

Exclusive Opportunity

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Activity ID #ZAG0420021

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SECTION 1 **Executive Summary** OFFERING SUMMARY INVESTMENT HIGHLIGHTS Marcus & Millichap

OFFERING SUMMARY



Listing Price \$2,300,000



Year 1 Cap Rate

6.43%



of Units

12

FINANCIAL

Listing Price	\$2,300,000
NOI	\$137,908
Current Cap Rate	6.00%
Year 1 Cap Rate	6.43%
Price/SF	\$298.08
Rent/SF	\$2.06
Price/Unit	\$191,667

OPERATIONAL

Gross SF	8,200 SF
Rentable SF	7,716 SF
# of Units	12
Lot Size	0.17 Acres (7,405 SF)
Occupancy	100%
Year Built/Renovation	1963/2022



DRIFTWOOD MANOR

275 C St, Sparks, NV 89431

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present the opportunity to acquire Driftwood Manor, a well-built, well-maintained 12-unit multifamily asset ideally situated in a quiet neighborhood in Sparks, Nevada, Located near both Victorian Square and the Sparks Marina, the property offers residents a convenient location to enjoy the frequent concerts and events that occur year-round, also offering ease of access being 5-minutes to Interstate-80 and within 20-minutes to numerous employment centers including the Tahoe-Reno Industrial Center (TRI-Center) that supports the dozens of employers and thousands of jobs.

Driftwood Manor was originally built in 1963 and constructed of masonry framing, concrete block exteriors, and a stone façade at the entrance. The unit mix consists of all one-bedroom / one-bath units with an average square footage of 643sf per unit. A majority of the units have received consistent upgrades featuring a full kitchen appliance package including refrigerator, stove, microwave & dishwasher, new cabinetry and hardware, luxury vinyl plank flooring, LED light fixtures, ceiling fans in the bedrooms, kitchen and bathroom faucets, and full interior paint. There are few remaining, unrenovated units have an approximate \$150 rent delta compared to the upgraded units. Additionally, current ownership has painted the asset, installed new exterior lighting, and replaced the sewer main along with numerous interior upgrades. The property offers off-street parking, on-site laundry, and easy-to-care for landscaping.

Strong Economic Drivers

The Reno-Sparks region has seen robust economic growth driven by the expansion of numerous ationally recognized companies such as Tesla, Apple, Google, Amazon, Panasonic, Switch Digital, and Blockchain LLC, as well as dozens of lesser-known employers that are creating thousands of jobs in the market. Many of these companies operate out of the Tahoe-Reno Industrial Center (TRI Center), the largest industrial park in the U.S., located just a short drive from the property.

Outdoor Lifestyle & Recreation

Driftwood Manor is ideally situated for residents seeking an active lifestyle, offering quick access to premier outdoor destinations with a 60-minute drive to Lake Tahoe offering world-class skiing, beaches, hiking, and mountain biking. And a 30- to 45-minute drive to Boca, Stampede, and Frenchman Lake, ideal for fishing, boating, and camping. Other outdoor recreational locations such as golf courses, local parks, the Truckee River, and many more are all within close proximity to the property.

Investor-Friendly Tax Environment

Nevada's favorable tax structure enhances the asset's investment appeal. The state levies no personal income tax, corporate tax, franchise tax, inventory tax, or gift tax. Additionally, the property is located within a federally designated Opportunity Zone and is being offered free and clear of existing debt, providing flexibility for various investment strategies.

INVESTMENT HIGHLIGHTS

100% Occupied and Stable Operations

Achieving Strong Rents with Utility Reimbursements In-Place





Property Information

PROPERTY DETAILS

AMENITIES

REGIONAL MAP

LOCAL MAP



PROPERTY DETAILS // Driftwood Manor

SITE DESCRIPTION

Number of Units	12
Number of Buildings	1
Floors	2
Year Built/Renovated	1963/2023
Rentable SF	7,716 SF
Lot Size	0.17 Acres
Topography	Flat
Landscaping	Mature Trees & Shrubs

CONSTRUCTION

Framing	Masonry Bearing
Exterior	Concrete Block & Stone Facade
Roof	Flat

UTILITIES

Phone	AT&T/Charter
Electric	NV Energy
Water	TMWA
Gas	Yes
HVAC	Wall Unit
Fire Protection	Extinguishers & Smoke Alarms

UNIT AMENITIES

- Updated Finishes, Cabinetry, & Refinished Countertops
- Vinyl-Plank Flooring & Baseboards
- Dishwashers
- Ceiling Fans
- New Bathroom Vanities & Fixtures
- LED Light Fixtures

