

A very rare and unique Multi Family Property in Fernley Nevada.



10 Apts / Nine 2 bed, 1 bath and One 1 bed , 1 bath

\$1,999,999.00

Excellent Investment

Actual 2024 Financials:
Income \$125,124.00

Expenses:
Taxes \$7977.00
Insurance \$4330.00
R & M \$9605.00
Utilities \$6694.00

Fernley is one of the fastest growing areas in Nevada. Just 18 miles from the Tahoe-Reno Industrial Center with Google, Tesla, Switch and Wal-Mart among the tenants and only 29 miles to Sparks and Reno.

The property rarely has a vacancy and when it does, the apt rents quickly. Fernley is a high demand rental market.

- **Location, location, location**
- **Call Tom for Property Inspection and all Disclosures**
- **Pro forma income \$134k**
- **\$75,484 Capital Improvements in 2023 & 2024**