



**120 Thoma St
Reno NV 89501**

Multifamily/Retail Mixed Use Building



**MARMOT
PROPERTIES**

120 Thoma St

Retail/Residential Mixed Use

RENO, NV 89501



Batuhan Zadeh

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Contractor, Developer

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GC License #: 0090389
Commercial B-2 \$3m Bid Limit
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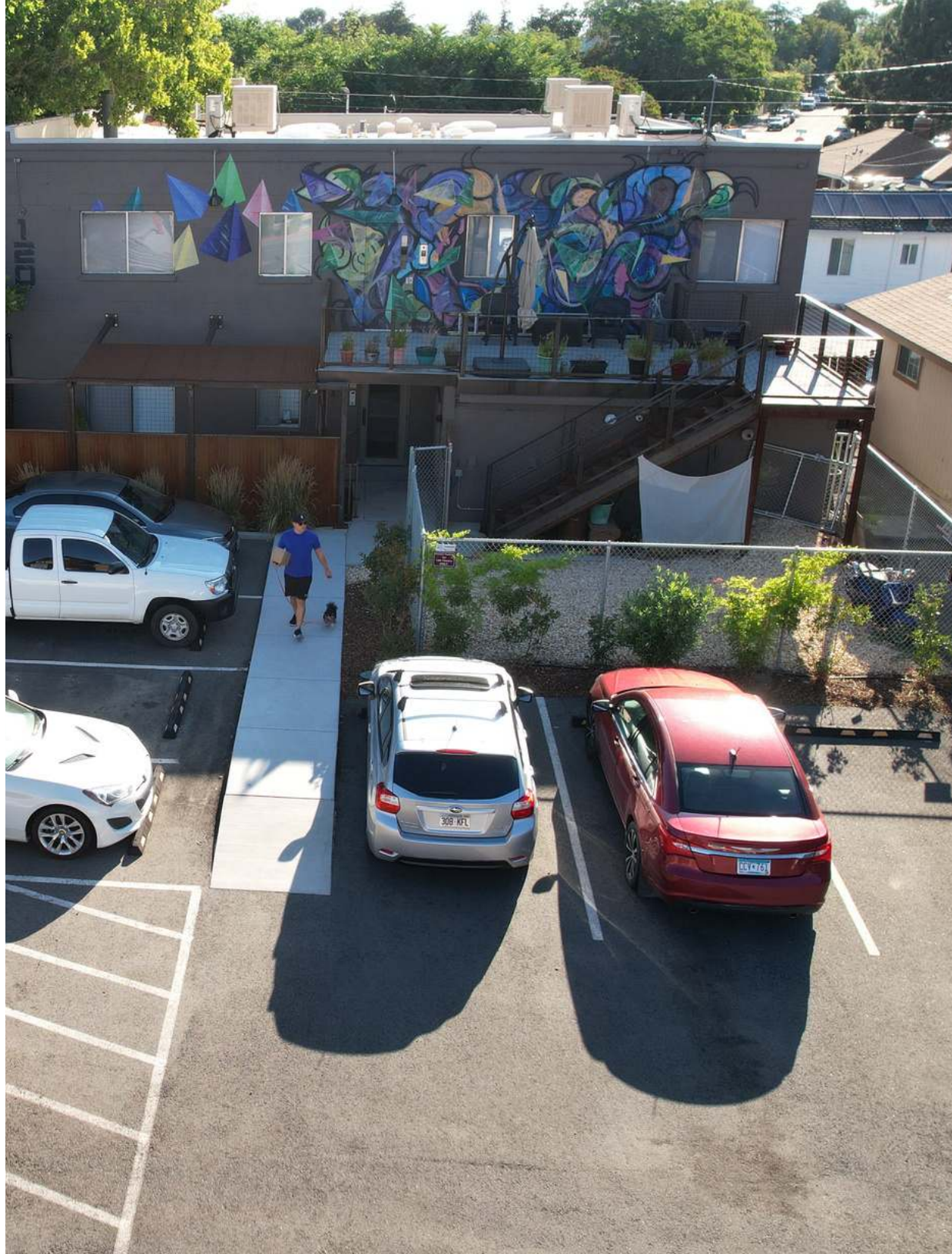


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01 Investment Overview



INVESTMENT OVERVIEW

Property Description

Welcome to 120 Thoma Street.