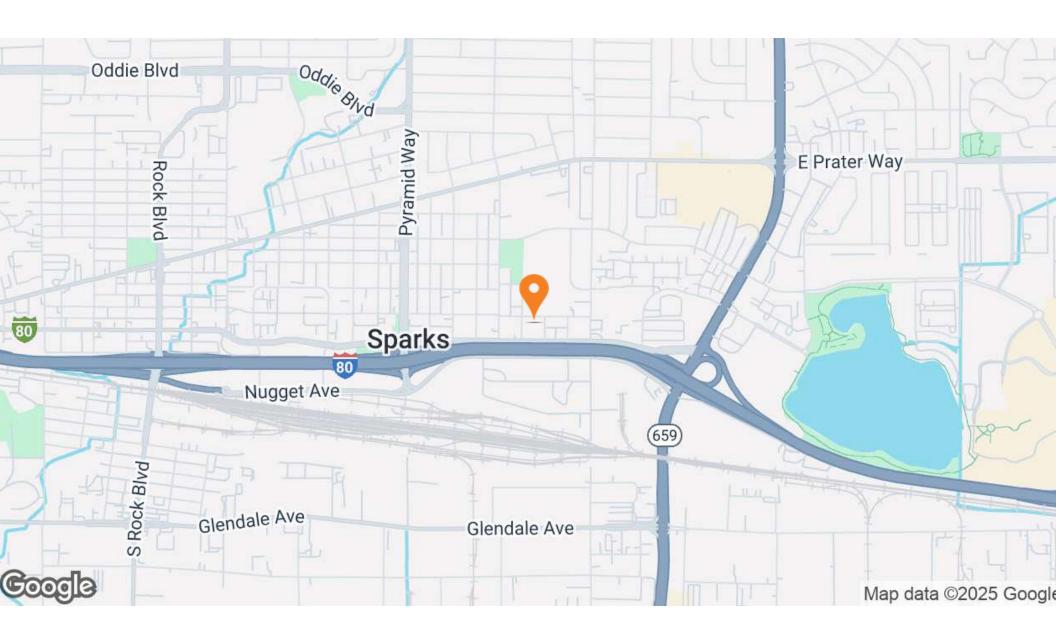
COMMON-AREA AMENITIES

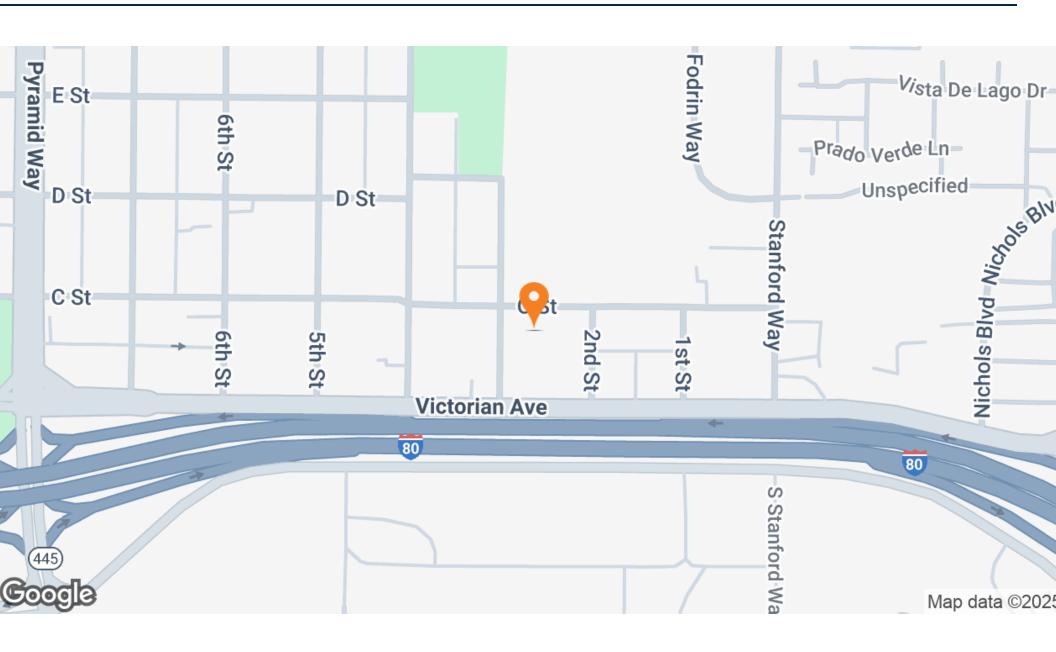
- On-Site Laundry
- Off-Street Parking
- Controlled Access
- Exterior Lighting
- Mature Landscaping





REGIONAL MAP // Driftwood Manor











SECTION 3 Financial Analysis FINANCIAL DETAILS Marcus & Millichap

FINANCIAL DETAILS // Driftwood Manor

As of June, 2025

rio or june,			SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
		Square	Rent /	Rent / SF/	Rent /	Rent/ SF/
UNIT	UNIT TYPE	Feet	Month	Month	Month	Month
1	One Bed / One Bath	683	\$1,250	\$1.83	\$1,325	\$1.94
2	One Bed / One Bath	683	\$1,295	\$1.90	\$1,325	\$1.94
3	One Bed / One Bath	600	\$1,250	\$2.08	\$1,325	\$2.21
4	One Bed / One Bath	700	\$1,250	\$1.79	\$1,325	\$1.89
5	One Bed / One Bath	600	\$1,295	\$2.16	\$1,325	\$2.21
6	One Bed / One Bath	750	\$1,275	\$1.70	\$1,325	\$1.77
7	One Bed / One Bath	600	\$1,150	\$1.92	\$1,325	\$2.21
8	One Bed / One Bath	600	\$1,160	\$1.93	\$1,325	\$2.21
9	One Bed / One Bath	700	\$1,195	\$1.71	\$1,325	\$1.89
10	One Bed / One Bath	600	\$1,265	\$2.11	\$1,325	\$2.21
11	One Bed / One Bath	600	\$1,295	\$2.16	\$1,325	\$2.21
12	One Bed / One Bath	600	\$1,275	\$2.13	\$1,325	\$2.21
Total		7,716	\$14,955	\$1.94	\$15,900	\$2.06

