

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 19-0026
Hearing Date 02/21/2019
Tax Year 2019

APN: 040-162-51
Owner of Record: CROSSING SC LLC
Property Address: 6451 S VIRGINIA ST
Property Type: NEIGHBORHOOD SHOPPING CTR 100%
Gross Building Area: 10,650
Year Built: 1973
Parcel Size: 41578 SqFt 0.95 AC

Description / Location: The subject parcel is located in The Crossing Shopping Center at Meadowood Square in the southwest corner of Neil Road and S Virginia St intersection.

2019/2020 Taxable Value: Land: \$457,358
Improvements: \$411,952
Total: \$869,310
Taxable Value / SF \$81.63

Sales Comparison Approach: Indicated Value Range \$1.7M to \$1.9M
Indicated Value Range / SF \$160 to \$180

Income Approach: Indicated Value \$1,680,000
Indicated Value / SF \$158

Conclusions: The comparable sales indicate the property value is in the range of \$ 1.7M to \$ 1.9M, i.e. \$160/SF to \$180/SF. The income approach to value indicates a value of \$1,680,000, i.e. \$158/SF. Both values demonstrate the total taxable value does not exceed full cash value.

RECOMMENDATION: Uphold X Reduce



Prepared By: Jane Tung, Appraiser

Reviewed By:

Mike Gonzales, Senior Appraiser

ASSESSOR'S EXHIBIT I
18 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	TAXABLE VALUE	ASSESSED VALUE	TAXABLE
LAND:	\$457,358	\$160,075	\$/SF GBA
IMPROVEMENTS:	\$411,952	\$144,183	\$81.63
TOTAL:	\$869,310	\$304,259	
			TAXABLE
			\$/SF Land
			\$11.00

HEARING:	<u>19-0026</u>
DATE:	<u>02/21/2019</u>
TAX YEAR:	<u>2019</u>

OWNER: CROSSING SC LLC

SUBJECT											
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (AC) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA
1	040-162-51	6451 S VIRGINIA ST NEIGHBORHOOD SHOPPING CTR	100%	10,650 10,650	MASONRY BRNG CONCRETE BLK	C20		1973 12	0.95 1115768% AC	\$3,700,000 07/28/2014 (for 3 parcels)	\$114.54
IMPROVED SALES											
IS-1	040-162-84 & -85	6675 & 6795 S VIRGINIA ST		155,519					12.36	\$28,944,841	\$186.12
1		DISCOUNT/RETAIL STORE	90%	139,551	MASONRY BRNG CONC BLK TEX	C20		2005 18 to 23	29%	06/22/2018	
2		RETAILSTORE/DENTAL OFFICE	10%	15,968	WD/STL FRAME STUD-STUCCO	C20		2006 13	MU		
IS-2	040-141-10, -12, -20, -22, -42	6139 S VIRGINIA ST		81,838					8.07	\$24,100,000	\$294.48
1		SUPERMARKET	62%	51,048	MASONRY BRNG CONC BLK	C25		1988 (1993) 24	23%	07/14/2017	
		DISCOUNT STORE	38%	30,790	MASONRY BRNG CONC BLK	C20		1988 (1993) 24	AC		
IS-3	042-222-26	6135 LAKESIDE DR		33,578					3.82	\$5,075,000	\$151.14
1		RESTAURANT/RETAIL STORE	57%	19,050	MASONRY BRNG CONC BLK	C25		1988 14	20%	02/07/2018	
2		OFFICE BUILDING/CONV MARKET/ FAST FOOD RESTAURANT	16%	5344	MASONRY BRNG CONC BLK	C30		1988 12	NC		
3		RESTAURANT/RETAIL STORE	27%	9184	MASONRY BRNG CONC BLK	C25		1997 14			
LAND SALES											
Sale #	APN	Location	Sale Date	Sale Price	Size(AC)	\$/sf	Tax/Unit	Zoning	Comments		
LS-1	043-030-06 & -7	8055 S VIRGINIA ST	09/07/2018	\$550,000	0.72	\$17.60	\$13.00	MUSV	South of the intersection of S Virginia St and Longley Ln with about 130 ft frontage to S Virginia St. Parcel -06 has a boarded up house with no improvement value on record.		
LS-2	164-280-13 & -14	8072 S VIRGINIA ST	03/30/2018	\$485,000	0.59	\$18.87	\$13.00	MUSV	Level and square lot fronting S Virginia St across from the old pink Scolari's shopping center. Plans to be built out as retail property.		
LS-3	043-030-30	S VIRGINIA ST	01/18/2018	\$575,000	1.19	\$11.07	\$10.45	MUSV	Limited visibility and access from S Virginia St behind Autozone with just the access road fronting the S Virginia St.		
LS-4	040-900-25	5315 KIETZKE LN	02/01/2017	\$4,448,159	4.34	\$23.53	\$10.50	PUD	Level finish grade lot next to Rancharrah development. No Kietzke Ln frontage.		