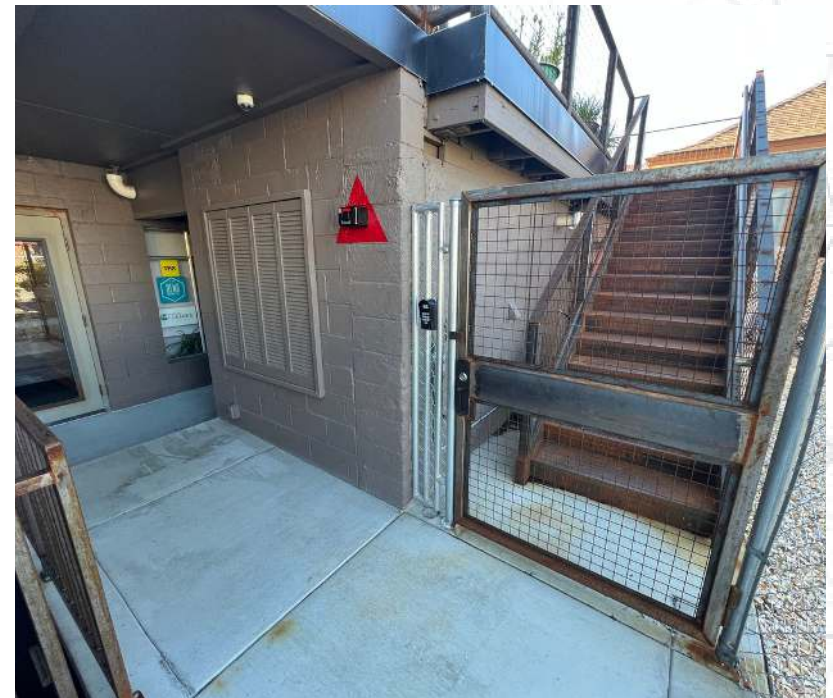
Conveniently located in the heart of Midtown Reno, this retail/residential commercial investment contains 5 retail tenants and 4 residential apartments.

- Leonine Salon; One of Midtown's most eccentric salons. In business for almost 3 years with a strong clientele and unique modern style. Leonine Salon has established themselves as a concrete piece of Midtown.
- Moonlit Artistry; Locally owned and operated by licensed esthetician and artist. Specialist in permanent makeup, tiny tattooing, and waxing.
- Manifest Tattoo; Local couple/tattoo/graphic artists bringing a great mix to the retail spaces.
- Low Key Studios; Offering private individual esthetician work and tattoo removal.
- Basement; Endless Ink LLC DBA NES Tattoo, a local tattoo shop with many years in business moved their location from a few doors down to our building.

Retail, office, and multifamily. Enjoy and capture the income of these different types of spaces.

PROPERTY HIGHLIGHTS

- Stabilized Tenants with long term leases
- Retail, office and residential all under one roof
- Recently updated, turnkey



