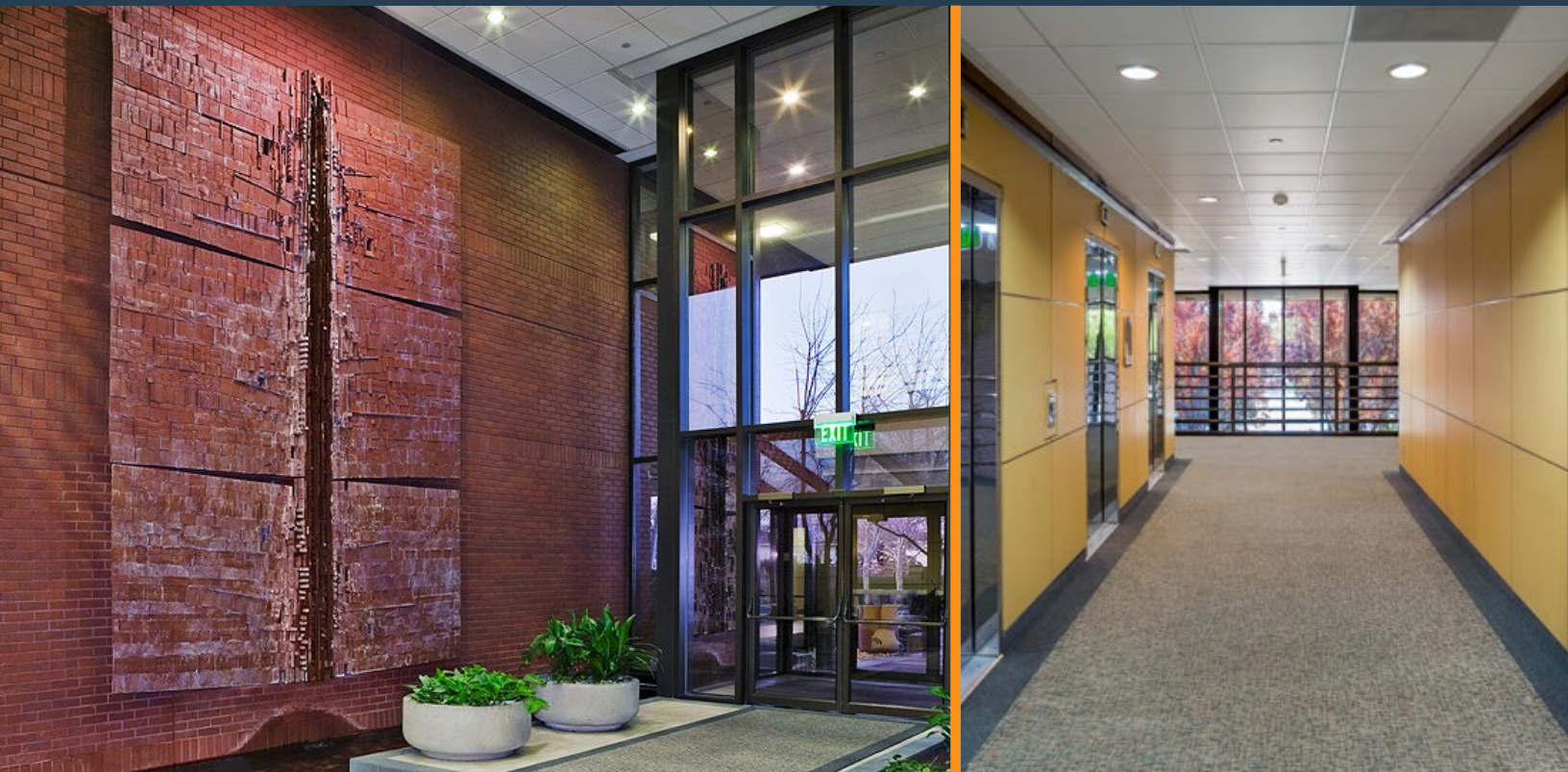




US BANK CENTRE

- EXECUTIVE SUMMARY -

RENO, NEVADA



INSTITUTIONAL SALES NORTHWEST REGION

THE OFFERING

Colliers International, as Exclusive Advisor, is pleased to present the opportunity to acquire U.S. Bank Centre located in Reno, Nevada (the “Property”); a 57.5% leased, Class A office building totaling 106,463 square feet. U.S. Bank Centre is an exceptional office asset located off McCarran Boulevard in the Meadowood submarket of Reno, the third most populated city in Nevada.