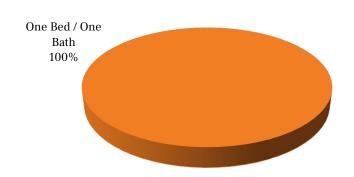
Driftwood Manor // FINANCIAL DETAILS

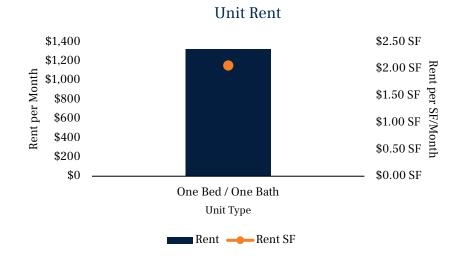
As of June, 2025

				SCHEDULED			POTENTIAL		
	# OF	AVG SQ	RENTAL	AVERAGE	AVERAGE	MONTHLY	AVERAGE	AVERAGE	MONTHLY
UNIT TYPE	UNITS	FEET	RANGE	RENT	RENT / SF	INCOME	RENT	RENT / SF	INCOME
One Bed / One Bath	12	643	\$1,150 - \$1,295	\$1,246	\$1.94	\$14,955	\$1,325	\$2.06	\$15,900
TOTALS/WEIGHTED AVERAGES	12	643		\$1,246	\$1.94	\$14,955	\$1,325	\$2.06	\$15,900

GROSS ANNUALIZED RENTS \$179,460 \$190,800

Unit Distribution





INCOME	Current		Year 1		PER UNIT	PER SF
Rental Income						
Gross Potential Rent	190,800		190,800		15,900	24.73
Loss / Gain to Lease	(11,340)	5.9%	0	0.0%	0	0.00
Gross Scheduled Rent	179,460		190,800		15,900	24.73
Physical Vacancy	(8,973)	5.0%	(9,540)	5.0%	(795)	(1.24)
TOTAL VACANCY	(\$8,973)	5.0%	(\$9,540)	5.0%	(\$795)	(\$1.2)
Effective Rental Income	170,487		181,260		15,105	23.49
Other Income						
Utility Bill-Back	8,245		8,245		687	1.07
All Other Income	8,646		8,646		721	1.12
TOTAL OTHER INCOME	\$16,891		\$16,891		\$1,408	\$2.19
EFFECTIVE GROSS INCOME	\$187,378		\$198,151		\$16,513	\$25.68
EXPENSES	Current		Year 1		PER UNIT	PER SF
Real Estate Taxes	4,518		4,518		376	0.59
Insurance	7,674		7,674		640	0.99
Utilities - Electric & Gas	3,341		3,341		278	0.43
Utilities - Water	1,247		1,247		104	0.16
Utilities - Sewer	6,045		6,045		504	0.78
Trash Removal	3,930		3,930		327	0.51
Repairs & Maintenance	6,900		6,900		575	0.89
Contract Services	1,200		1,200		100	0.16
Marketing & Advertising	900		900		75	0.12
General & Administrative	600		600		50	0.08
Management Fee	13,116	7.0%	13,871	7.0%	1,156	1.80
TOTAL EXPENSES	\$49,470		\$50,224		\$4,185	\$6.51
EXPENSES AS % OF EGI	26.4%		25.3%			
NET OPERATING INCOME	\$137,908		\$147,927		\$12,327	\$19.17

SUMMARY		
Price	\$2,300,000	
Down Payment	\$2,300,000	100%
Number of Units	12	
Price Per Unit	\$191,667	
Price Per SqFt	\$298.08	
Rentable SqFt	7,716	
Lot Size	0.17 Acres	
Approx. Year Built	1963/2022	
Price Per Unit Price Per SqFt Rentable SqFt Lot Size	\$298.08 7,716 0.17 Acres	

RETURNS	Current	Year 1	
CAP Rate	6.00%	6.43%	
GRM	12.82	12.05	
Cash-on-Cash	6.00%	6.43%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
12	One Bed / One Bath	643	\$1,246	\$1,325

OPERATING DATA

INCOME		Current		Year 1
Gross Scheduled Rent		\$179,460		\$190,800
Less: Vacancy/Deductions	5.0%	\$8,973	5.0%	\$9,540
Total Effective Rental Income		\$170,487		\$181,260
Other Income		\$16,891		\$16,891
Effective Gross Income		\$187,378		\$198,151
Less: Expenses	26.4%	\$49,470	25.3%	\$50,224
Net Operating Income		\$137,908		\$147,927
Cash Flow		\$137,908		\$147,927
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	6.00%	\$137,908	6.43%	\$147,927
Principal Reduction		\$0		\$0
TOTAL RETURN	6.00%	\$137,908	6.43%	\$147,927

EXPENSES	Current	Year 1
Real Estate Taxes	\$4,518	\$4,518
Insurance	\$7,674	\$7,674
Utilities - Electric & Gas	\$3,341	\$3,341
Utilities - Water	\$1,247	\$1,247
Utilities - Sewer	\$6,045	\$6,045
Trash Removal	\$3,930	\$3,930
Repairs & Maintenance	\$6,900	\$6,900
Contract Services	\$1,200	\$1,200
Marketing & Advertising	\$900	\$900
General & Administrative	\$600	\$600
Management Fee	\$13,116	\$13,871
TOTAL EXPENSES	\$49,470	\$50,224
Expenses/Unit	\$4,123	\$4,185
Expenses/SF	\$6.41	\$6.51





Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

PRICE PER SF CHART

PRICE PER UNIT CHART

SALE COMPS



SALE COMPS MAP



Driftwood Manor



Mod Midtown Crossing



228 Stewart



Thoma Street



Midtown II



Thoma Holcomb Apartments



885 Forest



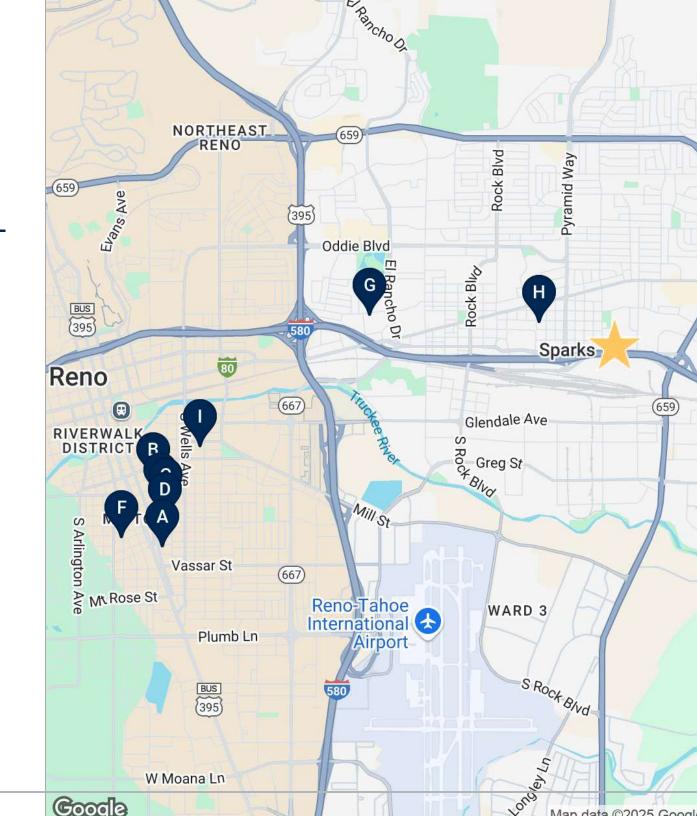
Sunrise Apartments



442 11th Street



865 Willow

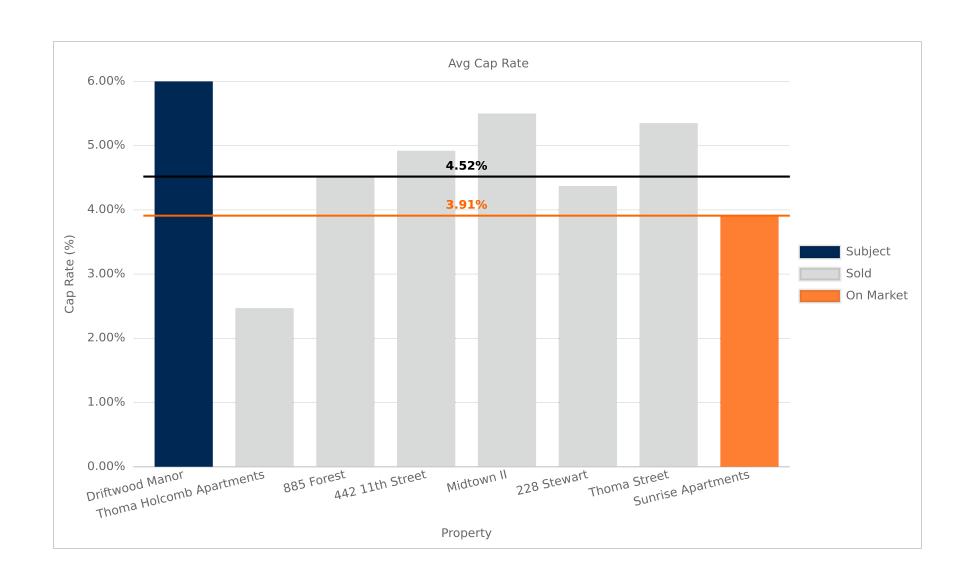


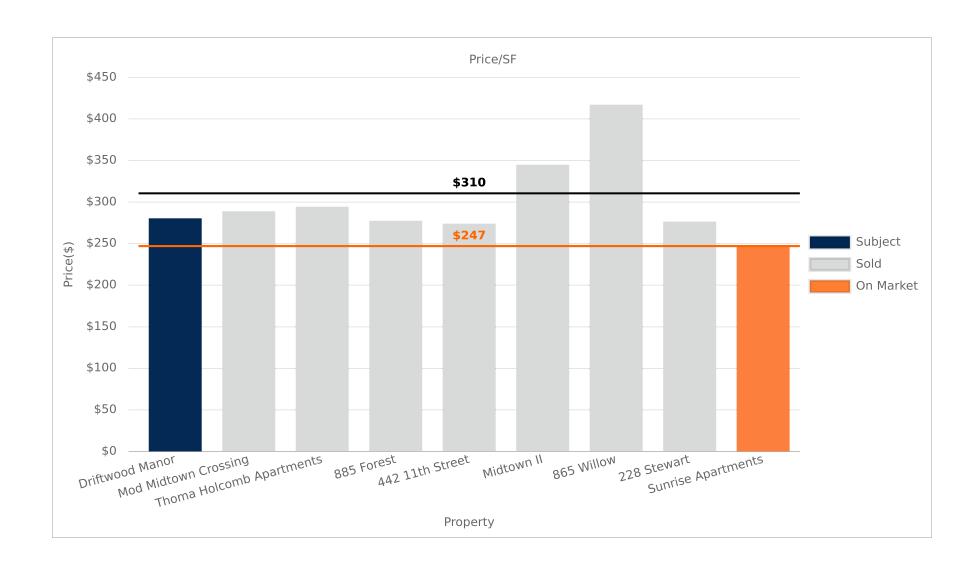
Driftwood Manor // SALE COMPS SUMMARY

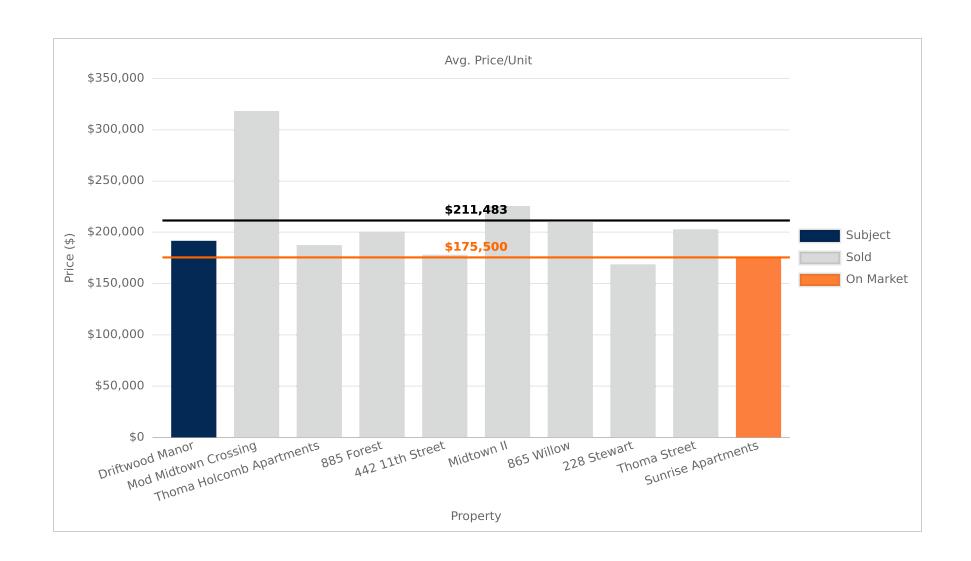
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
*	Driftwood Manor 275 C St Sparks, NV 89431	\$2,300,000	7,716 SF	\$298.08	0.17 AC	\$191,667	6.00%	12	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	Mod Midtown Crossing 80 Burns St Reno, NV 89502	\$5,091,500	17,620 SF	\$288.96	0.69 AC	\$318,218	-	16	01/23/2024
B	228 Stewart 228 Stewart St Reno, NV 89501	\$1,350,000	4,882 SF	\$276.53	0.18 AC	\$168,750	4.37%	8	02/11/2025
C	Thoma Street 240 Thoma St Reno, NV 89502	\$3,450,000	11,104 SF	\$310.70	0.32 AC	\$202,941	5.35%	17	04/04/2025
D	Midtown II 217 E Taylor St Reno, NV 89502	\$4,512,000	13,082 SF	\$344.90	0.39 AC	\$225,600	5.50%	20	08/14/2024
