

3 Separate Multifamily Complexes
Portfolio Located in Reno, NV

FOR SALE

\$14,000,000.00

PRESENTED BY



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INVESTMENT OVERVIEW

This Offering is both unique in its nature and its opportunity. The Sellers are liquidating their Multifamily assets in the Reno area. The primary Trustee passed away in January of 2024. The managing member of the Trust has assumed control and wishes to sell the Assets and disperse the proceeds to the heirs. The properties are all free and clear of any financial mortgage or liens of any kind. This is not a **distressed, forced or mandatory sale**. Existing Rents appear to be below market standards.

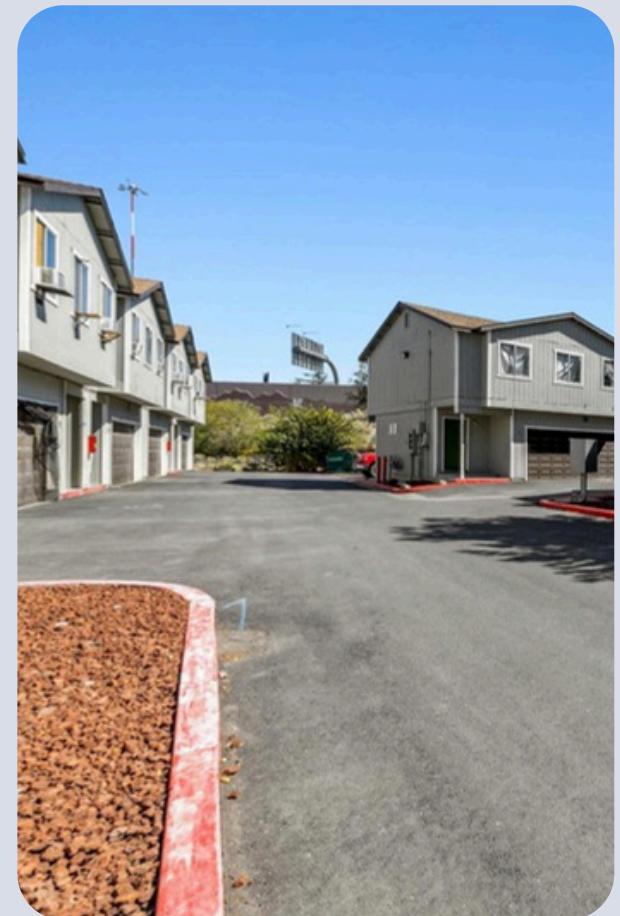
#1 Harvard Apartments



#2 Sierra West Apartments

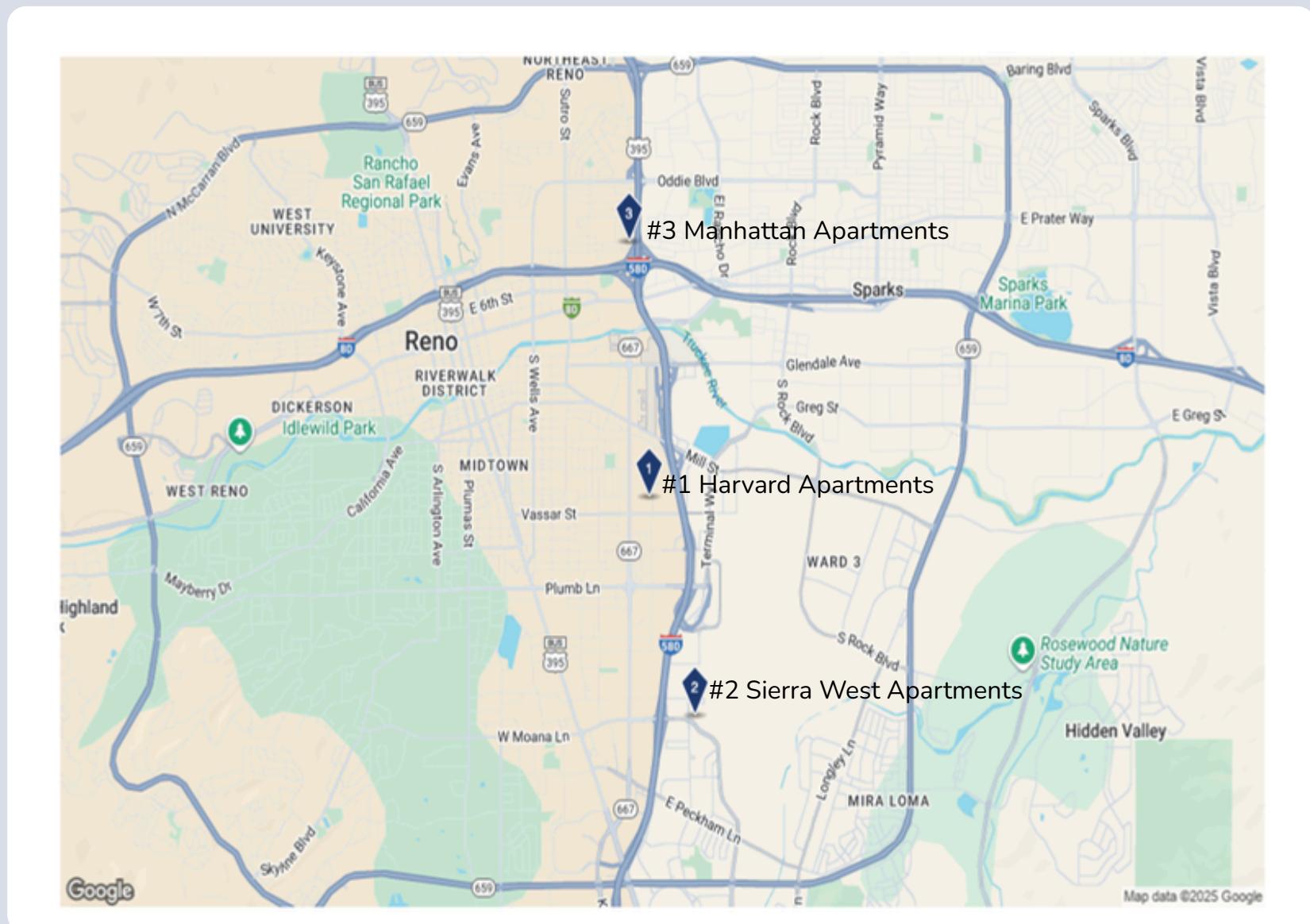


#3 Manhattan Apartments



PORTFOLIO SUMMARY

- Total Properties: 3 Multifamily
- Total Units: 76
- Property Type: Multifamily
- Total Square Footage: \pm 72,170
- Total Acres: \pm 3.78
- Years Built/Renovated: 1964-2005
- Number of Units: 76
- Occupancy Rate: \pm 90%
- Zoning: GC/MA/MF



PROPERTY #1

Harvard Apartments
1001 Harvard Way, Reno NV 89502

PROPERTY OVERVIEW

Harvard Apartments, built in 1964 is a centrally located multifamily complex in Reno, Nevada. The property consists of four separate buildings, totaling 40 units (includes an onsite office/manager's unit).

Total Units: 40 (inc. onsite office/manager's unit)

Total Land Area: 1.633 ± Acres

Total Building SF: ± 39,700

Zoning: GC – General Commercial

APN: 013-260-01

Parking: 40 tenant spaces + 2 visitor spaces + 1 office space (43 total)

Building: #3 Renovated and rebuilt in 2004–2005;

Features: 12 three-bedroom/two-bath units with individual natural gas and electric meters & central air. Buildings #1, #2, and #4 – 28 units with owner-paid utilities and central boiler systems.