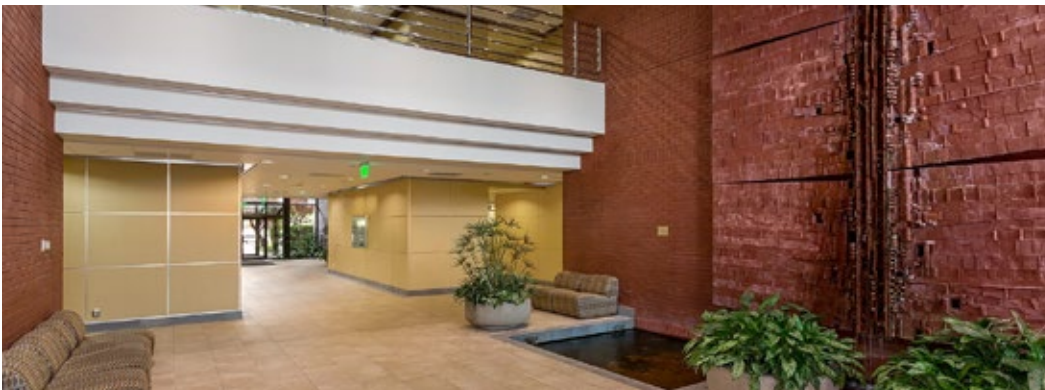
The offering presents investors the unique opportunity to acquire a strategically located value add opportunity in one of the world’s most attractive regions due to its major business transformation and tech influx. Reno is experiencing a historical post-recession recovery — development projects are well underway in the region, primarily focusing on industrial and residential, with major Silicon Valley names steadily expanding their footprint in the region due to the state’s desirable tax advantages, strong market fundamentals as well as access to cost effective high quality labor force. Reno currently reports a Class A rental rate of \$1.84 psf and vacancy of 10.5%.

PROPERTY SUMMARY

Address:	5190 Neil Road, Reno Nevada, 89502
Building Square Footage:	106,463 (GLA) – 106,692 (MLA)
Land Acres	4.85
% Leased:	57.5%
Current FAR:	1.32
Year Built:	1989
Parking:	406 regular, 8 handicapped, (414 total), 4:1,000
Zoning:	MU – Mixed Use Base District within CRC/GMU
Parcel:	025-374-06

FINANCIAL HIGHLIGHTS

Year 1 NOI	\$861,547
Year 2 NOI	\$1,407,937





Investment Highlights

Strong Immediate Income

- U.S. Bank Centre is 57.5% leased to a diverse collection of 16 tenants
- Broad range of industries including financial services, aerospace, insurance, and education
- Strong stable cash flows **with annual escalations and staggered lease expirations** spanning from 2018-2023

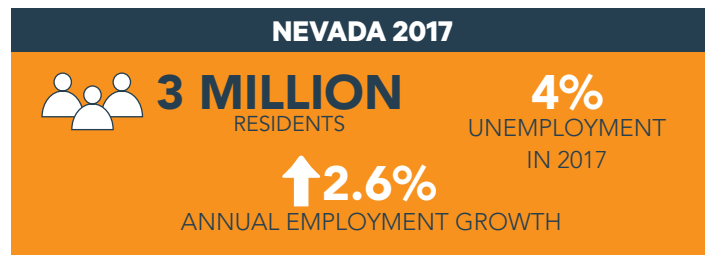
Attractive Upside Potential

- Upside potential in capitalizing on the dynamic Reno market through the lease-up of vacant suites and the marking-to-market of current rents as they expire
- Average asking office rent in Reno has increased 17% in the last 24 months
- Existing contract rents are approximately 10% below market with 38.6% of the project's net rentable area expiring periodically over the next three years
- Excellent opportunity to add value and increase Net Operating Income while providing a steady cash flow

