agent

License ID: S.175478

A business card for Burt Myers, a REALTOR with MYERS REAL ESTATE, REALTY ONE GROUP EMINENCE. The card features a portrait of Burt Myers, a man with a grey beard wearing a dark suit jacket. The card includes contact information: Burt Myers, 775.420.7547, burte@WeSellNV.com, WeSellNV.com, Realtor | s.0182765. It also features a red circular badge that says "YOUR LOCAL EXPERT" and logos for SRES (Seniors Real Estate Specialist) and Zillow Premier Agent.

REALTYONEGROUP

Realty One Group Eminence
5325 Reno Corporate Blvd
Reno, NV 89511

Not intended to solicit another brokers business.

Portfolio Sale in Sparks, NV



Nemo's Market



Tri-Plex (pic 1 of 2)



Tri-Plex (pic 2 of 2)



Single-family



Tri-Plex

Single-Family

Nemo's Market

Portfolio Sale in Sparks, NV

- 1) Four Residential Rental Units (Note 1)
 - One Triplex
 - One Single-family Home
- 2) Commercial Retail Space (Note 1)
- 3) Nemo's Market (business) (Note 2)

IMPORTANT:

(Note 1) Realty One Group Eminence is pleased to offer for sale the real property collectively located at 431 Wright St (3 buildings), all on the same parcel.

(Note 2) The business that is for sale is a retail convenience store and is operated within the Commercial building. Pricing for the Business and its Brand will be independently negotiated with the Owners. (Call either agent for more info.)



Portfolio Offering Details

Offering Type	Description	Details	Other Information	Pricing
Income Property	Single-Family Home 640 5 th St	5 beds, 2 baths, new wood siding installed in 2022, finished basement (1008 SF), 1147 SF on main level, total 2155 SF, built in 1943.	Lease expires in August 2025. GSI is \$2900/mo. *** Combined Income Properties actual CAP is 6.3%	\$1,590,000
Income Property	Tri-Plex 431, 433, 435 Wright Way	(1) 2+1; (2) 1+1, Window A/C, 1612 SF for the building, built in 1950	All tenants are M2M. GSI is \$3895/mo. for all 3 units.	
Commercial Building	Convenience Store 445 Wright Way	1440 SF, walk-in cooler, wide checkout counter, built in 1957.	Business name is "Nemo's Market"	
Retail Business	Nemo's Market	Convenience store, sells food, snack and meal items, beer, liquor, toys, music, books, toys, paraphernalia, music, candy, ice cream, cigarettes, and other collectible items.	Operates in the commercial building. For sale by owner.	Contact Owner
Brand	Nemo's Market	Recognized for 26 years, the brand name of "Nemo's Market" will optionally convey with the business at a separate cost.	For sale by owner.	Contact Owner

Portfolio Sale in Sparks, NV

First Building: Commercial Retail Space

445 Wright Way, Sparks, NV 89431

Operating Location for Nemo's Market:

1. A neighborhood convenience store.
2. Surrounded by Apartments, Schools and the City of Sparks (see map on next page), business volumes are strong and dependable.
3. Proven to be a viable business entity with over 26 years of operations and local brand recognition.
4. Also refer to Northern NV Regional MLS # 240014208 for more information.

