

# MOTEL FOR SALE - WEEKLY/MONTHLY

Property Flyer



## Rancho 777

777 E 4th St  
Reno NV 89512

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**RE/MAX**  
COMMERCIAL



# Rancho 777

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Demographics

*Exclusively Marketed by:*

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# RANCHO 777

01 **Executive Summary**  
Investment Summary  
Location Summary

## OFFERING SUMMARY

ADDRESS	777 E 4th St Reno NV 89512
COUNTY	washoe
MARKET	Downtown
SUBMARKET	Brewery District
BUILDING SF	30,684 SF
LAND ACRES	1.24
TOTAL ROOMS	80
LAND SF	54,014 SF
YEAR BUILT	1954
APN	008-243-08
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$8,800,000
PRICE PER KEY	\$110,000
PRICE PSF	\$286.79
NOI (2022)	\$498,732
RRM (2022)	12.78
CAP RATE (2022)	5.67%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	22,907	140,021	256,298
2022 Median HH Income	\$33,877	\$51,309	\$61,366
2022 Average HH Income	\$58,676	\$74,029	\$87,265



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# SELLER LEASEBACK

- Option for seller lease back at 5% (\$480,000) under a master lease

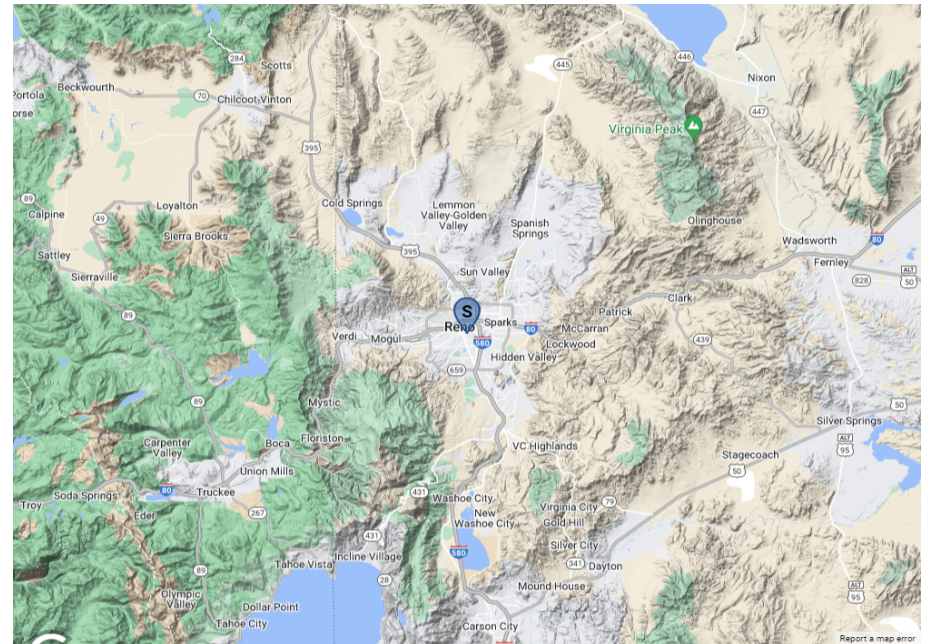
# HIGHLIGHTS

- Prime real estate close to the Brewery District.

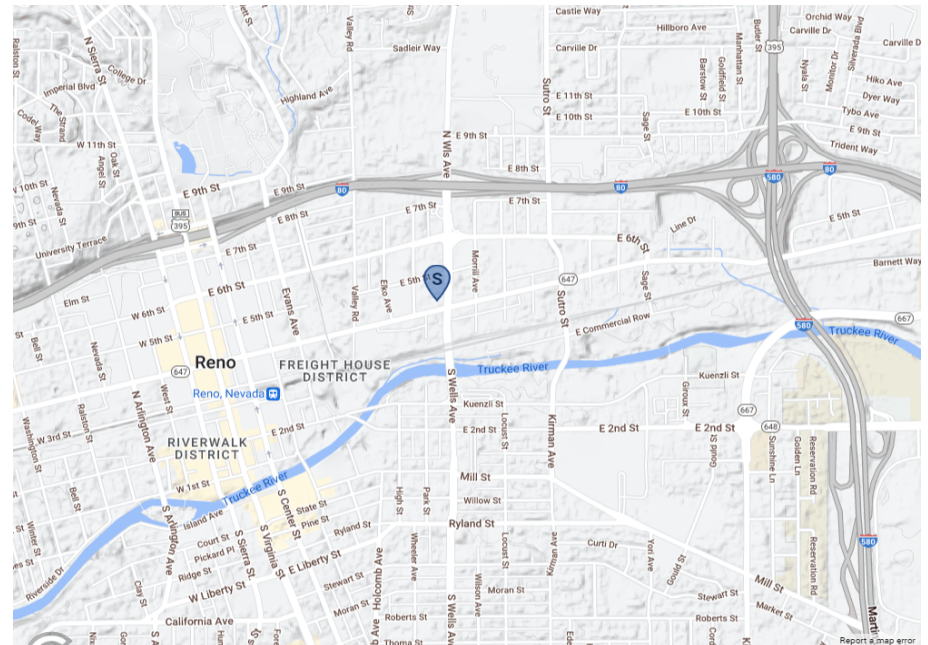
80 rooms in total, 68 rooms at 200 SF, 10 rooms at 300 SF with kitchen, 2 1 bedroom apartments

