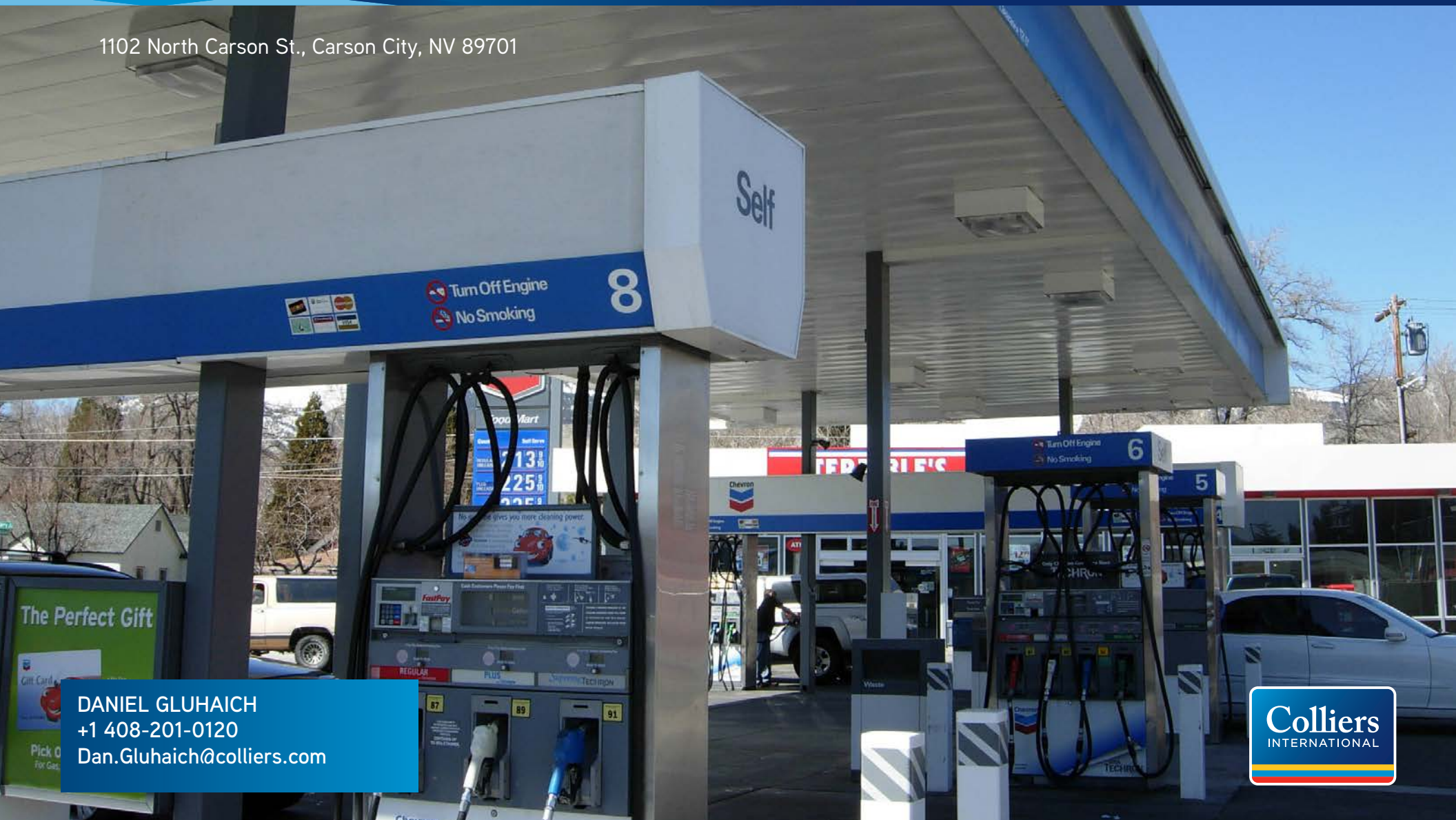


*Great Opportunity for Owner Operator*

Single Tenant Investment Offering  
\$1,149,000  
NNN Lease with 2, 5 Year Options

1102 N. CARSON STREET

1102 North Carson St., Carson City, NV 89701



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# Confidentiality Agreement

This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by Colliers International (the “Agent”) to a party who may be interested in the acquisition of the Fee Simple interest in 1102 North Carson Street (the “Property”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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# Executive Summary



## THE OFFERING

Daniel Gluhaich of Colliers International is proud to present 1102 N. Carson Street, Carson City, Nevada, a freestanding single tenant retail building leased to a single tenant operating as a Chevron Gas Station/Convenience Store.

