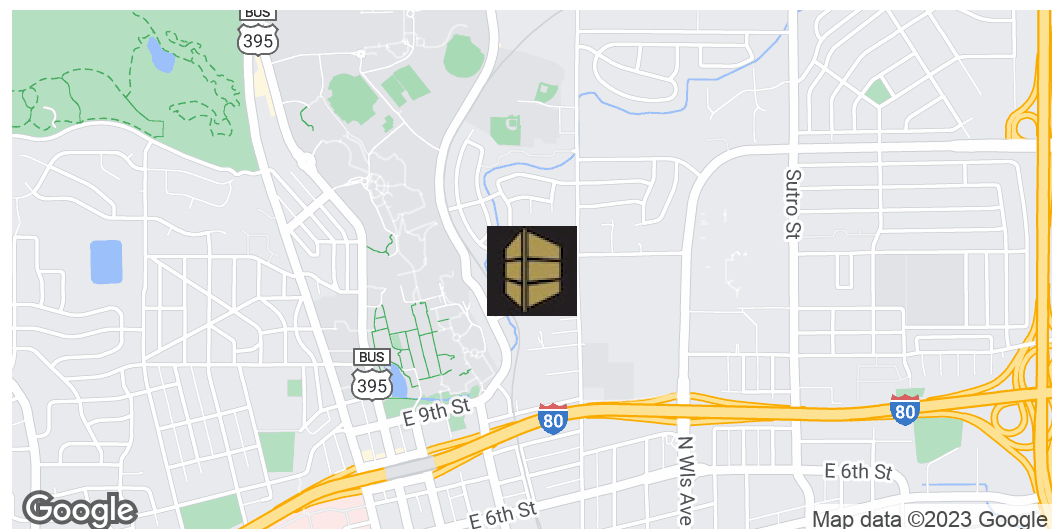


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial Real Estate is thrilled to present an exceptional opportunity in the dynamic realm of Student Housing Development. Our offering is a meticulously planned and fully permitted high-value project, poised for immediate construction.

The project stands shovel-ready, equipped with all necessary components, from property inspections to approved drawings, promising a seamless transition from vision to reality.

The strategic location of this project serves as a key advantage. Nestled in a Business Opportunity Zone and positioned within a mere half-block from the University of Nevada, Reno (UNR), this venture benefits from being granted building permits before recent zoning changes in the area.

OFFERING SUMMARY

Sale Price:	\$18,500,000
Number of Units:	268 units / 945 total beds
Lot Size:	3.619 Acres
Building Size:	316,682 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	5,956	26,094	51,844
Total Population	14,642	56,425	111,436
Average HH Income	\$59,345	\$57,013	\$60,596

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

PROPERTY DETAILS & HIGHLIGHTS

Building Name	HIGHLAND AVE. STUDENT HOUSING
Property Type	Multifamily
Property Subtype	High-Rise
APN	007-083-60
Building Size	316,682 SF
Lot Size	3.619 Acres
Number of Lots	11

Johnson Group Commercial Real Estate is thrilled to present an exceptional opportunity in the dynamic realm of Student Housing Development. Our offering is a meticulously planned and fully permitted high-value project, poised for immediate construction. The project stands shovel-ready, equipped with all necessary components, from property inspections to approved drawings, promising a seamless transition from vision to reality.

The strategic location of this project serves as a key advantage. Nestled in a Business Opportunity Zone and positioned within a mere half-block from the University of Nevada, Reno (UNR), this venture benefits from being granted building permits before recent zoning changes in the area. Consequently, this unique circumstance ensures that there will be no future Student Housing Projects with such high-density occupancy, presenting investors with an extraordinary value-added opportunity and the potential for an exceptionally high rate of return.

For those unfamiliar with UNR, it is a Tier-1 University experiencing significant growth, currently boasting a student body of approximately 23,000, with projections indicating an increase to 25,000 soon. With Johnson Group Commercial Real Estate, you have the chance to invest in a project perfectly positioned to cater to the evolving needs of this expanding student population. Join us in seizing this rare opportunity at the intersection of strategic planning, prime location, and the potential for lucrative returns.



- Property is located on the immediate southeast side of UNR. This is a "Shovel Ready Permitted Project". The close walking distance and existing building permit creates a great value add to this site.
- The enrollment of UNR is expected to reach 23,000 students by 2025, and 25,000 students by 2030.
- This property is an assemblage of 11 prior parcels. Includes design, and inspections, permitted for 268 units consisting of 945 total beds.
- Recent zoning changes will likely prevent additional high-density student housing projects like this, near the University.
- The property is located in a qualified "Opportunity Zone".
- UNR is rated as the most affordable Tier-1 university.