COMMENTS:

The subject is one of 5 parcels in The Crossing Shopping Center at Meadowood Square. 4 of the 5 parcels, 040-162-50 through -53, have filed 2019 petitions to review. There are 4 buildings on these 4 parcels totaling 66,723 SF of QC15 and QC20 GBA built in 1972, 1973, and 1989. The land size for the 4 parcels sums up to 5.4 AC. In July 2014, parcels 040-162-50, -51, and -53 were purchased by the current owner for \$ 3.7M, i.e. \$114.54/SF. As of 1/23/19 the property is 99% occupied per Costar.

In reviewing the comparable improved sales, IS-1 is the sale of the Commons Shopping Center with Total Wine, PetSmart, and other stores. It is immediately south of the subject. 91% occupied when sold. IS-2 is the Del Monte Plaza where Whole Foods and Sierra Trading Post are just north of the subject on the other side of Neil Rd. 100% occupied with long term leases in place when sold. IS-1 and IS-2 are larger in size, better finished, but comparable in location. They would require a downward adjustment in value. IS-3 is a neighborhood shopping center south of the Lakeside Dr and S McCarran Blvd intersection. 86% occupied when sold. It is a smaller shopping center with inferior location and traffic volume. Upward adjustment is necessary for this property to be comparable to the subject. The indicated value by these comparable improved sales is in the range of \$160 to \$180/SF. The total value indicated for the subject is about \$1.7 M to \$1.9 M.

For comparable land sales, both LS-1 and LS-2 are level lots with S Virginia St frontage south of the subject. They will need downward adjustments for frontage, and upward adjustments for inferior location. LS-3 is a lot with very limited visibility and access from S Virginia St also south of the subject. It will need an upward adjustment to be comparable to the subject. LS-4 is similar to the subject in size with inferior frontage. Given the development in Rancharrah, the proximity to Rancharrah offsets the lack of frontage to a major street. These sales range from \$11.07/SF to \$23.53/SF. They are in support of the 2019/2020 taxable land value at \$11/SF.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	LAND:	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING: 19-0026
		\$457,358	\$160,075	\$/SF GBA	DATE: 02/21/19
	IMPROVEMENTS:	\$411,952	\$144,183	\$81.63	
	TOTAL:	\$869,310	\$304,259		TAX YEAR: 2019
APN: 040-162-51				TAXABLE	
OWNER: CROSSING SC LLC				\$/SF Land	
				\$11.00	

Income Approach					
Potential Gross Income	10,650 sq ft. @	\$1.30 /mo =	\$13,845		
	sq ft. @	/mo =	\$0		
	sq ft. @	/mo =	\$0		
			\$13,845		
	x 12 months =		12		
				\$166,140	
- Vacancy & Collection loss			10%	\$16,614	
= Effective Gross Income				\$149,526	
- Operating Expenses			10%	\$14,952.60	
= Net Operating Income				\$134,573	
Divided by Overall Capitalization Rate			8.00%	\$1,682,168	
					Rounded \$158 /SF GBA

Subject Income Information: The subject is located in The Crossing Shopping Center at Meadowood Square. In this building tenants include FedEx Office, a fitness equipment store, and a nail salon. As of 1/23/19 the shopping center is 99% occupied per Costar and this building is 100% leased.