Manager suite connected to the front office

Regional Map



Locator Map



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## 02 Property Description

Property Features

Aerial Map



## PROPERTY FEATURES

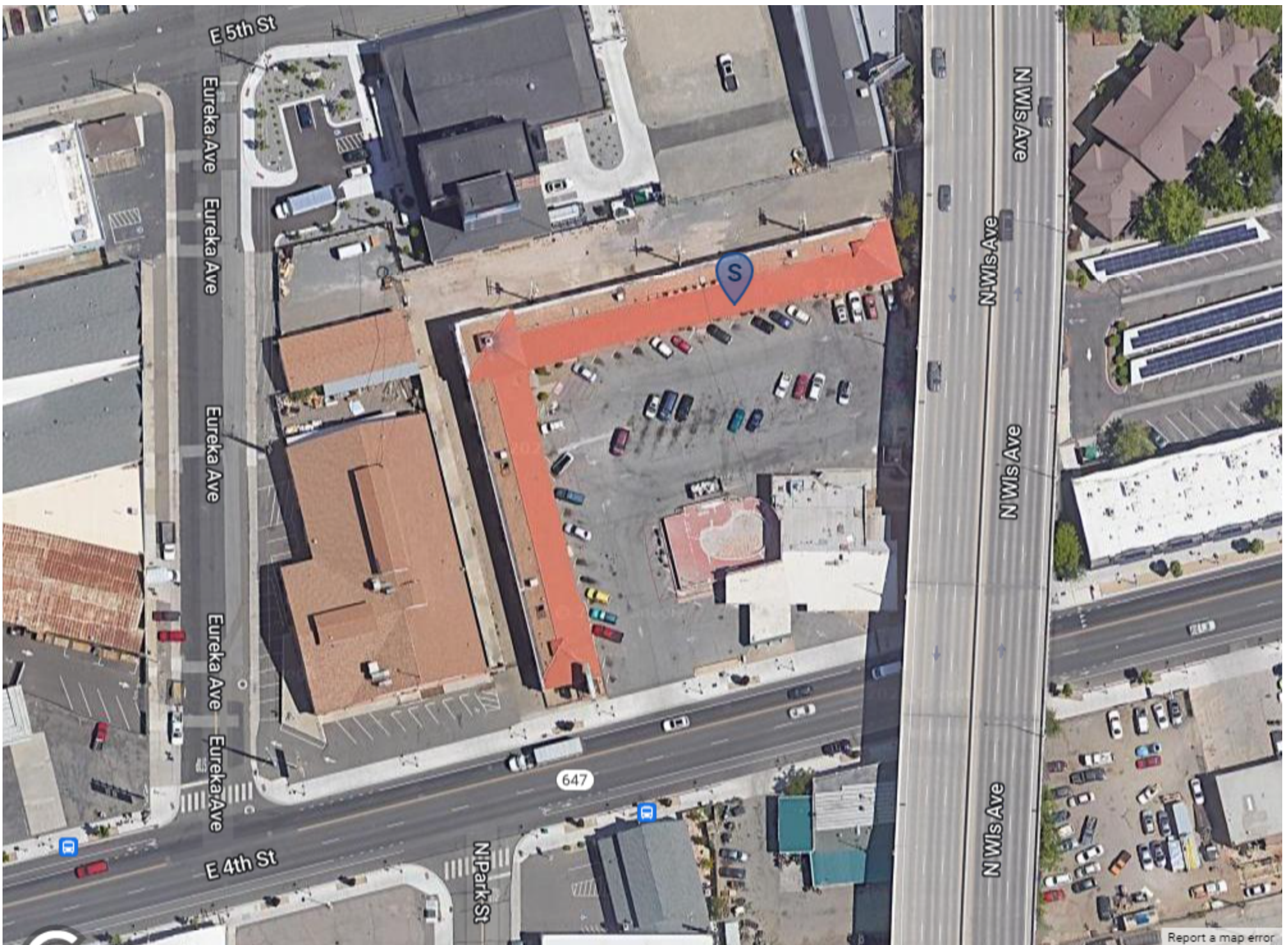
TOTAL ROOMS	80
BUILDING SF	30,684
LAND SF	54,014
LAND ACRES	1.24
YEAR BUILT	1954
# OF PARCELS	1
ZONING TYPE	MUDR
BUILDING CLASS	D
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	1.24 acres
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	1