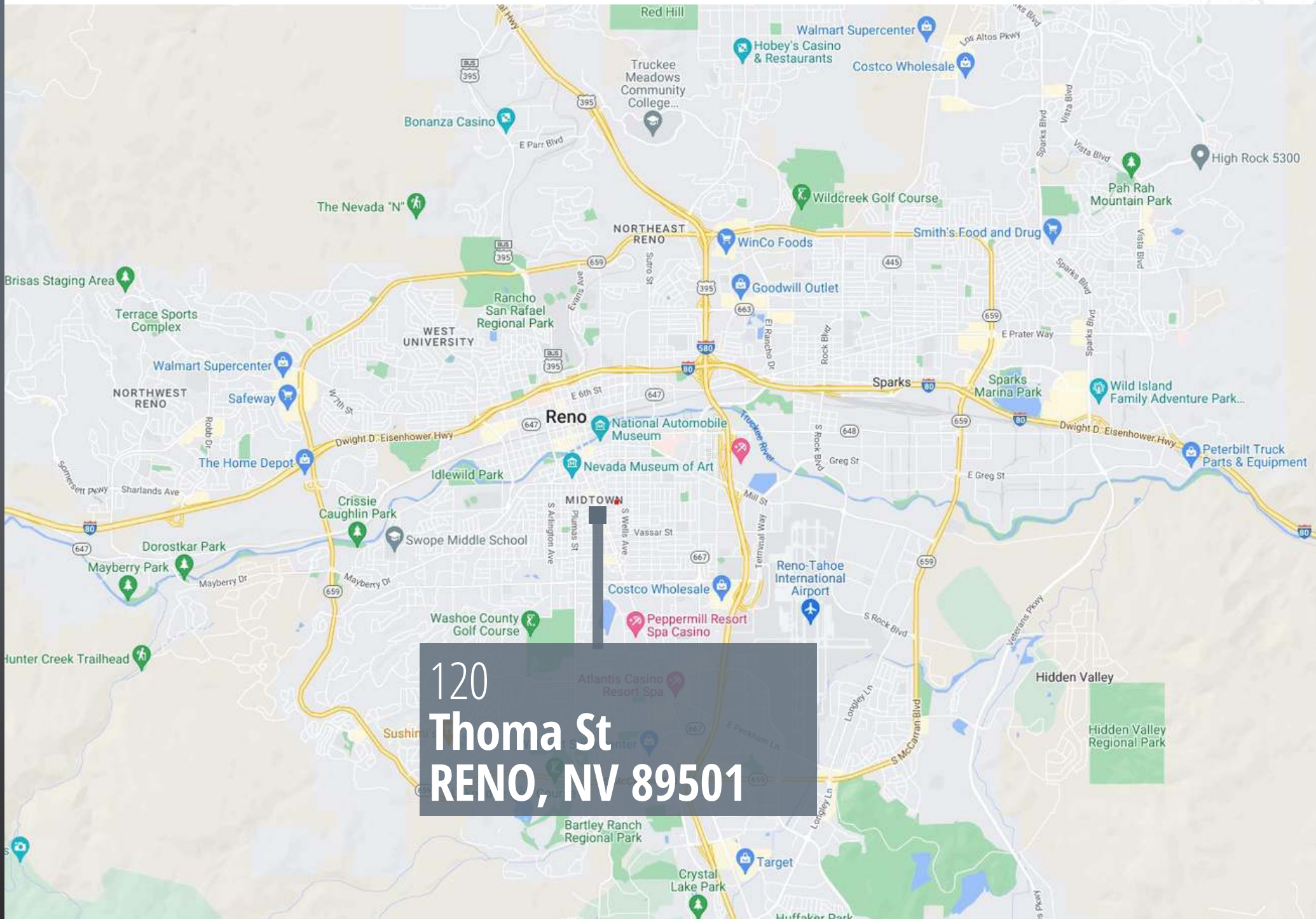












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02 Financial Analysis

An aerial photograph of a residential complex. In the foreground, a parking lot contains several vehicles: a white pickup truck, a dark sedan, a silver hatchback, a red sedan, and a white sedan. To the left is a modern, two-story building with a flat roof, colorful triangular flags hanging from the edge, and a vibrant, abstract mural on its side. A set of stairs leads to a rooftop patio area. To the right is a traditional brick building with a gabled roof. A wooden signpost in the parking lot displays the number '120' and a list of names. The background features a dense line of trees and a range of mountains under a clear sky. A faint, white geometric pattern is overlaid on the left side of the image.

FINANCIAL ANALYSIS

Price	\$2,650,000
Down Payment	TBD
Number of Apartment Units	4
Number of Retail Units	6
Price Per SqFt	\$297
Gross SqFt	9,250
Lot Size	0.161 acres
Approx. Year Built	1960

RETURNS	CURRENT
CAP Rate	6.1%

FINANCING	1ST LOAN
Loan Amount	TBD
Loan Type	Standard Commercial
Interest Rate	6.75%
Amortization	300
Year Due	2048

INCOME	CURRENT
Gross Scheduled Rent	\$200,917
Less: Vacancy/Deductions 3.00%	-\$6,028
Total Effective Rental Income	\$194,890
Other Income	\$0
Effective Gross Income	\$194,890
Less: Expenses 18%	-\$34,120
Net Operating Income	\$160,770

EXPENSES	CURRENT
Real Estate Taxes	\$4,275.32
Insurance	\$4,300
Elec/Gas	\$7,300
Water	\$1,800
Sewer	\$2,800
Trash Removal	\$0
Janitorial	\$2,400
Repairs/Maintenance	\$1,500
Management Fee (5.00%)	\$9,744
Total Expenses	\$34,120



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RENT ROLL DETAIL

TENANT NAME	Type	LEASE START	LEASE END	CURRENT RENT	SQFT	\$/SQFT	Notes
1 Low Key Studios	Retail	1/1/2023	1/1/2026	\$1,571.75	650	\$2.50	2x 3 year extension options, 3% escalation
2 Leonine Salon	Retail	6/1/2020	1/1/2027	\$1,723.71	650	\$2.50	2x 3 year extension options, 3% escalation
3 Manifest Tattoo	Retail	1/1/2023	1/1/2027	\$1,723.71	650	\$2.50	2x 3 year extension options, 3% escalation
4 Low Key Studios	Retail	1/1/2023	1/1/2026	\$1,571.75	650	\$2.00	2x 3 year extension options, 3% escalation
5 Endless Ink LLC	Retail	3/1/2022	3/1/2027	\$1,989.19	1,500	\$1.50	2x 3 year extension options, 3% escalation
6 Renoites Podcast	Retail	2/1/2024	2/1/2025	\$965	800	\$1.20	None
A	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	
B	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	
C	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	
D	2bed/1bath	11/1/2022	11/1/2024	\$1,800	650	\$2.77	

Total \$16,743.10 Rentable Square Feet: 7,483



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