Potential Gross Income: A rent of \$1.30/SF/MO NNN was used indicating a PGI of \$166,140.

Effective Gross Income: A vacancy and collection loss of 10% was applied to the PGI to arrive at an EGI of \$149,526.

Net Operating Income: The operating expense ratio of 10% was used based on NNN lease rent rate yielding an NOI of \$134,573.

Capitalization Rate Analysis: Cap rate for a performing neighborhood shopping center in the area is in the range of 7 to 8%. 8% was applied for analysis.

Indicated Value Income Approach: Applying the cap rate of 8% the value indicated is \$1,682,168, or rounded \$1,680,000.

Comments:
 No actual rent roll or income expense statement provided. Market data were referenced. Rents for shopping center spaces in the area range from \$1.20 to \$1.50/SF/MO NNN. The current asking rent found for the subject property is \$1.55/SF/MO NNN. A rent of \$1.30/SF/MO was used with more weights given to rent rates found in the more recent leasing data and the similarity in the location. Operating expense ratio for NNN leases is generally below 10%. Cap rate for a performing retail shopping center property as the subject in the Meadowood submarket ranges between 7% to 8%. Based on the data available, a vacancy rate of 10%, an expense ratio of 10%, and a cap rate of 8% were applied. It resulted in a rounded value of \$158/SF GBA which supports the subject's 2019/2020 taxable value.

Situs & Keyline Description:
6451 S VIRGINIA ST RENO
PM 2269 LT4

Owner & Mailing Address:
CROSSING SC LLC
PO BOX 4606
INCLINE VILLAGE, NV 89450

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 040-162-51

Card 1 of 2
Bld. 1-1



COMP USA CENTER (DEL MONT)

Tax District: 1000

printed: 01/23/2019

ACTIVE

2984.17

OBGQ - Commercial

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2019 NR	457,358	0	411,952	0	869,310	304,259	Building Value	349,500				
2018 FV	415,780	0	420,530	0	836,310	292,709	Extra Feature Value	62,452				
2017 FV	374,202	0	480,210	78,283	854,412	299,044	Land Value	457,358				
2016 FV	374,202	0	401,927	0	776,129	271,645	Taxable Value	869,310			Reopen	Code:
2015 FV	374,202	0	413,369	0	787,571	275,650	Exemption	0			Reappraisal	
2014 FV	374,202	0	417,527	0	791,729	277,105	FLAGS					
2013 FV	415,780	0	423,306	0	839,086	293,680	Type	Value				
2012 FV	415,780	0	438,628	0	854,408	299,043	Cap Code	NFM		NC / C	New Land	New Sketch
2011 FV	415,780	0	419,235	0	835,015	292,255	Eligible for Form?	NO				
2010 FV	582,100	0	421,824	0	1,003,924	351,373	Low Cap Percentage	0				
2009 FV	706,860	0	434,700	0	1,141,560	399,546	Parcel Map	2269		By:	Date:	
2008 FV	685,248	0	448,330	0	1,133,578	396,752						