## MECHANICAL

HVAC	YES
FIRE SPRINKLERS	NO







Report a map error



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## 03 Room Rates

Room Rate Summary

Number Of Units	Units SF	Room Type	In-Season Price	Off-Season Price	Notes
68	200	Standard	\$900		\$900 for 1 guest, \$1,000 for 2 guests
10	300	Room with Kitchen	\$1,000		\$1,000 for 1 guest, \$1,100 for 2 guests
2	450	Apartment	\$1,100		



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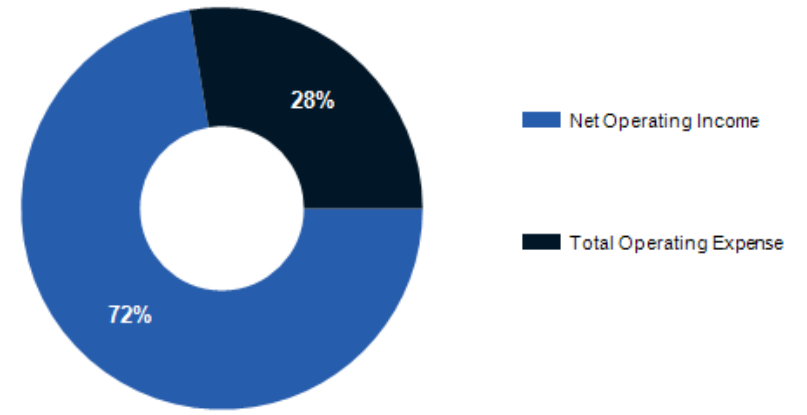


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## 04 Financial Analysis

Income & Expense Analysis

<b>INCOME</b>	<b>2022</b>
Room Revenue	\$688,714
<b>Total Operating Revenue</b>	<b>\$688,714</b>
Less Expenses	\$189,982
<b>Net Operating Income</b>	<b>\$498,732</b>

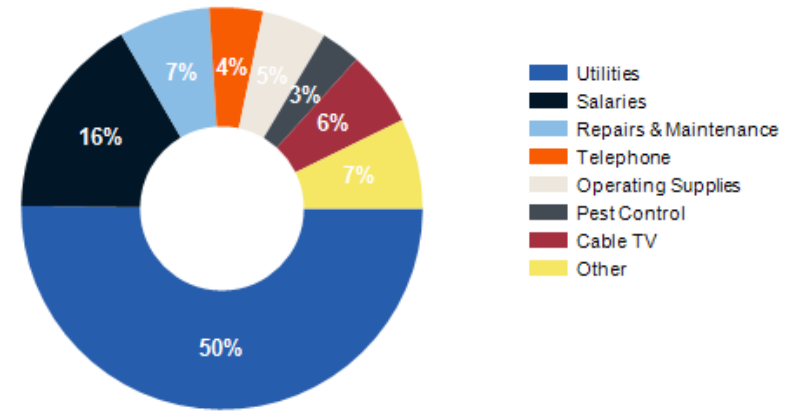




EXPENSES	2022
Franchise Fee	\$4,156
Management Fee	\$2,990
Salaries	\$31,200
Repairs & Maintenance	\$13,982
Utilities	\$95,391
Marketing	\$686
Janitorial/Laundry	\$4,089
Telephone	\$8,180
Operating Supplies	\$9,905
Pest Control	\$6,074
Security	\$356
Cable TV	\$11,481
Pro Fees	\$1,492
<b>Total Operating Expense</b>	<b>\$189,982</b>
Expense / SF	\$6.19
% of EGI	27.58%