E	Thoma Holcomb Apartments 690 Holcomb Ave Reno, NV 89502	\$4,500,000	15,288 SF	\$294.35	0.42 AC	\$187,500	2.47%	24	02/23/2024
F	885 Forest 885 Forest St Reno, NV 89509	\$1,605,850	5,788 SF	\$277.44	0.29 AC	\$200,731	4.50%	8	07/18/2024

SALE COMPS SUMMARY // Driftwood Manor

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
G	Sunrise Apartments 2555 G St Sparks, NV 89431	\$1,755,000	7,104 SF	\$247.04	0.34 AC	\$175,500	3.91%	10	On Market
Ħ	442 11th Street 442 11th St Sparks, NV 89431	\$1,425,000	5,200 SF	\$274.04	0.16 AC	\$178,125	4.92%	8	08/09/2024
P	865 Willow 865 Willow St Reno, NV 89502	\$2,100,000	5,034 SF	\$417.16	0.15 AC	\$210,000	-	10	12/20/2024
	AVERAGES	\$2,865,483	9,456 SF	\$303.46	0.33 AC	\$207,485	4.43%	13	-







SALE COMPS // Driftwood Manor





TOTAL/AVG	12	100%	643	\$1,246	\$1.94
One Bed / One Bath	12	100.0	643	\$1,246	\$1.94
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Total SF:	7	,716 SF			
Lot Size:	0.1	7 Acres	Price/Unit:	\$191,667	
COE:	On	On Market		3:	12
Occupancy:		100% Y			1963
NOI:	\$1	\$137,908			6.00%
Property Type:	Mult	Multifamily (12.05
Listing Price:	\$2,3	00,000	Price/SF:	\$298.08	