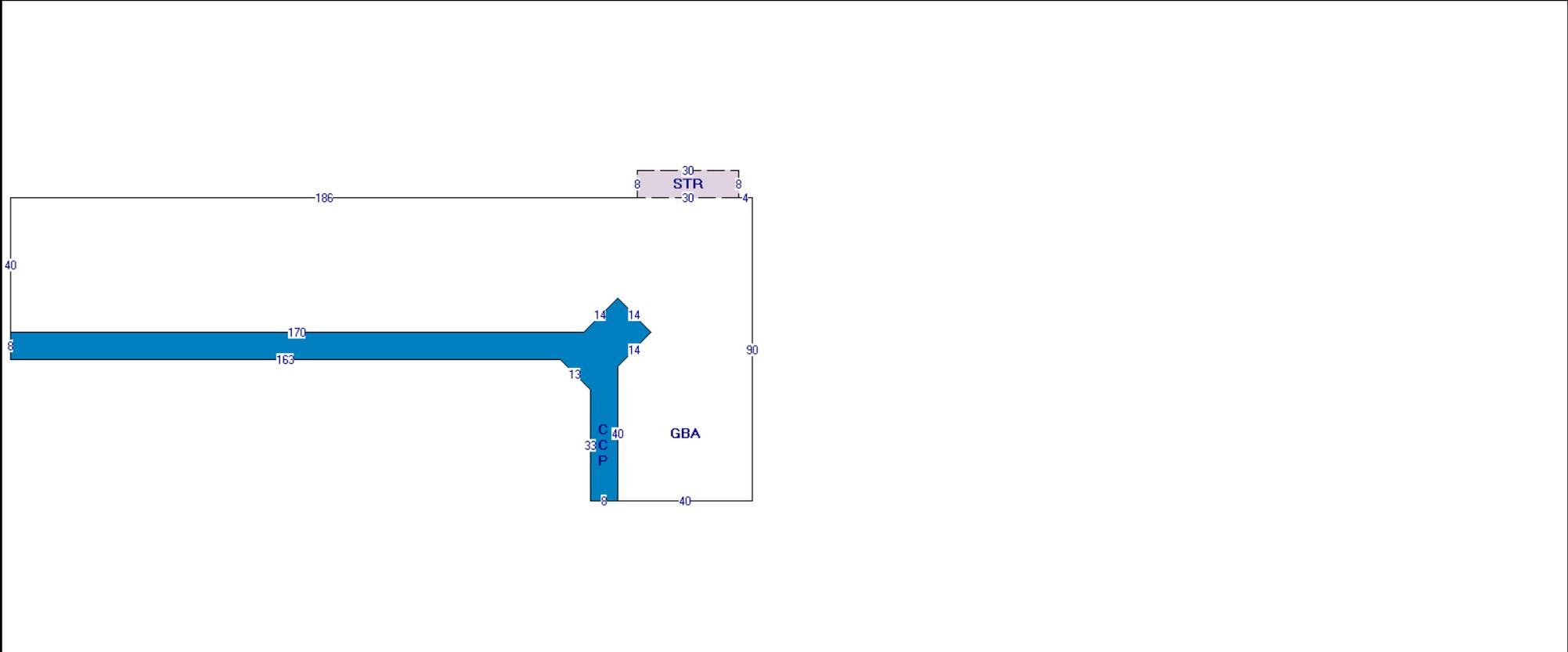
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj			
COMM	412	Commercial/Industr Neighborhood	Units	1	GBA	GBA - GROSS BUILDING AREA		10,650			Sub Area-RCN	1,084,543	
C		MSNRY BRNG ~	No of Stories	1		Base Cost		10,650	730,590		% Incomplete	0	
0		Commercial	Quality Class	2		Exterior Walls		10,650	211,809		% Depreciation	69.00	
			Avg Wall Height/Floor	12		Heating & Cooling		10,650	95,969		\$ Dep & Inc	748,335	
			Alternate Shape Code	2		Sprinklers		12,616	46,175		Obso/Other Adj.	0	
			Sprinkler System Generic -	12616							Sub Area DRC	336,208	
											Additive DRC	57,616	
											Total DRC	393,824	
											Override		
											Cost Code	89502	
											PROPERTY CHARACTERISTICS		
											Water	Municipal	
											Sewer	Municipal	
											Street	Paved	
											BUILDING NOTES		
											040-162-51		
											6451 S VIRGINIA ST		
											03/01/2017 MAG		
											BLD16-04763 EXT REMODEL		

#	Bld	Date	User ID	Activity Notes
1	0-0	11/20/2018	eladouceu	REXT BY JCT - 10/09/2018

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
1	CRBC	CONCRETE CURB 6", NO GUTTER	30	1-1	0	0	400	13.59	1973		100	5,436	31.0	1,685		
2	FWAS	FLATWORK ASPHALT	30	1-1	0	0	22000	2.47	1973		100	54,340	31.0	16,845		
4	TRS1	TRASH ENCLOSURE CHAIN LINK FENCE	30	1-1	0	0	80	11.13	1973		100	890	31.0	276		
5	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	8	1,593.78	1973		100	12,750	31.0	3,953		
6	MN	MANUAL COST	30	1-1	25	12	1	35,935.20	2017	2018	100	35,935	97.0	34,857		2 SIDED ILLUMINATED SIGN 300 SF

