



# 890

Gentry Way  
Reno NV 89502

Industrial Flex Investment Property  
[www.marmotproperties.com](http://www.marmotproperties.com)



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**PROPERTIES**



# 890 Gentry Way

## Industrial Flex Building

### RENO, NV 89502

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Batuhan Zadeh

DEVELOPER, BROKER

Batuhan@marmotproperties.com

Cell: (775) 313-1544

www.marmotproperties.com

Brokerage #B.145130

Property Management PM.0168698

GC B \$3m Bid Limit #0090389



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# INVESTMENT OVERVIEW

## Property Description

Welcome to 890 Gentry Way.

Conveniently located in by Kietzke Lane and Moana Lane, 890 Gentry Way boasts 11,915 of flex industrial space. Seize this unique investment opportunity with a prime commercial property currently leased to General Transmission Reno, a reputable and established transmission repair service. This property offers a strategic location in Reno, known for its vibrant business community and excellent accessibility.

The building, encompassing 11,915 square feet, is perfectly suited for automotive services with spacious work areas, high-quality equipment, and a customer-friendly reception area. The facility boasts 9 well-equipped service bays, an advanced diagnostic center, and ample parking space, catering to a high volume of clients.

General Transmission Reno, renowned for its exceptional transmission repair and automotive services, adds significant value to the property. Their strong local presence and commitment to quality service ensure steady foot traffic and business continuity. The tenant's robust online presence, highlighted by a comprehensive website featuring their services, expertise, and customer testimonials, speaks volumes of their business acumen and customer trust.

<https://generaltransmissionreno.com/>

## PROPERTY HIGHLIGHTS

- High way frontage for massive signage benefit
- Almost every feature in the building has been updated
- Most desirable asset type in Reno, industrial/flex space





# FINANCIAL ANALYSIS

PRICE		
Price	\$2,450,000	
Down Payment	\$1,275,000	52%
Number of Units	1	
Land Size	0.6 Acres	
Price Per SqFt Gross	\$205	
SqFt	11,915	
Zoning	General Commercial	
Approx. Year Built	1982	

RETURNS	CURRENT
CAP Rate	7.51%
GRM	13.31
Cash-on-Cash	7.2%
Debt Coverage Ratio	1.61

FINANCING	1ST LOAN
Loan Amount	\$1,275,000
Loan Type	Standard Commercial
Interest Rate	7%
Amortization	300
Year Due	2050

INCOME	CURRENT
Gross Scheduled Rent	\$184,087
Total Effective Rental	\$184,087
Income Other Income	\$0
Effective Gross Income	\$184,087
Less: Expenses 0%	\$0
Net Operating Income	\$184,087
Cash Flow	\$184,087
Debt Service	-\$114,000
Net Cash Flow After Debt Service	\$70,087
Principal Reduction	\$21,856
Total Return	\$91,943

EXPENSES	CURRENT
Real Estate Taxes	\$6,500
Insurance	\$8,720
Elec/Gas	\$14,500
Water	\$1,200
Sewer	\$1,800
Trash Removal	\$3,600
Spectrum	\$1,920
Repairs/Maintenance/Janitorial	\$6,500
Management Fee (5.00%)	\$8,936
Total Expenses (Paid by Tenant)	\$53,576



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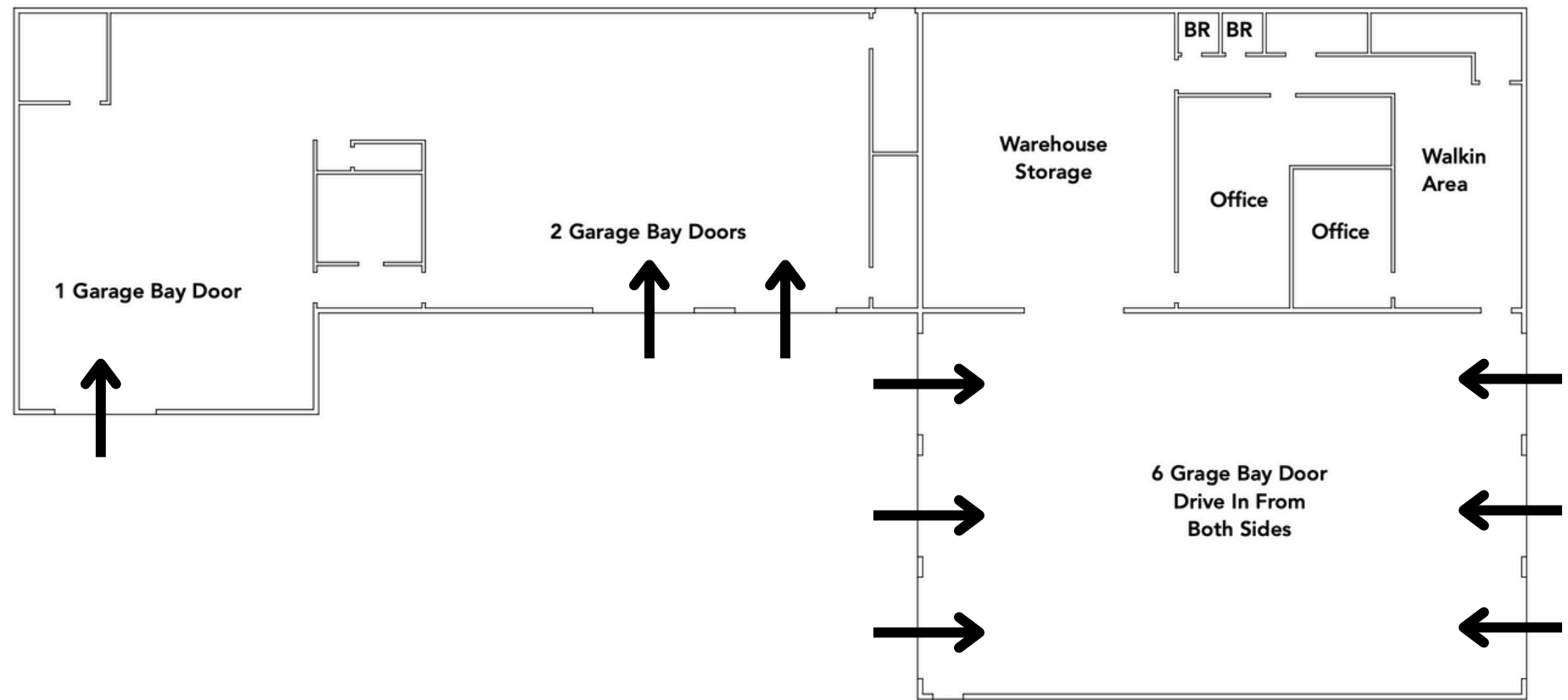