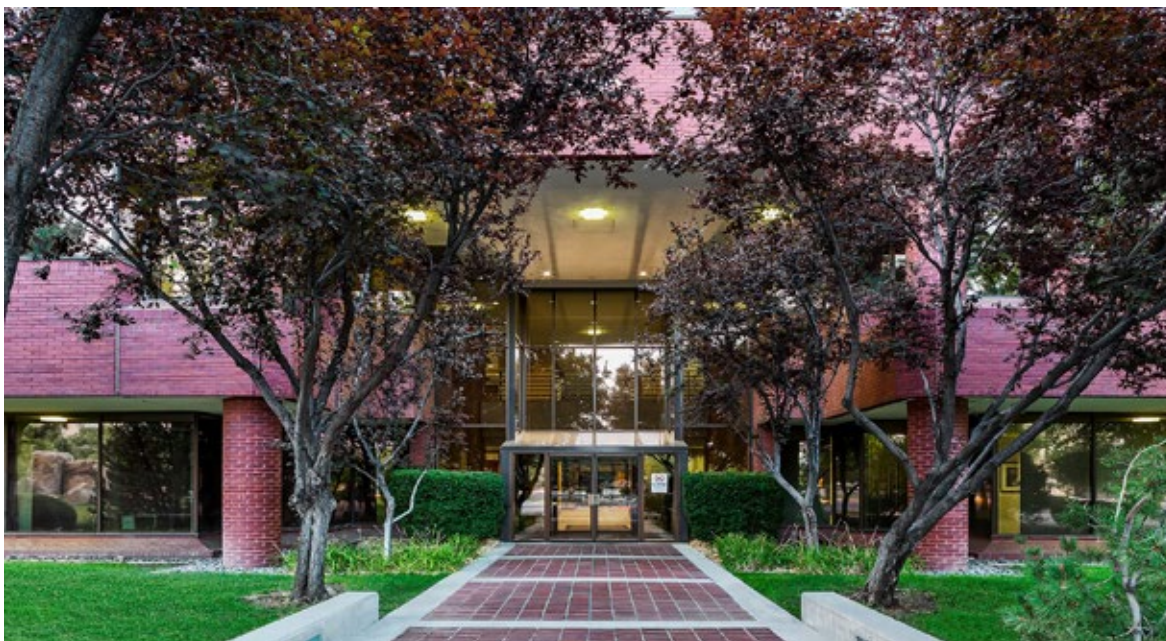
Strong Economic Transformation

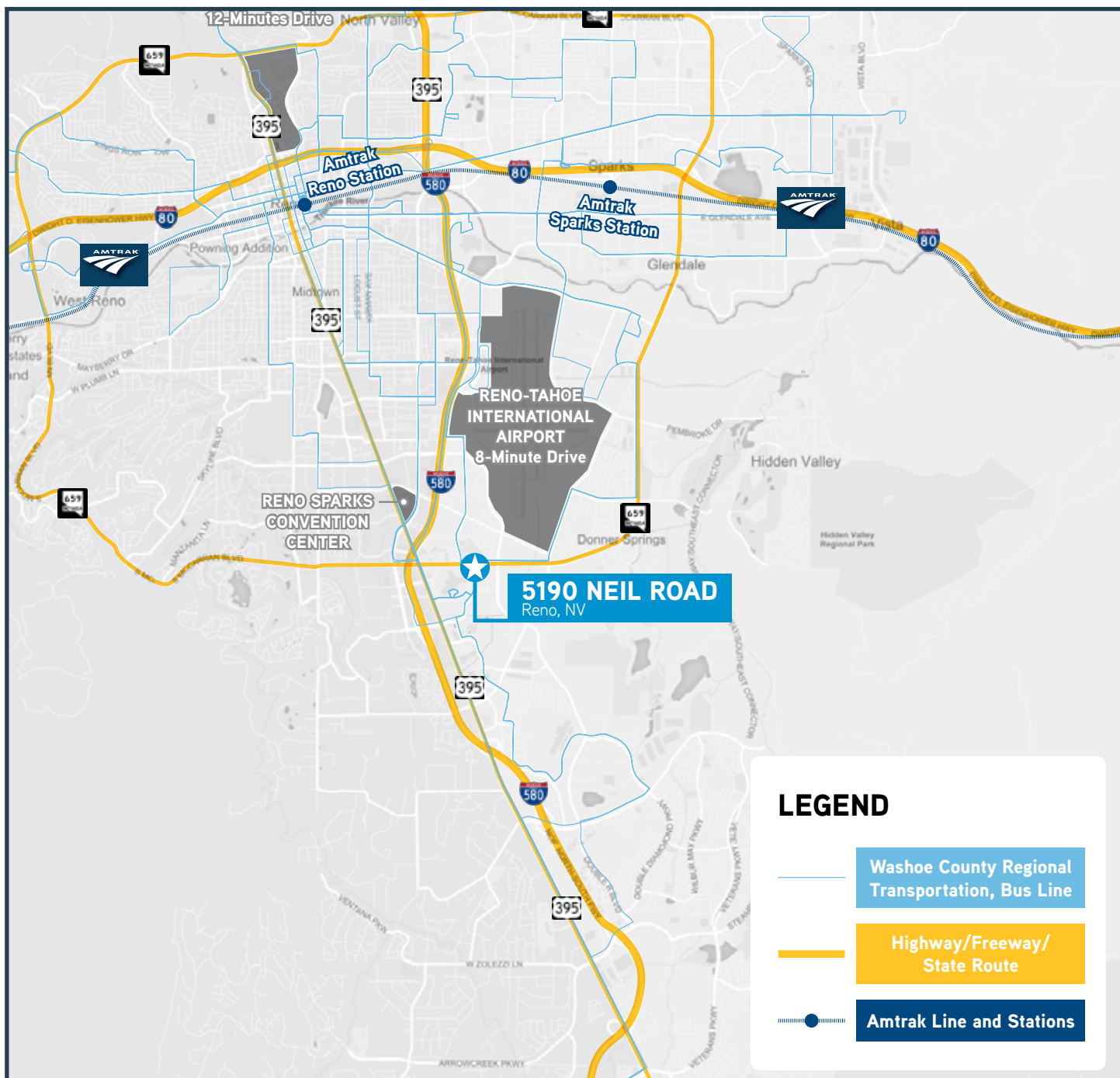
- Recent tech and construction activity has surged the economy
- GDP for Nevada has shown significant continual growth (\$147.5 billion in 2016 – a 13% jump from \$128.3 billion in 2006)

Innovative Growth Market



- **Tesla's Gigafactory** is currently under construction at the Tahoe Reno Industrial Center. The factory is expected to be complete in 2020 and will house an estimated 10,000 employees
- **Google** purchased 1,210 acres of land in the same area as Tesla's Gigafactory
- **Apple** plans to invest \$1 billion in expanding its Reno data center just east of Reno
- **Switch** is in the process of building its \$1 billion SUPERNAP data center
- **Amazon** recently built a new 630,000 square foot warehousing center
- **eBay** is investing \$400 million in Nevada to expand its data center operations





Check out this video by MSNBC highlighting Reno's recent transformation:

<http://mms.tveyes.com/NetReport.aspx?ReportHash=97ff68b86de6d3f251c33dedf84596ff>

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