## DISTRIBUTION OF EXPENSES

2022



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05 Demographics

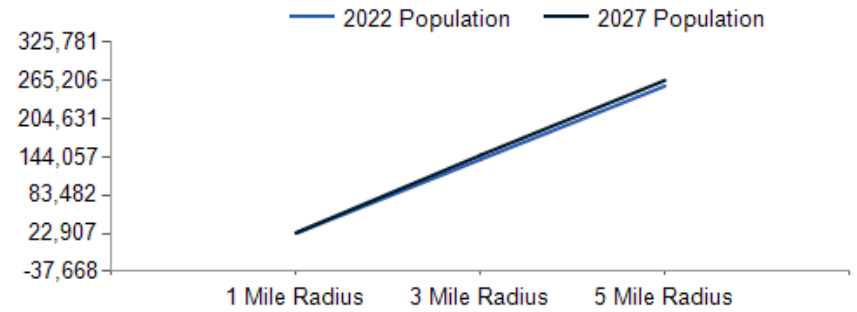
Demographics



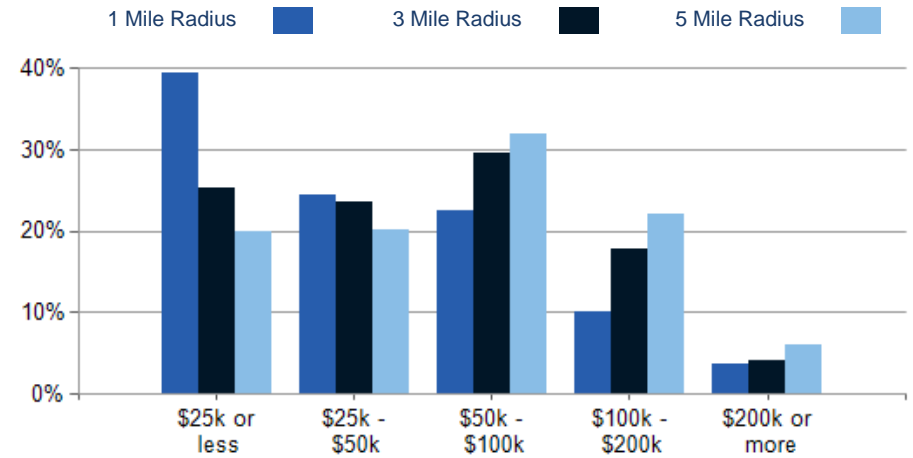
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,751	122,792	222,541
2010 Population	20,556	125,084	232,447
2022 Population	22,907	140,021	256,298
2027 Population	24,018	146,689	265,206
2022-2027: Population: Growth Rate	4.75%	4.65%	3.45%

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,204	7,635	10,235
\$15,000-\$24,999	1,655	7,322	10,654
\$25,000-\$34,999	1,132	5,746	8,261
\$35,000-\$49,999	1,265	8,159	12,998
\$50,000-\$74,999	1,308	10,280	18,916
\$75,000-\$99,999	889	7,210	14,584
\$100,000-\$149,999	683	8,002	16,941
\$150,000-\$199,999	301	2,488	6,194
\$200,000 or greater	346	2,460	6,310
Median HH Income	\$33,877	\$51,309	\$61,366
Average HH Income	\$58,676	\$74,029	\$87,265

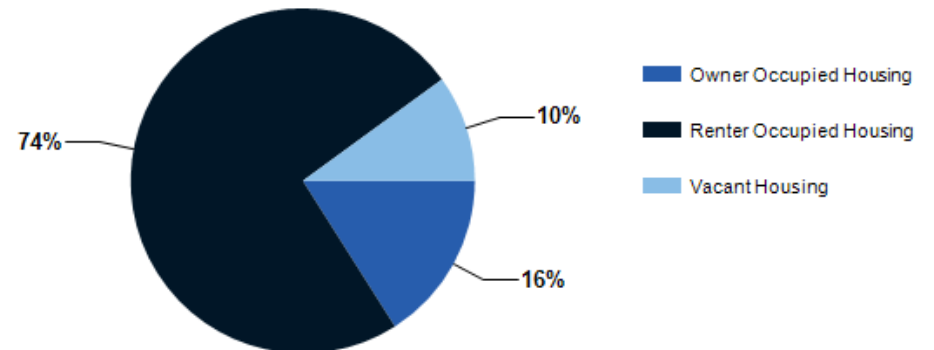
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,869	54,517	95,197
2010 Total Households	8,888	52,025	93,136
2022 Total Households	9,783	59,303	105,093
2027 Total Households	10,349	62,580	109,477
2022 Average Household Size	1.95	2.27	2.38
2022-2027: Households: Growth Rate	5.65%	5.40%	4.10%