There are 4 years left on the initial NNN 10 year lease. The tenant pays for all expenses and maintenance including roof and structure. The building is comprised of approximately 1992 square feet and was built in 1986.

## INVESTMENT HIGHLIGHTS

- Cap Rate 5.25%
- 2% Annual Rent Escalations from 9/2010 to 8/2019 with 2, 5 Year Options.
- Well maintained Building, constructed in 1986 with highest quality materials.

## Investment Summary

1102 N. Carson St., Carson City, NV 89701

List Price	\$1,149,000
Lease Type	NNN
NOI (Sept. 2015 - Aug. 2016)	\$87,840.72
Square Footage	1,992
Price Per Square Foot	\$576.81
Actual Cap Rate	5.25%
Occupancy	100%
Year Built	1986

# Property Description

Chevron Gas Station/Food Mart, 1102 N. Carson Street, Carson City, Nevada, gas station and convenience store facility consisting of Dispenser Island (10 dispensers) covered by an overhead canopy, a sand-oil-water separator and 4 underground storage tanks containing gasoline and diesel fuel. The building has a total of 1992 square foot situated on .39 acres. The building consists of retail space with several gaming stations, office and restroom. The parking lot is paved and there are approximately 10 parking spaces. There is ingress and egress from both N. Carson Street and E. Williams Street. The property is a majority of asphalt and concrete.

## Property Detail

**1102 N. Carson St., Carson City, NV 89701**

Building Square Footage	1,992
Number of Buildings	1
Number of Stories	1
Land Acres	.39
Zoning	Commercial Multi-Use
Building Class	B
Location Class	A
Number of Parking Spaces	10
Parking Ration	5/1000



