

22

Hillcrest Dr
Reno, NV 89502

Turnkey Newly Renovated Retail Strip
www.marmotproperties.com



MARMOT
PROPERTIES

22 Hillcrest Dr 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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Property Overview

PROPERTY HIGHLIGHTS

Proudly presenting a stabilized commercial real estate opportunity situated in the heart of Reno's bustling business district. This property features three stand-alone buildings, collectively housing 10 premium tenants specializing in beauty and wellness.

Each building has been meticulously updated to meet the highest standards of modern commercial use. Recent renovations include brand new siding on all structures, new roofing, and a freshly paved asphalt parking lot, ensuring low maintenance and high durability. The interiors of each unit have been beautifully renovated, offering stylish, contemporary spaces that are turnkey ready for business operations.

Strategically located directly across from the Reno Experience District, this property benefits from high foot traffic and visibility. The RED is a vibrant, new development featuring high-density luxury apartments and a variety of experiential venues, significantly boosting the area's appeal and consumer presence. Additionally, the property is situated across from Tokyo Sushi, one of the busiest strip malls in Reno, further enhancing its desirability for business tenants due to the excellent locale.

This is a rare chance to own a prime piece of commercial real estate in a sought-after area of Reno, perfect for investors looking for stable cash flow and strong potential for asset appreciation. Don't miss out on this exceptional investment opportunity.



FINANCIAL ANALYSIS

PROPERTY		
Price	\$2,650,000	
Down Payment	\$1,325,000	50%
Number of Units	10	
Price Per Unit	\$265,000	
Price Per SqFt	\$323	
Gross SqFt	8,197	
Lot Size	0.371 acres	
Approx. Year Built	1960 and 1962	

RETURNS	CURRENT
CAP Rate	6.5%
GRM	11.6
Cash-on-Cash	6.6%
Debt Coverage Ratio	1.49

FINANCING	1ST LOAN
Loan Amount	\$1,325,000
Loan Type	Standard Commercial
Interest Rate	6.75%
Amortization	300
Year Due	2054

INCOME		CURRENT
Gross Scheduled Rent		\$228,018
Less: Vacancy/Deductions	3.00%	-\$6,841
Total Effective Rental Income		\$221,177
Other Income		\$0
Effective Gross Income		\$221,177
Less: Expenses	22%	-\$49,120
Net Operating Income		\$172,657
Cash Flow		\$172,657
Debt Service		-\$107,358
Net Cash Flow After Debt Service		\$65,299
Principal Reduction		\$22,500
Total Return		\$87,799

EXPENSES	CURRENT
Real Estate Taxes	\$4,100
Insurance	\$9,800
Elec/Gas	\$8,000
Water	\$3,500
Sewer	\$1,450
Trash Removal	\$3,600
Landscaping	\$600
Repairs/Maintenance	\$4,800
Management Fee (6.00%)	\$13,271
Total Expenses	\$49,120