LAND VALUE		DOR Code	Neighborhood	Land Size		Unit Type
400	2984.17	OBGQ - Commercial		41,578	SF	

#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	400	General Commercial: retail,	AC	41,578.00	SF	1	11.00					457,358	



BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/10/2017	BLD18-01733	FIRE	2,158	Compl	0	05/30/18 EB Compl	NVC
08/29/2016	BLD17-01060	FIRE	6,500	Compl	100	03/17/17 MAG Compl	
06/17/2016	BLD16-04763	EXTERIOR	150,000	Compl	100	03/17/17 MAG Compl	
03/04/2016	SGN16-05098	SIGN	68,000	Compl	100	05/24/17 MAG Compl	
12/31/2015	BLD16-02861	FIRE	3990	Compl	0	12/30/99	
10/08/2015	BLD16-00304	REMD/UPGRD	80000	Compl	0	12/30/99	
05/22/2015	SGN15-06955	SIGN	12000	Compl	0	12/30/99	

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
KRS RENO SC 1313 INC	4377420	07/28/2014	400	4MV		3,700,000	
RENO II PARTNERS,	3333898	01/10/2006	400	1MGA	4DEC	6,576,366	TITLE ONLY INCL 040-162-
	1248565	05/25/1988					

#	Bld	Date	User ID	Activity Notes
2	0-0	10/05/2017	rdalt	REXT BY JCT - 09/05/2017
3	0-0	10/22/2016	rlope	REXT BY MAG - 09/21/2016
4	0-0	07/27/2016	gvice	Reassigning of Permits based on new neighborhoods for 2017-18
5	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
6	1-1	10/02/2013	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/23/2013 BY RD, LAND LINE DONE
7	1-1	10/04/2012	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/18/2012 BY JAK, LAND LINE DONE
8	1-1	07/19/2011	magon	REXT OBGQ IMPROVEMENT LINE DONE 08/24/2011 BY REVIEWED-NO CHGS ON IMP
9	1-1	07/27/2010	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/28/2010 BY JAK, LAND LINE DONE
10	1-1	10/28/2009	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/28/2009 BY REVIEWED-NO CHANGES ON

Situs & Keyline Description:
6451 S VIRGINIA ST RENO
PM 2269 LT4

Owner & Mailing Address:
CROSSING SC LLC
PO BOX 4606
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WASHOE COUNTY APPRAISAL RECORD
2019

APN: 040-162-51

Card 2 of 2
Bld. 1-2



COMP USA CENTER (DEL MONT)