AERIAL

Property #1
1001 Harvard Way
Reno, NV 89502



HARVARD APARTMENT PHOTOS



PROPERTY #2

Sierra West Apartments
1380 Riley Ave., Reno NV 89502

PROPERTY OVERVIEW

Located just southwest of Reno-Tahoe International Airport, this 26-unit multifamily property offers convenient access to major transportation routes, employment centers, and local amenities. Built in 1993, the complex features efficient layouts, wall A/C, forced air heat, and individually metered utilities for gas and electricity.

Total Units: 26 (inc. onsite office/manager's unit)

Total Land Area: 1.455 ± Acres

Total Building SF: ± 19,190

Zoning: MA – Reno-Mixed Use Airport

APN(S): 020-292-09 & 020-292-31

Parking: 52 tenant spaces + 2 visitor spaces + 1 office space (55 total)

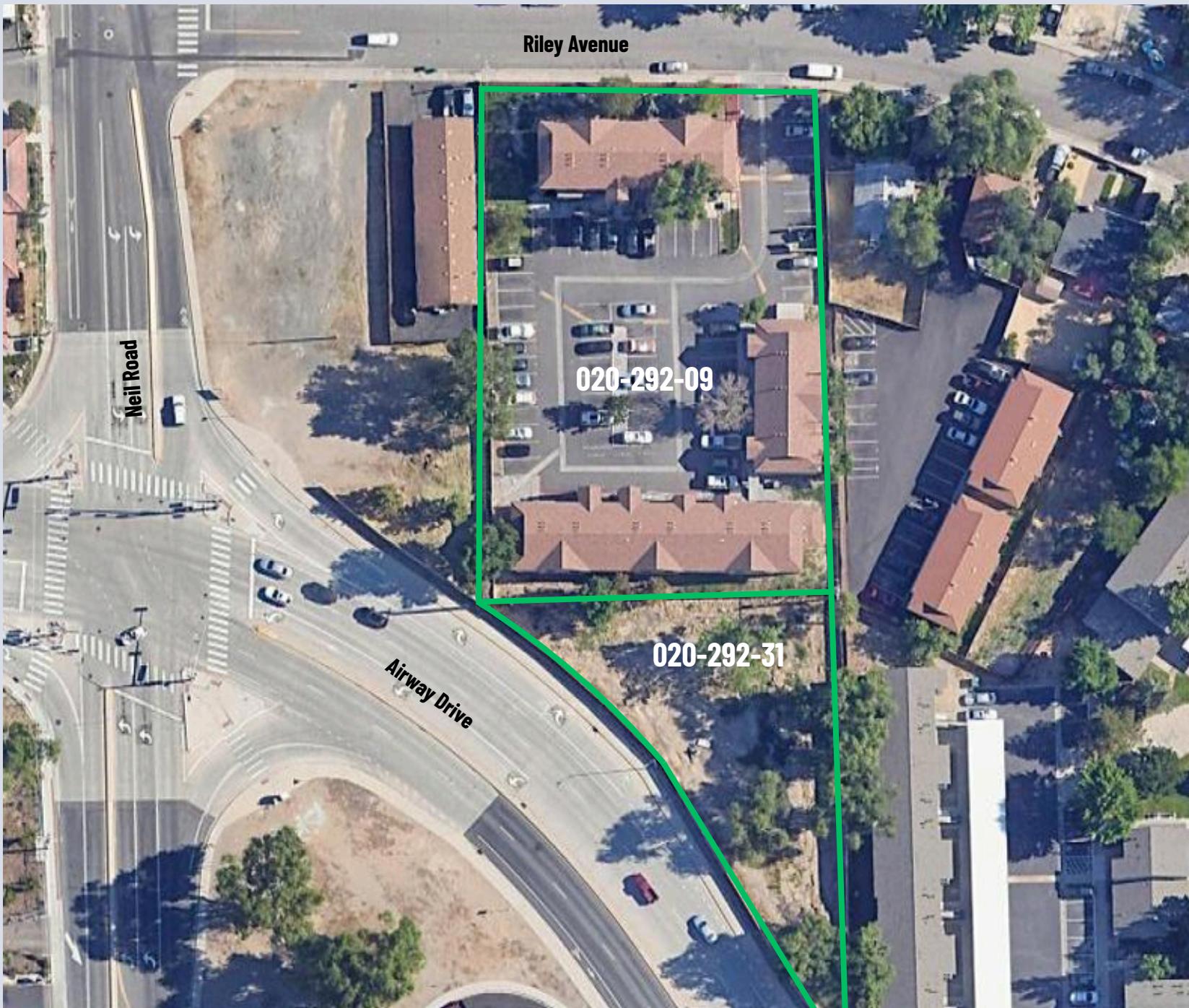
Building: 26 2-bedroom 1 bath units

- Owner paid water, sewer and trash
- Wall A/C and Forced Air heat
- Separately metered gas and electric



AERIAL

Property #2
1380 Riley Ave.,
Reno, NV 89502



SIERRA WEST APARTMENTS



PROPERTY #3

Manhattan Apartments

930 Manhattan St., Reno NV 89512

PROPERTY OVERVIEW

Situated in an established residential and multifamily area, this property features three separate two-story buildings totaling 10 residential units built in 1992. The community offers spacious layouts, individual gas/electric metering, and convenient access to nearby amenities and employment centers ideal for long-term tenants seeking comfortable living in central Reno.

- **Total Units:** 10
- **Total Land Area:** .696 ± Acres
- **Total Building SF:** ± 13,280
- **APN:** 008-452-21
- **Zoning:** MF - Multi-family
- **Parking:** 12 outside parking spaces with 1 space for each tenant + 2 visitor spaces.
- **All units 4-bedroom, 2 bath with attached 2 car garage**
- **Owner paid water, sewer and trash**
