

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$5,716,800
Building Size:	23,396 SF
APN:	009-821-04
Lot Size:	5.45 Acres
Price / SF:	\$244.35
Cap Rate:	6.0%
NOI:	\$343,008
Year Built:	1988
Renovated:	2016
Market:	Reno

## PROPERTY OVERVIEW

### CAUGHLIN CLUB LEASED INVESTMENT FOR SALE

Single Tenant •	NNN leased investment
Size •	23,396 SF / 5.45 Acres
Square Footage •	23,396 SF Clubhouse
Additional Building •	5,000 SF Preschool
Type of Lease •	NNN
Term of Lease •	7+ Years on current term
Percent Leased •	100%
Operating Expenses •	None (NNN Lease)
Net Operating Income •	Current \$343,008 (increases coming)
Land Area •	5.45 Acres
Monthly Rent •	\$28,584/month
Rent Increase •	\$29,727.36/month in 2021 / \$30,916.45 in 2026
<ul style="list-style-type: none"> <li>• 9 Championship Tennis Courts</li> <li>• 25 Meter Swimming Pool with Children's Pool and Whirlpool</li> <li>• Full Size Gymnasium for Basketball and Volleyball* Racquetball Court</li> <li>• Located on 5.45 Acres • Complete Health Club</li> <li>• Cafe and Bar</li> <li>• 5,000 SF Preschool Adjacent to Fitness Center</li> <li>• Infant - Kindergarten Summer Camps &amp; Before and After School Programs</li> </ul>	

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# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Building Name	CAUGHLIN CLUB NNN LEASED INVESTMENT
Street Address	4100 CAUGHLIN PARKWAY
City, State, Zip	Reno, NV 89519
County	Washoe
Market	Reno
Signal Intersection	No

## BUILDING INFORMATION

NOI	\$343,008.00
Cap Rate	6.0
Occupancy %	100.0%
Tenancy	Single
Number Of Floors	2
Year Built	1988
Year Last Renovated	2016
Free Standing	No

## PROPERTY HIGHLIGHTS

- LOCATION
- LONG TERM NNN LEASE
- VERY WELL MAINTAINED ASSET
- SINGLE TENANT

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

## NNN LEASED INVESTMENT - CAUGHLIN CLUB

Price	\$5,716,800
Price per SF	\$244.35
CAP Rate	6.0%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

## NNN LEASED INVESTMENT - CAUGHLIN CLUB

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$343,008
Pre-Tax Cash Flow	-

## FINANCING DATA

## NNN LEASED INVESTMENT - CAUGHLIN CLUB

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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# ADDITIONAL PHOTOS

