

For Sale - \$1,150,000

412

Roberts St
Reno, NV 89502

Turnkey Duplex and Single Family House
www.marmotproperties.com



MARMOT
PROPERTIES

412 Roberts St RENO, NV 89502



Batuhan Zadeh

DEVELOPER, BROKER,
GENERAL CONTRACTOR

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Commercial B-2 \$3m Bid Limit
GC License #: 0090389
Broker NV RED #BS0145130
(775) 313-1544



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DIRECTOR OF
OPERATIONS

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PROPERTIES**



Property Overview

Elegantly Renovated Homes in the Heart of Midtown Reno - A Premier Investment Opportunity

Discover the pinnacle of luxury living and investment potential with these meticulously renovated properties, nestled in the vibrant heart of Midtown Reno - the city's most sought-after neighborhood.

Key Features:

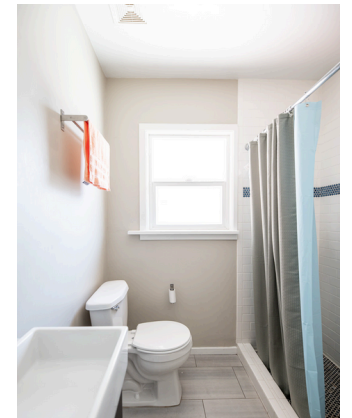
- **Contemporary Renovations:** Step into a world of elegance with homes that feature top-of-the-line renovations. From luxurious countertops and durable Original Hardwood flooring to bespoke tiled showers, every detail has been carefully curated to offer unmatched quality and style.
- **Gourmet Kitchens:** Culinary enthusiasts will delight in the newly installed cabinetry, complemented by state-of-the-art stainless steel appliances, setting the stage for memorable dining experiences.
- **Zero-Scaped Landscaping:** Embrace the beauty of low-maintenance living with newly landscaped exteriors, thoughtfully designed for easy management without sacrificing aesthetic appeal.
- **Prime Location:** Situated in the energetic and central neighborhood of Midtown Reno, enjoy immediate access to the city's finest dining, shopping, and entertainment options. This prime location guarantees a lifestyle filled with excitement and convenience, making it a coveted address for homeowners and investors alike.

These properties represent a unique opportunity to own a piece of Reno's most dynamic neighborhood, whether as a luxurious personal residence or a high-yield investment in the thriving Airbnb market. Don't miss the chance to make these homes your own and experience the best of modern living in Midtown Reno.

Inquire today to schedule a private viewing and take the first step towards owning a masterpiece in the heart of Reno. Listing agents have been managing the property for multiple years, and have all work order/rental history since the properties remodel.







RENT ROLL

UNIT	TYPE	LEASE START	LEASE END	RENT	\$2,450
Single Family House	3bd/2ba, 1,126sqft	08/15/2022	08/31/2024	\$2,445	\$1,000
Duplex A	1bd/1.5ba, 921sqft	9/28/2023	9/30/2024	\$1,750	\$1,525
Duplex B	2bd/1ba, 754sqft	9/10/2022	8/31/2024	\$1,475	
Total				\$5,670	Rentable Square Feet: 2,828

EXPENSES

EXPENSES	CURRENT
Real Estate Taxes	\$2,367
Insurance	\$1,450
Elec/Gas	\$485
Water	\$780
Sewer	\$1,850
Trash Removal	\$780
Landscaping	\$1,200
Repairs/Maintenance	\$1,800
Management	\$4,082
Total Expenses	\$14,794



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