- **Separately metered gas/electric and forced air heat with A/C not included**



AERIAL

Property #3
930 Manhattan St.,
Reno, NV 89512



MANHATTAN APARTMENTS



FINANCIAL OVERVIEW

The Proforma financials for the assets are designed to clearly demonstrate the contrast between past operations and the stabilized, efficiently managed present and future performance.

Financial documentation will be made available to qualified prospective buyers **upon execution of a confidentiality agreement.**

Available Documents Include:

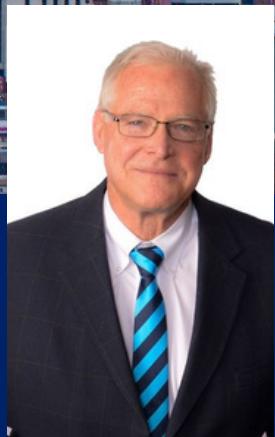
- Current rent rolls
- 2025 Year-to-Date actual income and expenses (Harvard, Manhattan, Sierra West)
- 2023 and 2024 Schedule E summaries from ownership tax filings (Harvard, Manhattan, Sierra West)
- Proforma financials representing potential income based on 2025 HUD Fair Market Rents



DEMOGRAPHIC

- **Population: Approximately:** 80,999 residents within a 5-mile radius.
- **Median Age:** 38 years old.
- **Household Income:** The median household income is \$78,448 with 20 percent earning over \$100,000 annually.
- **Population Growth Rate:** The area is currently growing at a steady population growth rate of 1.3% per year, indicating a steady influx of new residents and continued expansion of the metro area.
- **Education Level:** Approximately 37% of residents hold a bachelor's degree or higher, reflecting a well-educated community that supports higher-income jobs.
- **Family Composition:** $\frac{2}{3}$ of households are family units, with an average household size of 2.3 individuals, making the area attractive to families seeking residential options.
- **Renters vs. Owners:** The rental market accounts for 59% of housing, underlining a strong and sustained rental market.





CONTACT ME

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