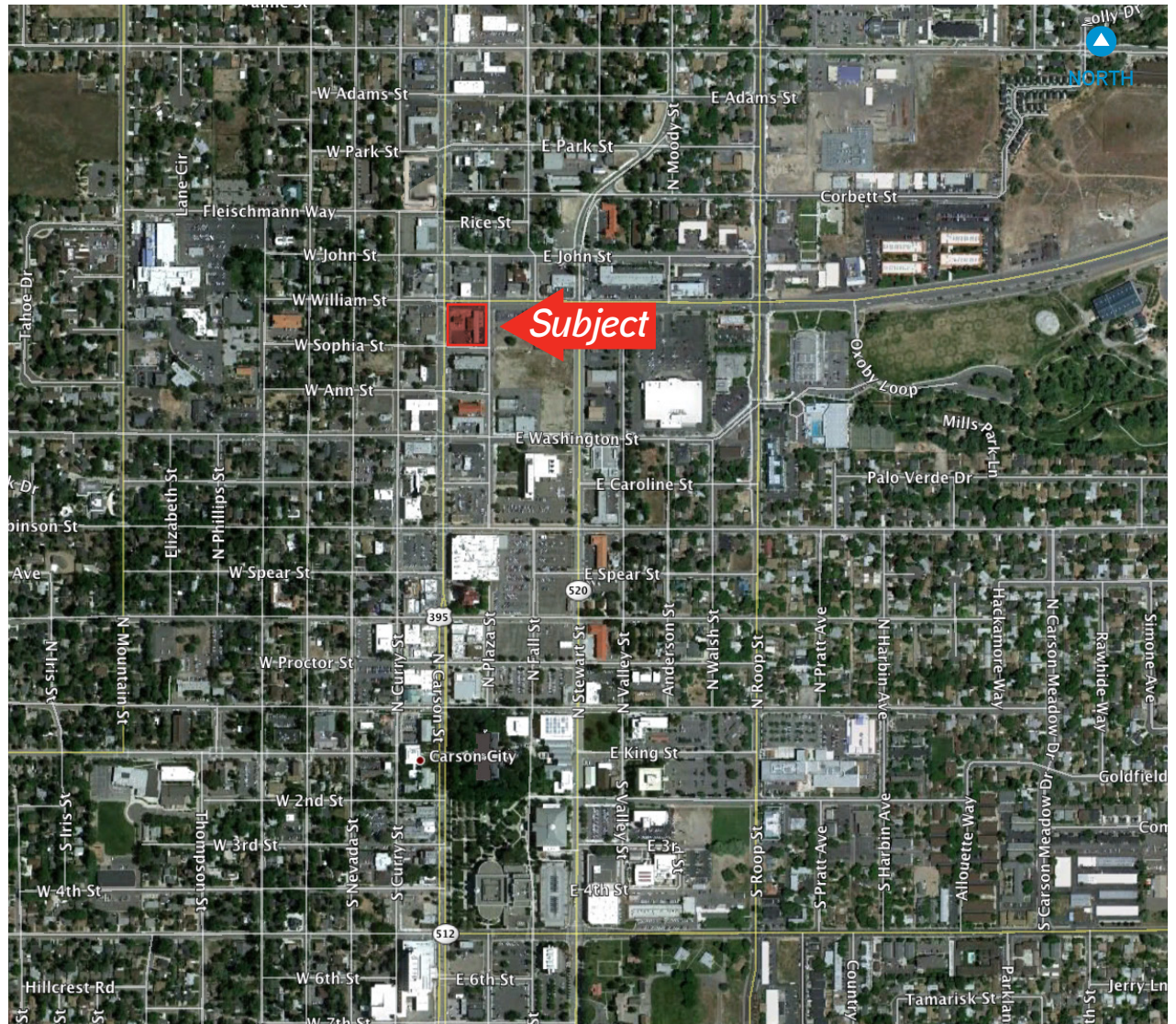


# Location Overview

Chevron Gas Station/Convenience Store, 1102 N. Carson Street, Carson City, Nevada, is located on the highly visible traffic-signalized corner of N. Carson Street and E. Williams Street in the heart of Carson City. The building is directly across the street from a local favorite – Heidi's Family Restaurant and just down the road from Quality Inn and Trailside Inn. This property is in close proximity to Adele's Restaurant & Lounge, Mutual Bank of Omaha, next to Capitol Automotive and a few blocks from Carson City Public Library and Carson City High School. E. Williams Street is a main retail and business artery through Carson City.

## MARKET HIGHLIGHTS

- Traffic Signalized Corner Location with High Visibility
- Tenant strategically positioned in heart of town distribute services to its large market customer base while benefiting from Carson City's business friendly climate.
- Close to all major highways



# Financial Overview

Building Information		
1030 N. Hills Blvd., Reno, NV 89506		
Price	\$1,149,000	\$576.81 PSF
Down Payment	\$1,149,000	\$576.81 PSF
Rentable Square Footage	1,992	
Price PSF	\$576.81	
CAP Rate	7.6%	
Year Built	1986	
Lot Size	.39 Acres	
Lease Type	NNN	
Base Rent	\$60,600	\$30.12 PSF
Monthly Rent	\$5,000	\$2.51 PSF

\* Pricing Analysis based on September 2015 – August 2016.

# Lease Overview

RENT ROLL								
Tenant	Lease Commence	Lease End	Square Footage	Building Share	Annual Rent	Annual Rent (PSF)	Monthly Rent	Monthly Rent (PSF)
Gian Manjit Singh	9/1/2009	8/30/2019	1,992	100%	\$60,600	\$44.10	\$5,000	\$2.51
Lease Notes: 2% Bumps every year 9/2010 to 8/2019.								
Rent Increases: 2% Per Year through 8/31/2019, 2-5 Year Options to Extend								