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



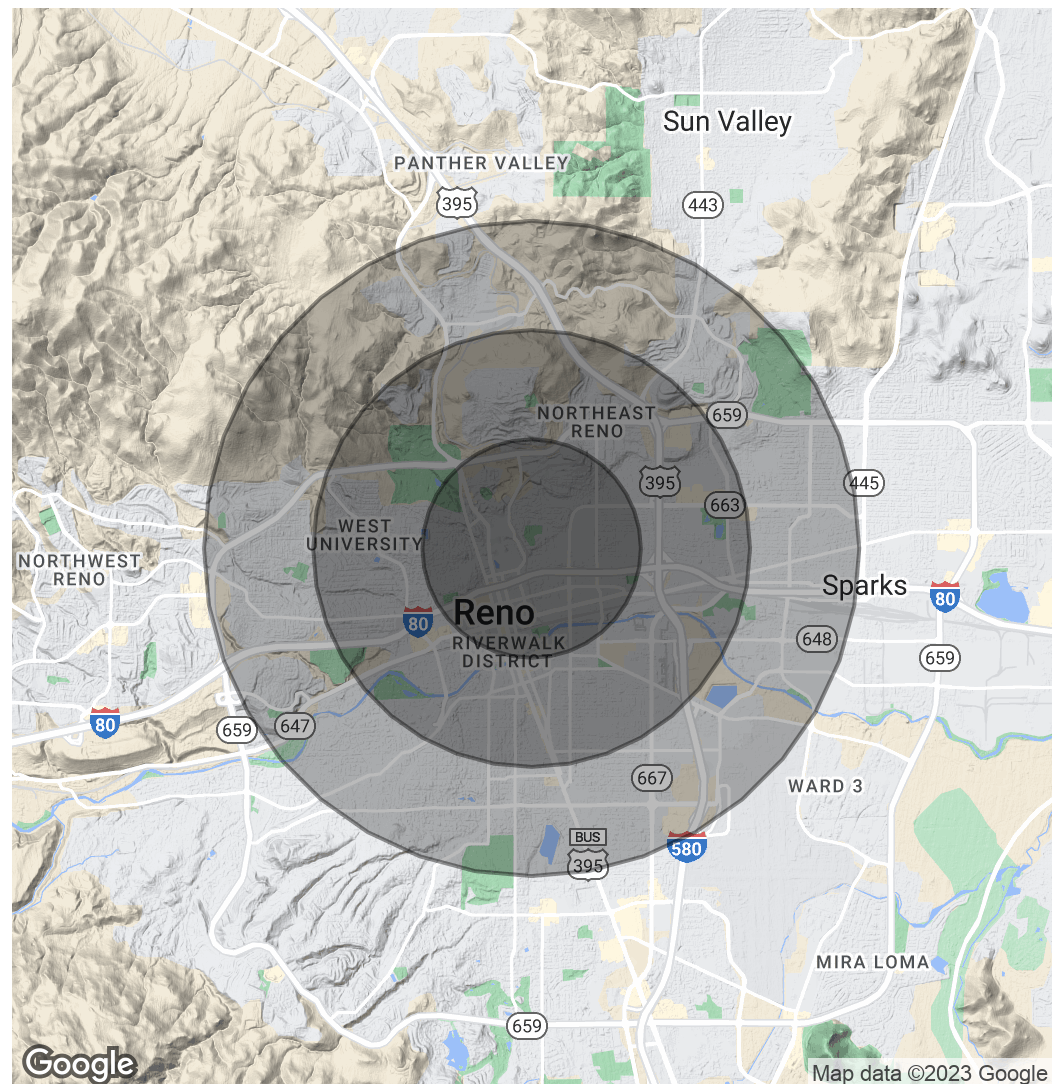
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	14,642	56,425	111,436
Average Age	28.9	34.9	35.9
Average Age (Male)	29.0	34.7	35.7
Average Age (Female)	29.5	35.0	36.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,956	26,094	51,844
# of Persons per HH	2.5	2.2	2.1
Average HH Income	\$59,345	\$57,013	\$60,596
Average House Value	\$243,024	\$212,795	\$236,322

* Demographic data derived from 2020 ACS - US Census



RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET

ADVISOR BIO 1



RICHARD JOHNSON

Principal & Broker of Record

dick@johnsongroup.net

Direct: 775.823.8877 x201 | Cell: 775.741.0829

NV #B.58025

JOHNSON GROUP COMMERCIAL

5255 Longley Lane Suite 105

Reno, NV 89511

775.823.8877

RICHARD JOHNSON | NV #B.58025 | 775.823.8877 X201 | DICK@JOHNSONGROUP.NET