Mod Midtown Crossing 80 Burns St Reno, NV 89502

Sale Price:	\$5,091,500 Price/SF:			\$288.96	
Property Type:	M	ultifamily	Cap Rate:		-
Occupancy:		100%	Year Built:		1999
COE:	01	/23/2024	Number Of Uni	ts:	16
Lot Size:	0	.69 Acres	9 Acres Price/Unit:		\$318,218
Total SF:		17,620 SF			
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	10	62.5	669	\$1,450	\$2.17
2 Bed / 1 Bath	6	37.5	814	\$1,650	\$2.03
TOTAL/AVG	16	100%	723	\$1,525	\$2.11

1031 buyer





Sale Price:	\$1	,350,000	Price/SF:	\$276.53		
Property Type:	Mı	ultifamily	Cap Rate:	4.37%		
Occupancy:		100%	Year Built:	Year Built:		
COE:	02	2/11/2025	Number Of Unit	Number Of Units:		
Lot Size:	0	.18 Acres	Price/Unit:		\$168,750	
Total SF:		4,882 SF				
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF	
1 Bed / 1 Bath	8	100	600	\$1,100	\$1.83	
TOTAL/AVG	8	100%	600	\$1,100	\$1.83	



Thoma Street 240 Thoma St Reno, NV 89502

Sale Price:	\$3	3,450,000	Price/SF:		\$310.70
Property Type:	M	ultifamily	Cap Rate:	5.35%	
Occupancy:		100%	Year Built:		1982
COE:	04/04/2025		Number Of Uni	ts:	17
Lot Size:	0	.32 Acres	Price/Unit:		\$202,941
Total SF:		11,104 SF			
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
UNIT TYPE 1 Bed / 1 Bath	# UNITS	% OF 23.5	SIZE SF 600	RENT \$1,144	RENT/SF \$1.91
1 Bed / 1 Bath	4	23.5	600	\$1,144	\$1.91
1 Bed / 1 Bath 1 Bed / 1 Bath	4 9	23.5 52.9	600 768	\$1,144 \$1,300	\$1.91 \$1.69

SALE COMPS // Driftwood Manor





Sale Price:	\$4	1,512,000	Price/SF:		\$344.90
Property Type:	Mı	ultifamily	Cap Rate:		5.50%
Occupancy:		95%	Year Built:		1984
COE:	08	3/14/2024	Number Of Unit	ts:	20
Lot Size:	0	0.39 Acres Price/Unit:			\$225,600
Total SF:	1	13,082 SF			
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	20	444	\$1,195	\$2.69
2 Bed / 1 Bath	16	80	683	\$1,495	\$2.19
TOTAL/AVG	20	100%	635	\$1,435	\$2.26



Thoma Holcomb Apartments 690 Holcomb Ave Reno, NV 89502

Sale Price:	\$4	1,500,000	Price/SF:		\$294.35
Property Type:	M	ultifamily	Cap Rate:		2.47%
Occupancy:		100%			1985
COE:	02	02/23/2024		ts:	24
Lot Size:	0	.42 Acres	Price/Unit:	Price/Unit:	
Total SF:		15,288 SF			
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	24	100	625	\$1,300	\$2.08
TOTAL/AVG	24	100%	625	\$1,300	\$2.08

Each unit was individually parcelled.





Sale Price:	\$1	,605,850	Price/SF:		\$277.44
Property Type:	Multifamily		Cap Rate:	4.50%	
Occupancy:		100%			2001
COE:	07	07/18/2024		s:	8
Lot Size:	0.29 Acres		Price/Unit:		\$200,731
Total SF:		5,788 SF			
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	7	87.5	600		
3 Bed / 2 Bath	1	12.5	1,590		
TOTAL/AVG	8	100%	723	\$0	\$0.00



Sunrise Apartments 2555 G St Sparks, NV 89431

Listing Price:	\$1	,755,000	Price/SF:		\$247.04	
Property Type:	Mι	ıltifamily	Cap Rate:	3.91%		
Occupancy:		100%	Year Built:	Year Built:		
COE:	0	n Market	Number Of Unit	Number Of Units:		
Lot Size:	0.	0.34 Acres Price/Unit:		Price/Unit:		
Total SF:		7,104 SF				
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF	
2 Bed / 1 Bath	10	100	710	\$895	\$1.26	
TOTAL/AVG	10	100%	710	\$895	\$1.26	

SALE COMPS // Driftwood Manor





Sale Price:	\$	1,425,000	Price/SF:		\$274.04
Property Type:	M	ultifamily	Cap Rate:		4.92%
Occupancy:	100%		Year Built:		1968
COE:	08/09/2024		Number Of Uni	ımber Of Units:	
Lot Size:	0	0.16 Acres	Price/Unit:		\$178,125
Total SF:		5,200 SF			
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	50	600	\$1,050	\$1.75
2 Bed / 1 Bath	4	50	700	\$1,295	\$1.85
TOTAL/AVG	8	100%	650	\$1,172	\$1.80



865 Willow 865 Willow St Reno, NV 89502

Sale Price:	\$2	2,100,000	Price/SF:		\$417.16
Property Type:	M	ultifamily	Cap Rate:		-
Occupancy:		100%	Year Built:		1963
COE:	12	2/20/2024	Number Of Unit	ts:	10
Lot Size:	(0.15 Acres	Price/Unit:		\$210,000
Total SF:		5,034 SF			
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	10	100	502	\$1,320	\$2.63
TOTAL/AVG	10	100%	502	\$1,320	\$2.63