Tax District: 1000

printed: 01/23/2019

ACTIVE

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OBGQ - Commercial

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
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2011 FV	415,780	0	419,235	0	835,015	292,255	Eligible for Form?	NO				
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2009 FV	706,860	0	434,700	0	1,141,560	399,546	Parcel Map	2269				
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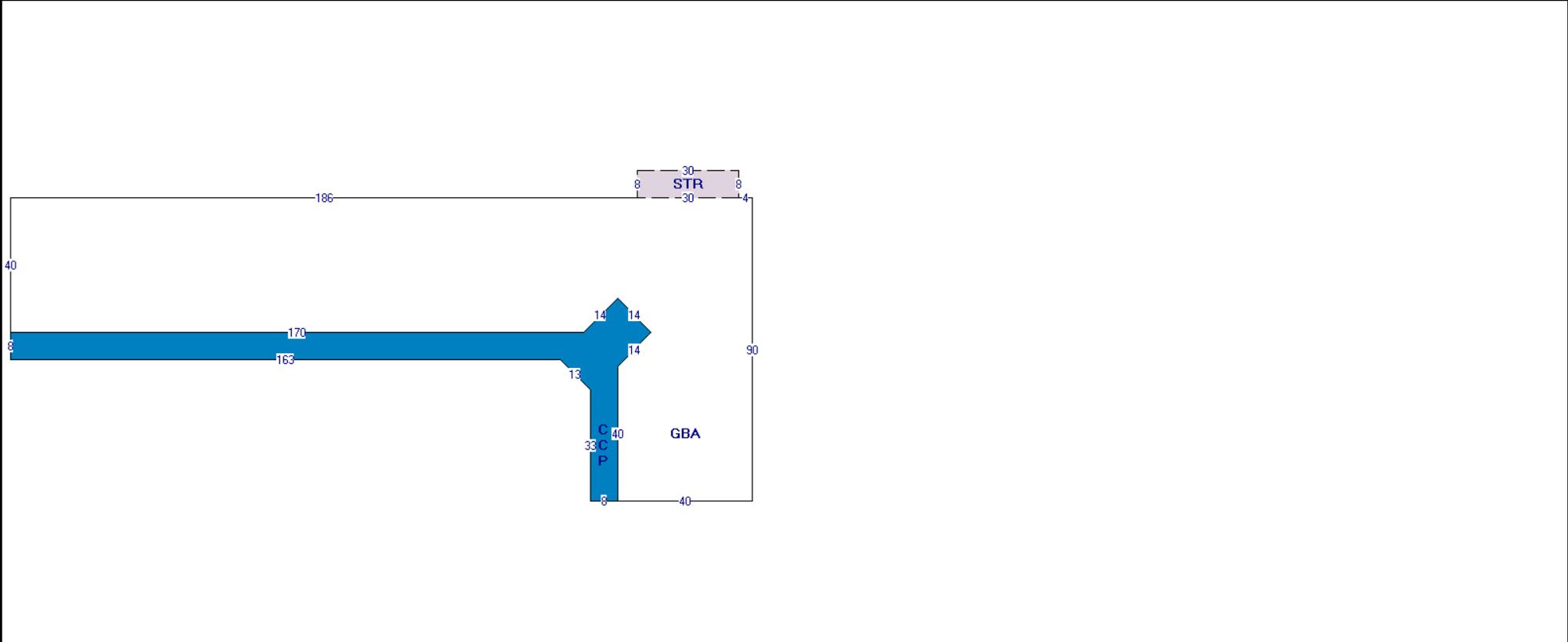
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj			
Occupancy	600	Miscellaneous			CCP	CCP - COVERED CONCRETE PORCH		1,966	34,326	Sub Area-RCN	42,877		
Story/Frame	0	NONE			STR	STRM - STORAGE ROOM		240	8,551	% Incomplete	0		
Quality	20	Fair								% Depreciation	69.00		
Year Built	1973	WAY	%Comp	Year of Addn/Remodel						\$ Dep & Inc	29,585		
	1973		100							Obso/Other Adj.	0		
BUILDING CHARACTERISTICS										Sub Area DRC	13,292		
Category	Code	Type	%							Additive DRC	4,836		
										Total DRC	18,128		
										Override			
										Cost Code	89502		
PROPERTY CHARACTERISTICS													
										Water	Municipal		
										Sewer	Municipal		
										Street	Paved		
BUILDING NOTES													
										Gross Living/Building Area	0		
										Perimeter	0		

#	Bld	Date	User ID	Activity Notes

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
3	PKLT	PARKING LOT LIGHTING	30	1-2	0	0	24000	0.65	1973		100	15,600	31.0	4,836		

LAND VALUE	DOR Code	Neighborhood	Land Size	Unit Type
400	2984.17	OBGQ - Commercial	41,578	SF

#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes



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06/17/2016	BLD16-04763	EXTERIOR	150,000	Compl	100	03/17/17 MAG Compl	
03/04/2016	SGN16-05098	SIGN	68,000	Compl	100	05/24/17 MAG Compl	
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	1248565	05/25/1988					