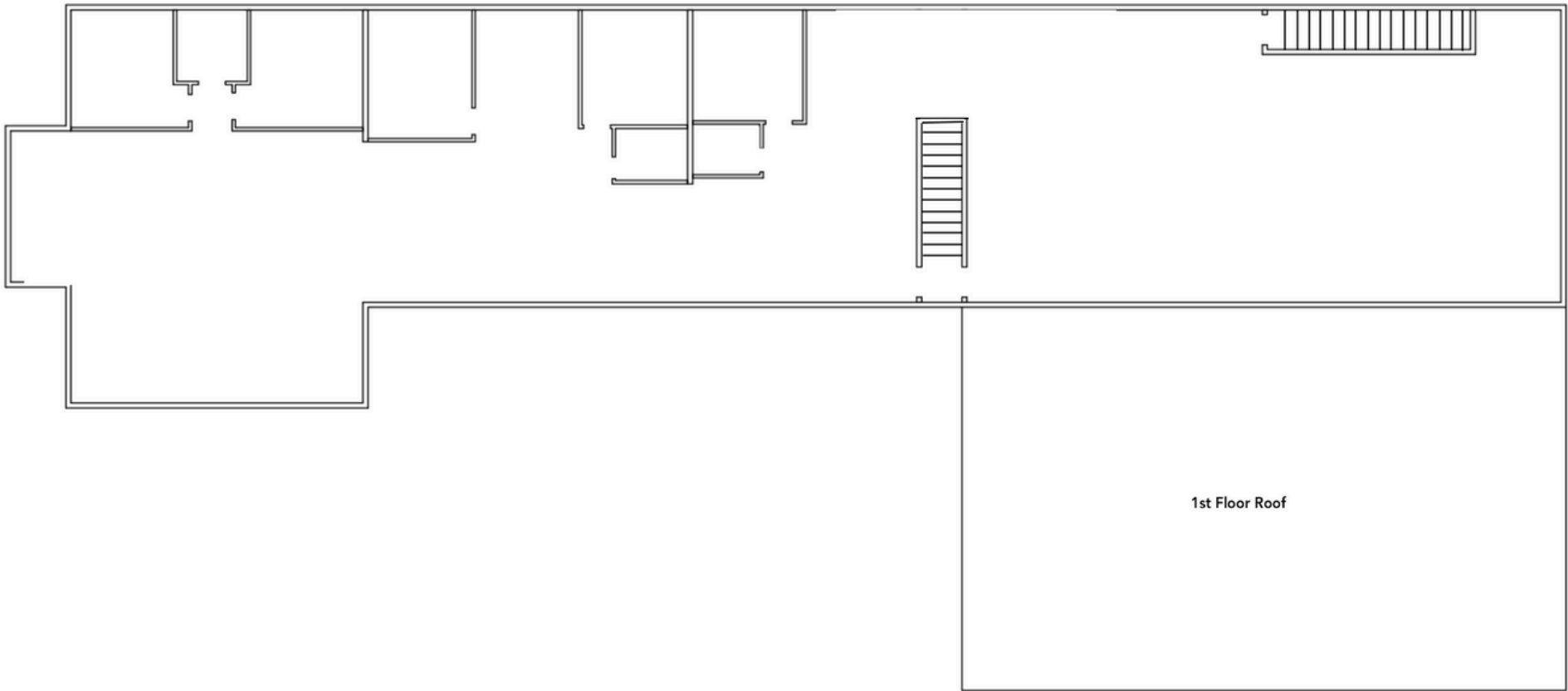


# First Floor





# Second Floor







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