# Area Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
2021 Projection	12,604	49,023	55,388
2016 Estimate	12,579	48,659	54,986
2000 Census	12,763	49,023	55,771
2000 Census	12,849	45,334	52,424
Growth 2016 - 2021	0.2%	0.7%	0.7%
Growth 2010 - 2016	-1.4%	-0.7%	-1.4%
Growth 2000 - 2010	-0.7%	8.1%	6.4%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY RACE/ETHNICITY			
White Alone	79.2%	79.0%	79.1%
Black or African American Alone	1.3%	1.6%	2.1%
Amer. Indian and Alaska Native Alone	2.0%	2.1%	2.4%
Asian Alone	2.6%	2.3%	2.2%
Native Hawaiian and Other Pac. Isl. Alone	0.2%	0.2%	0.2%
Some Other Race Alone	11.3%	11.4%	10.5%
Two or More Races	3.3%	3.5%	3.4%
Not Hispanic or Latino	77.8%	74.8%	76.2%
Hispanic or Latino	22.2%	25.2%	23.8%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HISPANIC RACE BASE			
White Alone	41.2%	47.7%	48.6%
Black or African American Alone	0.7%	0.4%	0.4%
American Indian and Alaska Native Alone	1.7%	1.6%	1.8%
Asian Alone	0.4%	0.4%	0.4%
Native Hawaiian and Other Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	50.1%	44.6%	43.6%
Two or More Races	5.7%	5.1%	5.2%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HOUSEHOLDS			
2021 Projection	5,710	19,976	21,988
2016 Estimate	5,679	19,738	21,725
2010 Census	5,706	19,652	21,634
2000 Census	5,384	17,929	20,168
Growth 2010 - 2016	-0.5%	0.4%	0.4%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HOUSEHOLDS BY INCOME			
Income < \$15,000	16.5%	14.5%	13.9%
Income \$15,000 - \$24,999	14.1%	11.7%	11.3%
Income \$25,000 - \$34,999	12.6%	10.9%	10.4%
Income \$35,000 - \$49,999	11.0%	14.4%	14.4%
Income \$50,000 - \$74,999	21.8%	20.5%	20.1%
Income \$75,000 - \$99,999	11.6%	13.4%	13.7%
Income \$100,000 - \$124,999	4.9%	5.4%	5.9%
Income \$125,000 - \$149,999	3.4%	4.4%	4.7%
Income \$150,000 - \$199,999	2.3%	2.8%	3.2%
Income \$200,000 - \$249,999	0.7%	0.9%	1.0%

2016 Est. Average Household Income	<b>\$55,522</b>	<b>\$60,127</b>	<b>\$62,740</b>
2016 Est. Median Household Income	\$44,195	\$48,450	\$49,927

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY SEX			
Male	48.2%	49.5%	50.7%
Female	51.8%	50.5%	49.3%

# Area Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY HOUSEHOLD TYPE			
Family Households	53.5%	60.9%	62.2%
Nonfamily Households	46.5%	39.1%	37.8%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
MARITAL STATUS PERSONS 15+			
Males, Never Married	16.7%	16.2%	16.9%
Females, Never Married	12.0%	11.1%	10.6%
Married	45.2%	48.7%	48.8%
Divorced	18.6%	17.0%	16.8%
Widowed	7.5%	7.0%	6.8%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HOUSEHOLDS BY TYPE			
Married-Couple Family, own children	25.6%	27.2%	26.8%
Married-Couple Family, no own children	41.8%	43.3%	45.1%
Male Householder, own children	5.6%	5.2%	4.9%
Male Householder, no own children	4.2%	4.1%	4.0%
Female Householder, own children	12.9%	11.3%	10.5%
Female Householder, no own children	10.0%	9.0%	8.8%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HOUSEHOLDS BY POVERTY STATUS			
2016 Families at or Above Poverty	90.7%	88.7%	89.4%
2016 Families Below Poverty	9.3%	11.3%	10.6%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY AGE			
Age 0 - 4	5.7%	5.7%	5.3%
Age 5 - 9	6.0%	6.0%	5.6%
Age 10 - 14	6.1%	6.3%	6.0%
Age 15 - 17	3.4%	3.8%	3.7%
Age 18 - 20	3.2%	3.5%	3.5%
Age 21 - 24	4.5%	5.0%	5.0%
Age 25 - 34	12.4%	12.3%	12.0%
Age 35 - 44	11.3%	11.2%	11.1%
Age 45 - 54	13.0%	13.1%	13.4%
Age 55 - 64	14.0%	13.8%	14.4%
Age 65 - 74	<b>11.2%</b>	<b>11.0%</b>	<b>11.4%</b>
Age 75 - 84	6.1%	5.7%	5.7%
Age 85 and over	3.1%	2.7%	2.7%
2016 Est. Median Age	42.7	41.7	42.9