SECTION 5 **Market Overview** MARKET OVERVIEW DEMOGRAPHICS Marcus & Millichap

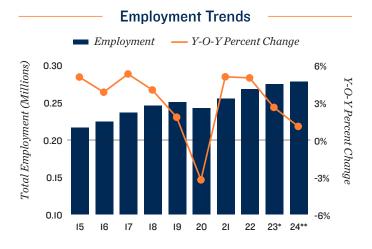


RENO

Reno's Notable Rate of Household Formation Generates **Renter and Investor Demand Across Property Tiers**

Net absorption overtakes supply additions, after a record year for completions. The outlook for Reno's rental sector is positive as the metro continues to rank among the nation's fastest-growing markets. Specifically, the local household count is expected to increase by 2.3 percent in 2024, landing in the top five among major U.S. markets. This standout pace of household formation coincides with a pullback in apartment deliveries, which will aid the record number of units completed last year that have yet to secure renters. Existing Class B and C properties also stand to benefit from the same strong household formation, with the latter segment's vacancy rate well positioned to fall below its long-term average this year. Looking beyond 2024, local economic growth — highlighted by large-scale expansions at the Tahoe-Reno Industrial Center — is anticipated to support a steady rate of net in-migration for the foreseeable future. This dynamic suggests Class A and B vacancy rates will return to their tighter historical averages over time.

Investors keen on high-growth tertiary markets comb listings. Reno's growth projections and its mean price point of roughly \$225,000 per unit over the past two years are poised to attract out-of-state investors, specifically those based in California. Historically, the metro offers buyers a comparable mix of sub-30-unit assets and larger properties for acquisition, a dynamic that should translate to a diverse buyer pool this year. Private investors seeking smaller complexes may target Midtown Reno and the adjacent Wells Avenue neighborhood. Both zones have lacked near-term deliveries, possess scant proposed pipelines and are home to some of the metro's lowest rents, creating upside potential. Institutional groups, meanwhile, will focus on the suburbs, specifically areas that provide quick access to interstates and the McCarran Loop. South Reno entered 2024 on an extended streak of positive quarterly net absorption, increasing its appeal among buyers.





*Estimate; **Forecast Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

MARKET OVERVIEW // Driftwood Manor

2024 MARKET FORECAST

+1.1%



EMPLOYMENT: Metro employers add 3,000 positions in 2024, with industrial sector growth playing a role. Retail trade and transportation-related job creation will aid demand for Class B and C units.

units



CONSTRUCTION: After expanding by 10 percent over the past two years, rental stock grows by 2.3 percent in 2024. Adjacent to Greater Nevada Field, Ballpark Apartments is this year's largest addition.

-60 bps



VACANCY: For the sixth time in seven years, Reno's net absorption total surpasses the 1,200-unit mark. This steady level of demand exceeds new supply, lowering year-end vacancy to 5.7 percent.

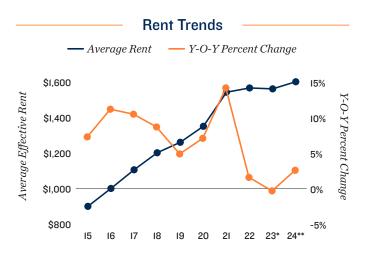
+2.6%

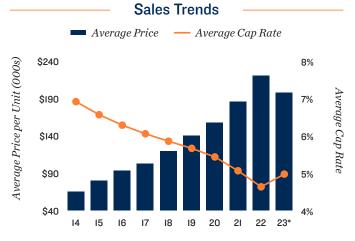


RENT: Vacancy compression supports an annual pace of rent growth that slightly trails the metro's long-term average. At \$1,600 per month, Reno's year-end effective rate is \$100 above Las Vegas' mean.

INVESTMENT:

Rentals near the University of Nevada, Reno may attract a larger number of investors as 21,600 students were enrolled at the institution last fall, with additional growth expected over the near term.





^{*}Estimate; **Forecast Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			,
Total Population	14,866	95,580	239,766
2024 Estimate			
Total Population	14,623	92,987	230,943
2020 Census			
Total Population	14,608	92,708	225,564
2010 Census			
Total Population	12,436	84,582	203,795
Daytime Population			
2024 Estimate	14,627	130,395	293,734
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	6,789	39,419	100,777
2024 Estimate			
Total Households	6,605	38,023	96,504
Average (Mean) Household Size	2.3	2.5	2.4
2020 Census			
Total Households	6,349	36,105	90,645
2010 Census			
Total Households	5,143	31,955	80,465
Growth 2024-2029	2.8%	3.7%	4.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	7,331	41,715	107,660
2024 Estimate	7,129	40,228	103,088
Owner Occupied	2,263	17,119	42,088
Renter Occupied	4,305	20,924	54,406
Vacant	524	2,205	6,584
Persons in Units			
2024 Estimate Total Occupied Units	6,605	38,023	96,504
1 Person Units	40.4%	34.0%	35.7%
2 Person Units	28.2%	29.1%	29.7%
3 Person Units	13.3%	15.6%	15.0%
4 Person Units	9.5%	11.4%	10.7%
5 Person Units	5.0%	5.6%	5.2%
6+ Person Units	3.6%	4.4%	3.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	2.9%	4.0%	5.1%
\$150,000-\$199,999	6.2%	5.6%	5.8%
\$100,000-\$149,999	14.4%	16.3%	16.2%
\$75,000-\$99,999	12.2%	15.0%	13.5%
\$50,000-\$74,999	17.6%	18.4%	18.3%
\$35,000-\$49,999	16.2%	13.7%	13.7%
\$25,000-\$34,999	8.9%	8.8%	9.2%
\$15,000-\$24,999	12.7%	8.7%	8.5%
Under \$15,000	8.9%	9.6%	9.7%
Average Household Income	\$73,662	\$79,358	\$82,240
Median Household Income	\$60,296	\$64,781	\$67,324
Per Capita Income	\$32,194	\$32,168	\$34,363
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	14,623	92,987	230,943
Under 20	22.4%	24.2%	23.6%
20 to 34 Years	26.5%	24.0%	25.3%
35 to 39 Years	6.9%	6.8%	6.9%
40 to 49 Years	11.6%	11.3%	11.3%
50 to 64 Years	17.9%	18.1%	17.7%
Age 65+	14.7%	15.7%	15.3%
Median Age	38.0	38.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	10,150	63,807	157,221
Elementary (0-8)	11.7%	9.3%	8.0%
Some High School (9-11)	8.7%	9.3%	8.7%
High School Graduate (12)	32.8%	29.7%	27.4%
Some College (13-15)	25.7%	24.0%	24.0%
Associate Degree Only	6.1%	8.8%	8.3%
Bachelor's Degree Only	11.1%	12.6%	15.2%
Graduate Degree	4.0%	6.2%	8.3%
Population by Gender			
2024 Estimate Total Population	14,623	92,987	230,943
Male Population	48.7%	49.0%	48.6%
Iviale i opulation	10.1 70	70.070	70.070