#	Bld	Date	User ID	Activity Notes

Site Plan for The Crossing At Meadowood Square in 2014 Sale



2019-2020 Meadowood Area Retail/Shopping Center Rent Survey

#	Location APN	Description	Total Sq Ft/ Yr Blt (WAY)	Lease Date/ Term	Base Rent/SF/ MO	CAM Fee	Total Rent/SF	Comments
1	7675 S Virginia St 043-011-48	Longley West Plaza	59,974 1996	Various Net	\$1.15	\$0.35	\$1.50	2018 actual average rent. Shopping center near the intersection of S Virginia St and Longley Ln. Space sizes range from 1200 to 7400 SF. 91% Occupied. The most recent lease signed with a base rent at \$1.33/SF/MO.
2	7111 S Virginia St 043-281-04	Sierra Meadows Plaza	51,000 1986	Various NNN	\$1.28	\$0.52	\$1.80	2018 actual average rent. Shopping center near the intersection of S Virginia St and Green Acres Dr. Space sizes range from 750 to 6700 SF. 7196 SF finished as medical offices. 56% Occupied. Current asking rent is \$1.50/SF/MO NNN.
3	7499 Longley Ln 025-493-10	An-Asian Kitchen & Bar Sardina's Italian Bistro	5,127 2001(2002)	Various NNN	\$1.44	\$0.18	\$1.62	2018 actual rent reported. Two spaces of 3771 SF and 1356 SF.
4	6135 Lakeside Dr 042-222-26	Shops at Bartley Ranch	33,578 1988	Various MG	\$1.14	\$0.34	\$1.48	2017 actual average rent. Located south of the intersection of S McCarran Blvd and Lakeside Dr. Space sizes range from 750 SF to 3800 SF including a convenience market, restaurants, offices, etc. 79% occupied. The asking rent found from 2017 was \$1.20/SF/MO NNN.
5	7025 Longley Ln 025-590-02	Longley Professional Center	13,800 1996	Various NNN	\$1.50		\$1.50	Asking rent per Loopnet as of 1/2019. 5382 SF finished as veterinary office. Other spaces range from 790 SF to 3420 SF. Near the intersection of Longley Ln and Maestro Dr. 61% occupied.

Median: \$1.28 \$1.50
Average: \$1.30 \$1.58

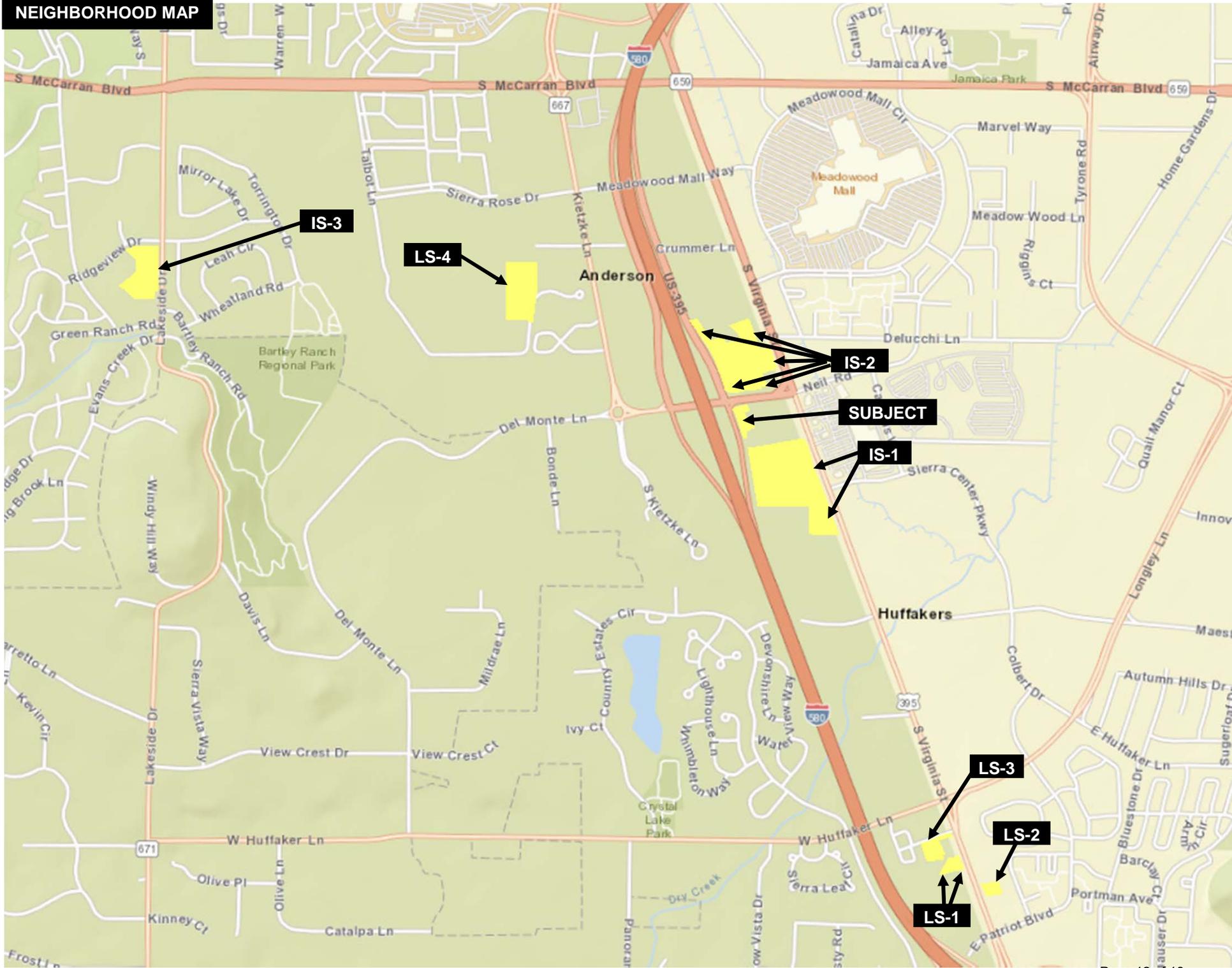
2019-2020 Retail Shopping Center Capitalization Rate Chart