2022 Household Income

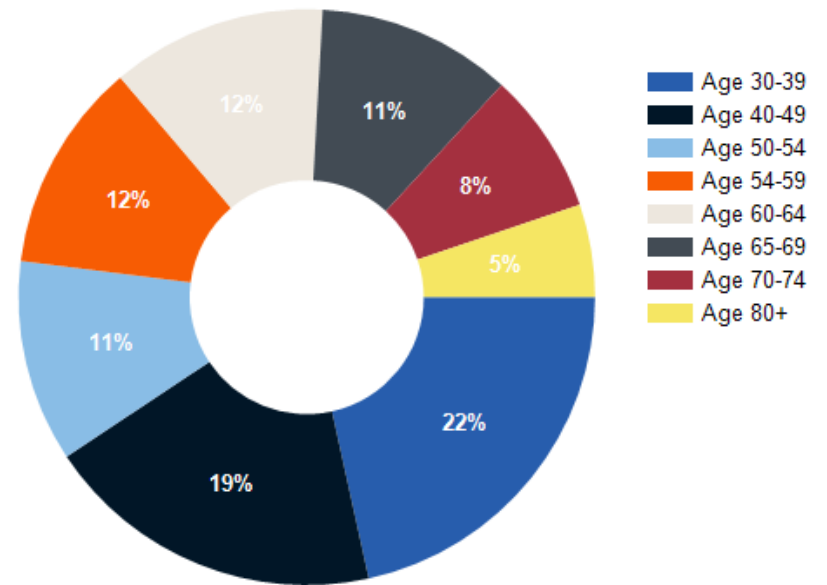


2022 Own vs. Rent - 1 Mile Radius

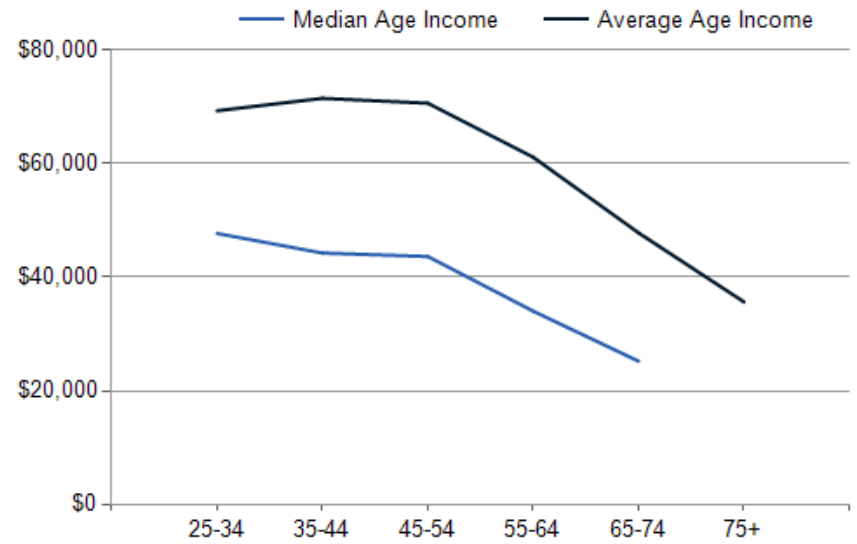


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,413	11,259	20,098
2022 Population Age 35-39	1,128	9,208	16,771
2022 Population Age 40-44	1,092	7,831	14,620
2022 Population Age 45-49	1,162	7,291	13,805
2022 Population Age 50-54	1,338	7,677	14,523
2022 Population Age 55-59	1,391	7,891	15,473
2022 Population Age 60-64	1,423	7,952	15,669
2022 Population Age 65-69	1,290	7,096	14,104
2022 Population Age 70-74	940	5,812	11,518
2022 Population Age 75-79	614	4,028	7,934
2022 Population Age 80-84	346	2,422	4,839
2022 Population Age 85+	372	2,521	4,713
2022 Population Age 18+	19,468	111,178	202,722
2022 Median Age	34	35	37
2027 Median Age	35	36	38



2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,702	\$58,127	\$64,765
Average Household Income 25-34	\$69,321	\$76,473	\$83,281
Median Household Income 35-44	\$44,248	\$59,934	\$73,566
Average Household Income 35-44	\$71,510	\$84,486	\$97,576
Median Household Income 45-54	\$43,641	\$58,980	\$73,719
Average Household Income 45-54	\$70,650	\$84,685	\$101,813
Median Household Income 55-64	\$34,014	\$54,572	\$70,366
Average Household Income 55-64	\$61,135	\$80,491	\$99,214
Median Household Income 65-74	\$25,185	\$43,157	\$55,455
Average Household Income 65-74	\$47,801	\$69,015	\$83,201
Average Household Income 75+	\$35,634	\$56,129	\$66,595



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