DEMOGRAPHICS // Driftwood Manor



POPULATION

In 2024, the population in your selected geography is 230,943. The population has changed by 13.32 percent since 2010. It is estimated that the population in your area will be 239,766 five years from now, which represents a change of 3.8 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,936 people per square mile.



EMPLOYMENT

In 2024, 121,193 people in your selected area were employed. The 2010 Census revealed that 52.3 of employees are in whitecollar occupations in this geography, and 22.7 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSEHOLDS

There are currently 96,504 households in your selected geography. The number of households has changed by 19.93 percent since 2010. It is estimated that the number of households in your area will be 100,777 five years from now, which represents a change of 4.4 percent from the current year. The average household size in your area is 2.4 people.



HOUSING

The median housing value in your area was \$411,287 in 2024. compared with the U.S. median of \$321,016. In 2010, there were 35,283.00 owner-occupied housing units and 45,179.00 renteroccupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$67,324, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 66.55 percent since 2010. It is estimated that the median household income in your area will be \$74,422 five years from now, which represents a change of 10.5 percent from the current year.

The current year per capita income in your area is \$34,363, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$82,240, compared with the U.S. average, which is \$101,307.



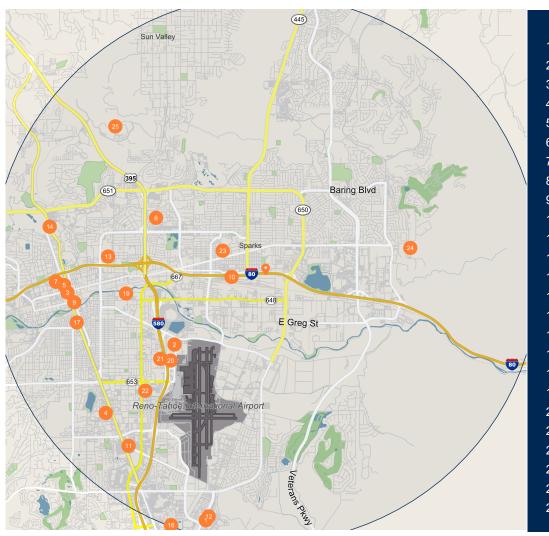
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 22.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.4 percent in the selected area compared with the 19.7 percent in the U.S.

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	Major Employers	Employees
1	Sun Technical Services Inc	5,108
2	Allied Universal Topco LLC	5,002
3	Eldorado Resorts LLC-El Dorado Hotel & Casino	2,401
4	Peppermill Casinos Inc-Peppermill Hotel Casino	2,200
5	Cc-Reno LLC-Circus Circus Reno Ht & Casino	2,000
6	LKM Healthcare LLC-Rosewood Rehablitation Center	1,900
7	Saint Marys Health Care Corp-St Marys Health Network	1,800
8	Prime HIthcare Svcs - Reno LLC	1,370
9	Sierra Development Company-Club Cal-Neva	1,300
10	Nugget Sparks LLC-Nugget Casino Resort	1,100
11	Golden Road Motor Inn Inc-Atlantis Casino Resort	1,000
12	Ace Hospitality Svc Group Inc-Ace Claning Staffing Solutions	1,000
13	Washoe County NV	1,000
14	University of Nevada Reno-NSHE	985
15	Monarch Growth Inc	938
16	Sierra Pacific Power Company-NV ENERGY	804
17	Its National LLC	800
18	Compass Group Usa Inc	730
19	Ahc of Reno LLC-Advanced Health Care of Reno	725
20	Dungarvin Nevada LLC	616
21	United States Postal Service-US Post Office	615
22	Dolan Automotive Group LLC-Reno Toyota	600
23	Washoe County School District-Sparks High School	504
24	Northern Nevada Medical Ctr LP-Northern Nevada Medical Center	500
25	Nevada System Higher Education-Truckee Meadows Cmnty College	500

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