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POP. 25+ BY EDUCATION			
Less than 9th grade	3.8%	4.9%	4.9%
Some High School, no diploma	8.5%	8.7%	8.9%
High School Graduate (or GED)	29.7%	30.0%	29.4%
Some College, no degree	30.2%	29.6%	29.6%
Associate Degree	6.8%	7.1%	7.2%
Bachelor's Degree	11.3%	11.9%	12.2%
Master's Degree	7.2%	5.7%	5.6%
Professional School Degree	1.6%	1.4%	1.6%
Doctorate Degree	1.1%	0.7%	0.7%



# Area Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POP. 16+ BY OCCUPATION			
Architect/Engineer	2.2%	1.9%	2.0%
Arts/Entertainment/Sports	2.2%	2.1%	2.1%
Building Grounds Maintenance	9.7%	6.8%	6.4%
Business/Financial Operations	4.4%	4.3%	4.4%
Community/Social Services	1.4%	1.7%	1.6%
Computer/Mathematical	2.1%	2.2%	2.1%
Construction/Extraction	3.6%	3.5%	3.5%
Education/Training/Library	4.6%	4.4%	4.6%
Farming/Fishing/Forestry	0.2%	0.1%	0.1%
Food Prep/Serving	5.6%	5.8%	5.7%
Health Practitioner/Technician	2.9%	2.7%	3.0%
Healthcare Support	1.3%	2.7%	2.7%
Maintenance Repair	2.7%	3.8%	3.7%
Legal	1.6%	1.3%	1.5%
Life/Physical/Social Science	0.7%	0.7%	0.7%
Management	7.0%	8.1%	8.8%
Office/Admin. Support	16.2%	16.1%	15.8%
Production	7.1%	8.5%	7.9%
Protective Services	2.6%	3.2%	3.2%
Sales/Related	12.2%	10.8%	10.5%
Personal Care/Service	3.8%	3.6%	3.5%
Transportation/Moving	6.1%	5.8%	5.9%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HH BY NUMBER OF VEHICLES			
No Vehicles	12.0%	8.5%	8.1%
1 Vehicle	43.1%	36.0%	34.6%
2 Vehicles	29.6%	35.0%	35.4%
3 Vehicles	12.0%	15.6%	16.2%
4 Vehicles	2.6%	3.7%	4.2%
5 or more Vehicles	0.6%	1.3%	1.5%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
WORKERS TRANS. TO WORK			
Drove Alone	81.4%	82.3%	82.5%
Car Pooled	9.6%	10.6%	10.5%
Public Transportation	0.7%	0.2%	0.2%
Walked	3.2%	2.0%	1.9%
Bicycle	2.0%	1.4%	1.3%
Other Means	0.9%	0.7%	0.7%
Worked at Home	2.2%	2.7%	2.8%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
OWNER OCC PROPERTY VALUES			
Value Less than \$20,000	7.3%	7.3%	6.9%
Value \$20,000 - \$39,999	4.4%	5.2%	4.6%
Value \$40,000 - \$59,999	2.1%	4.0%	3.7%
Value \$60,000 - \$79,999	0.9%	2.0%	1.8%
Value \$80,000 - \$99,999	2.5%	2.7%	2.5%
Value \$100,000 - \$149,999	10.9%	12.2%	11.3%
Value \$150,000 - \$199,999	15.6%	15.6%	14.8%
Value \$200,000 - \$299,999	28.1%	25.4%	25.2%
Value \$300,000 - \$399,999	13.5%	11.5%	12.5%
Value \$400,000 - \$499,999	9.2%	7.6%	8.6%
Value \$500,000 - \$749,999	<b>4.2%</b>	<b>5.0%</b>	<b>5.9%</b>
Value \$750,000 - \$999,999	0.9%	1.1%	1.4%
Value \$1,000,000 or more	0.1%	0.4%	0.8%

Median Housing Value	\$221,874	\$203,889	\$217,164
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