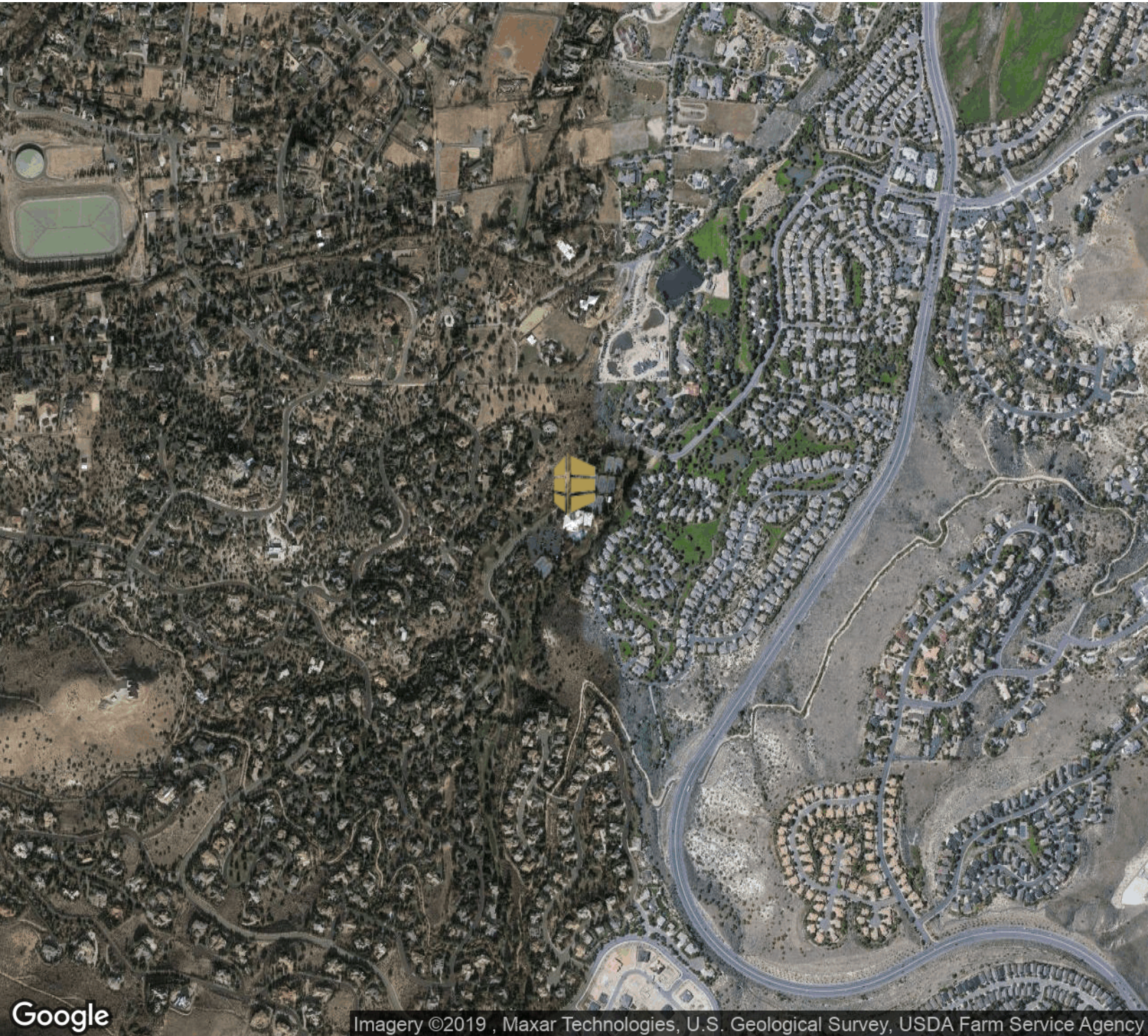


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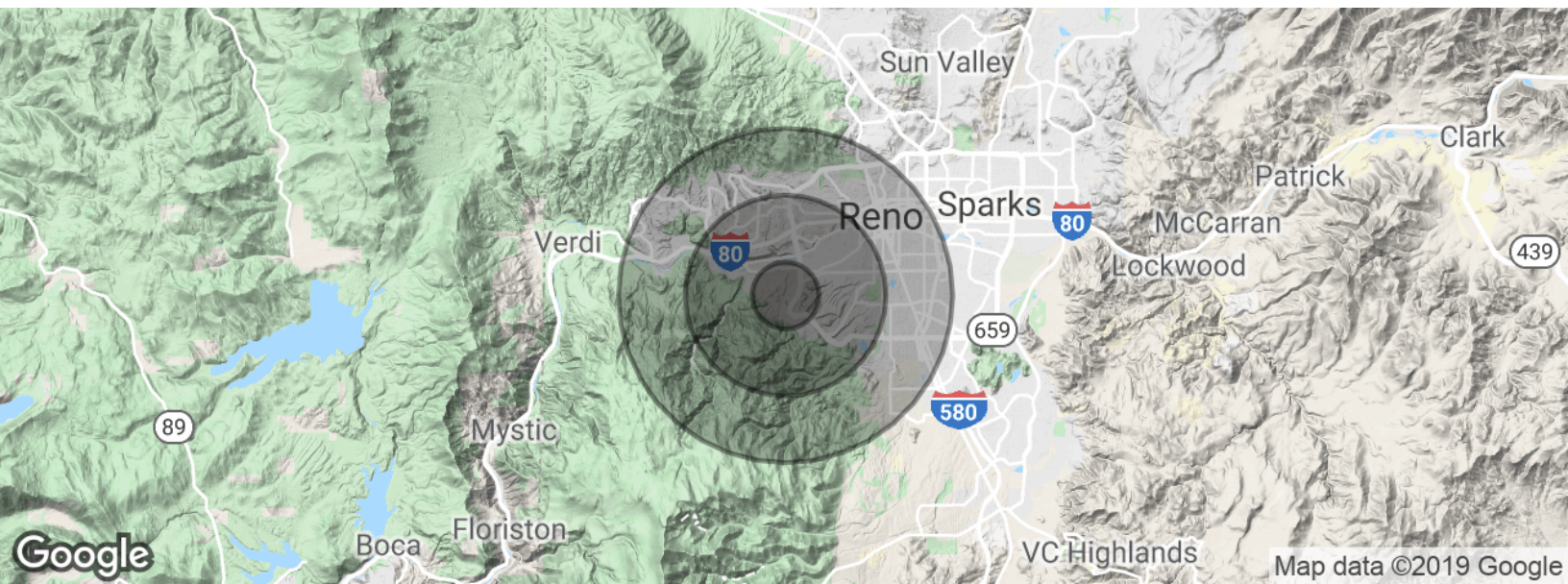
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,348	54,909	138,224
Median age	48.6	41.3	38.2
Median age (Male)	47.6	40.8	37.5
Median age (Female)	49.7	41.5	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,729	24,242	60,482
# of persons per HH	2.5	2.3	2.3
Average HH income	\$154,955	\$93,263	\$76,999
Average house value	\$613,150	\$473,894	\$439,049

\* Demographic data derived from 2010 US Census

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# MEET THE TEAM



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