**Community Map - source
of highest business
volume drivers**



Commercial Building Description: NEMO'S MARKET

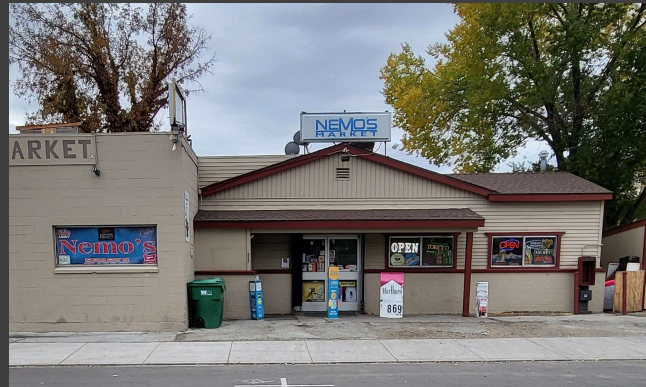
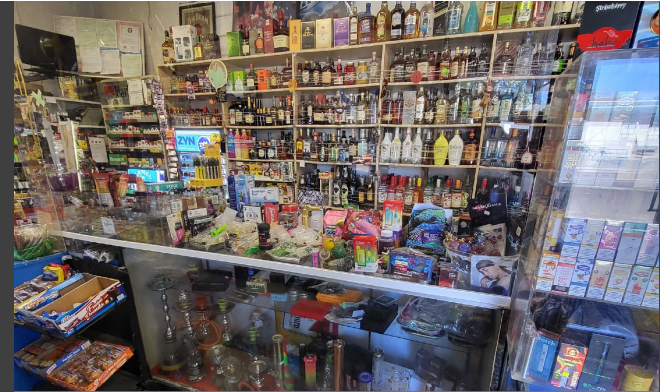
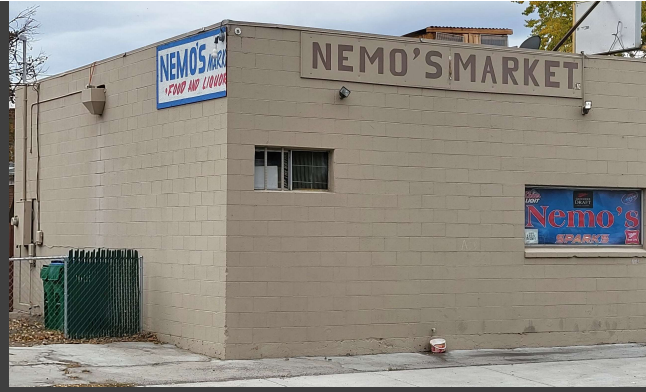
The business operates in a commercial building with the following features:

Address: 445 Wright Way, Sparks, NV 89431	HVAC: natural gas, space heater, evaporative cooler, window AC units
Year built: 1957	Property taxes: \$3,006.83 / year (1)
Square feet: 1440	HOA: None
Exterior: concrete block, brick and wood	Stories: One
Interior: paneling, concrete block	Zoning: Mixed Use Development (2)
Ceiling height: 10'6"	Parcel: 033-187-01
Power: 110V, 220V	Restroom: 1 (non-public)

Notes:

- (1) Property taxes are for all 3 buildings on the same parcel
- (2) Zoning applies to all 3 buildings on the same parcel

Commercial Photos



Portfolio Sale in Sparks, NV

Second Building: Tri-plex

431, 433, 435 Wright Way, Sparks, NV 89431

Multi-Family Building:

1. Single story, 3-units, 1612 square feet
2. (1) 2 bed, 1 bath; (2) 1 bed, 1 bath
3. Parking for 3-4 vehicles
4. AC units in each unit
5. Built in 1950
6. 6.3% CAP rate for Tri-plex and Single-Family combined
7. Also refer to Northern NV Regional MLS # 240014209 for more information.

Tri-Plex Photos



Portfolio Sale in Sparks, NV

Third Building: Single-Family Residence

640 5th St, Sparks, NV 89431

Single-Family Building

1. Single story with finished basement
2. 5 bedrooms, 2 baths
3. 2155 square feet total, 1047 SF on main floor, 1008 SF in basement
4. Street parking
5. Built in 1943 with numerous updates over the years
6. 6.3% CAP rate for Tri-plex and Single-Family combined
7. Also refer to Northern NV Regional MLS # 240014209 for more information.

Single-Family Photos



Terms of Sale: NEMO'S MARKET (1)

Community convenience store business in Sparks, NV, aka Nemo's Market, is being offered separately from the real property that it operates in. This offering is part of a portfolio sale which includes a) Nemo's Market, b) the commercial building that the business operates in, c) a tri-plex rental property, and d) a single-family rental property.

All real property is on the same parcel and must be sold together. Realty One Group Eminence is the broker for the real property. Contact Simon Bradbury @ 775-686-9621 or Burt Myers @ 775-420-7547 for more information.

The business owners are offering Nemo's Market as a for-sale-by-owner transaction. The Seller prefers that a Letter of Intent (LOI) be used as the negotiations instrument for the portfolio. Upon the successful completion of negotiations of the portfolio price along with related terms and conditions, contracts will be executed, and escrow will be opened. The real property will be contracted using standard forms approved by the State of Nevada. Nemo's Market will be contracted using either standard contracts or custom ones provided by the Seller's real estate attorney.

For more on Nemo's Market (the business), contact Listing Agent for owner's contact information.

Terms of Sale: NEMO'S MARKET (2)

What's included/excluded with the sale of Nemo's Market?

1. Included:

1. All shelving and cabinets (except glass cabinet behind counter)
2. ATM (money resupply is contracted)
3. Four coolers owned by business
4. Inventory at time of closing
5. All assets owned by the business (depreciable or not)

2. Excluded:

1. All pictures on the walls
2. Coolers and other equipment placed in the store under contract with various vendors