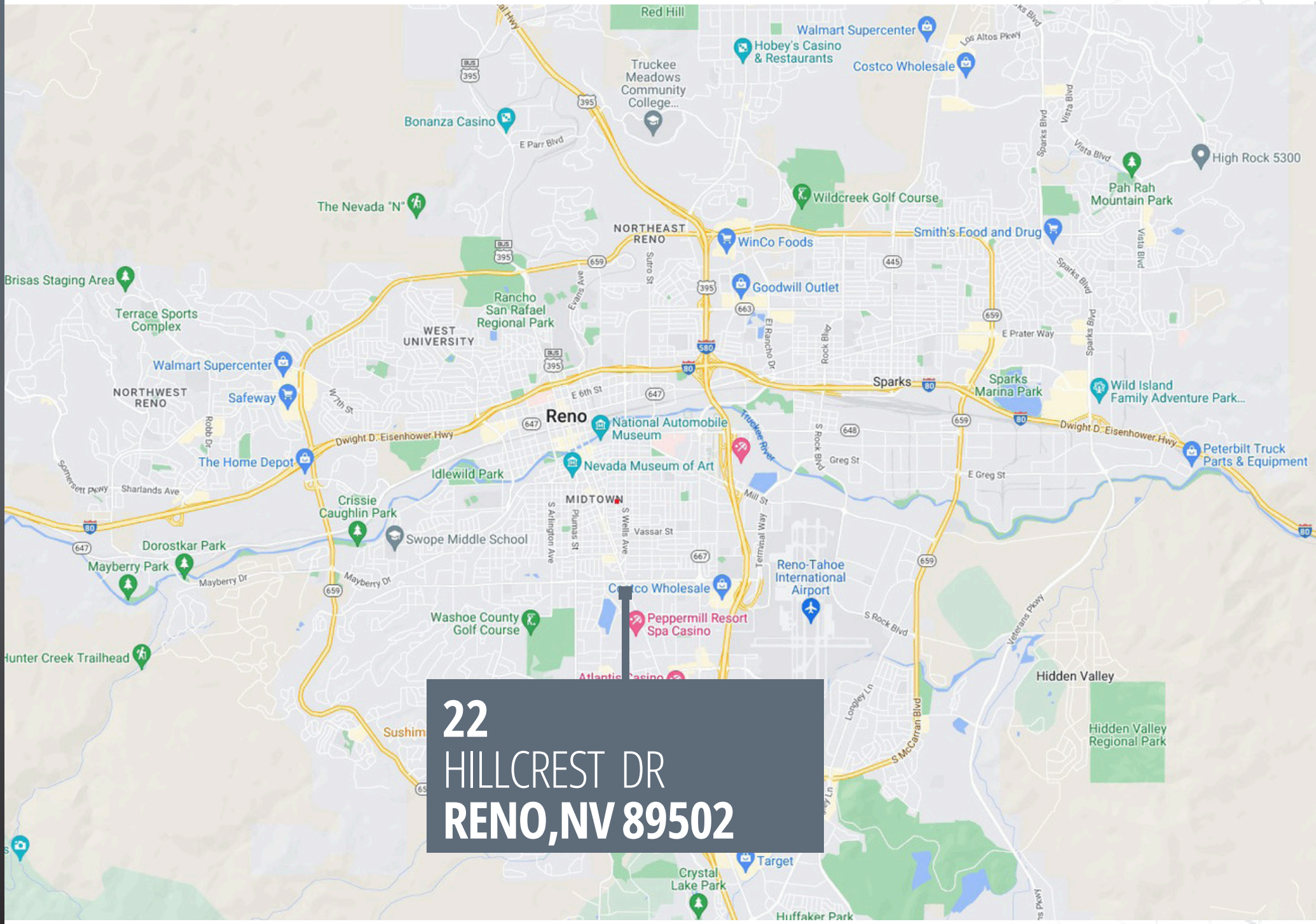




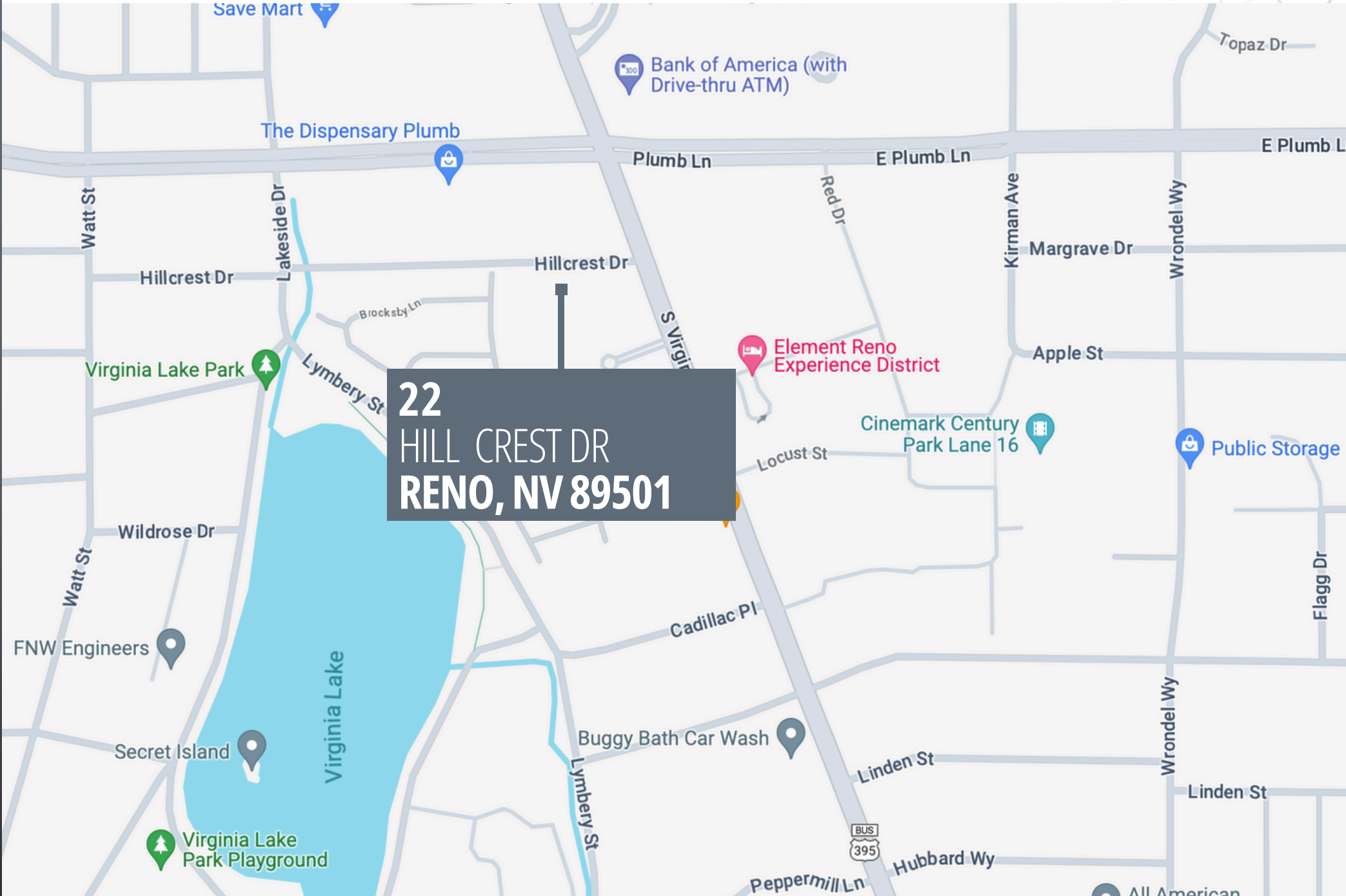
RENT ROLL DETAIL

UNIT	TENANT NAME	SQFT	\$/SQFT	CURRENT RENT	LEASE START	LEASE END	DEPOSIT
20	Reno Psychic Institute	1,824	\$2.10	\$3,830	6/1/2000	12/1/2026	\$800
20A	Debra Lucas Bridal	750	\$2.50	\$1,875	2/1/2024	2/1/2027	\$0
20B	Debra Lucas Bridal	700	\$1.53	\$1,071	6/1/2023	5/31/2027	\$1,200
20C	Zen Zone	770	\$2.50	\$1,925	11/1/2023	11/1/2026	\$0
22	Kayden Geddes	152	\$3.95	\$600	4/1/2024	4/1/2025	\$600
24	Pandora Salon & Spa	978	\$2.50	\$2,445	12/10/2012	2/1/2026	\$637.50
24A	Amelia Main	292	\$2.50	\$730	12/01/2023	12/1/2026	\$500
26	Good Vibes Studio	554	\$2.50	\$1,385	11/01/2023	11/1/2026	\$0
28	Monique	1,440	\$2.29	\$3,298	5/1/2024	5/1/2027	\$1,713
30	Rising Sun Organique	737	\$2.50	\$1,843	2/1/2024	2/1/2027	\$950

Total Rentable Square Feet: 8,197 \$19,001



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