APN NBC	Location	Use %	Total Finish Area	Year Built (WAY)	Land (SF) %Coverage Zoning	Sale Price Sale Date	NOI OAR	Comments
164-460-05 EFLQ	8040 S Virginia St Quail Park South	100% Neighborhood Shopping Center	14,681	2007	14,474 100% MUSV	\$4,100,000 12/19/2016	\$321,120 8.24%	South of the intersection of S Virginia St and Longley Ln. Part of the Quail Park South Shopping Center. 13% vacancy at sale. The NOI and cap rate reflect this vacancy rate. The existing tenants are Medical Office(St. Mary's), dental office (Western Dental), and a small pharmacy.
039-750-03, 09, 11 BCAQ	5110 Mae Anne Ave. Ridgeview Plaza	60% Box Store 40% Line Space	173,877	1989	736,224 24% AC	\$33,000,000 01/14/2016	\$2,258,144 6.84%	Center Co-Anchored with Safeway and Kohl's. Other box retail tenants include Ross Dress For Less, and PetSmart. Center was 98.5% occupied at time of sale. No deferred maintenance reported.
040-162-84 & - 85 OBGQ	6675 & 6795 S Virginia St The Commons	90% Discount/Retail Store 10% Retail/Dental Office	155,519	2005 2006	538,402 29% MU	\$28,944,841 06/22/2018	\$2,745,500 9.50%	The Commons near the Meadowood Mall anchored by Petsmart, Total Wine, and DSW Shoes. There are 7 buildings totaling 155,519 SF. 91% occupied when sold. The asking price was \$34.5M and cap rate of 7.43%. Sold at 16% discount.
042-222-26 OBGQ	6135 Lakeside Dr Shops at Bartley Ranch	84% Restaurant/Retail Store 16% Office/Conv Market/ Fast Food Restaurant	33,578	1988 &1997	166,399 20% NC	\$5,075,000 02/07/2018	7.50%	Neighborhood shopping center south of the Lakeside Dr and S McCarran Blvd intersection. 86% occupied when sold. Cap rate reported at the time of sale per Costar.

Median (Washoe): 7.87%

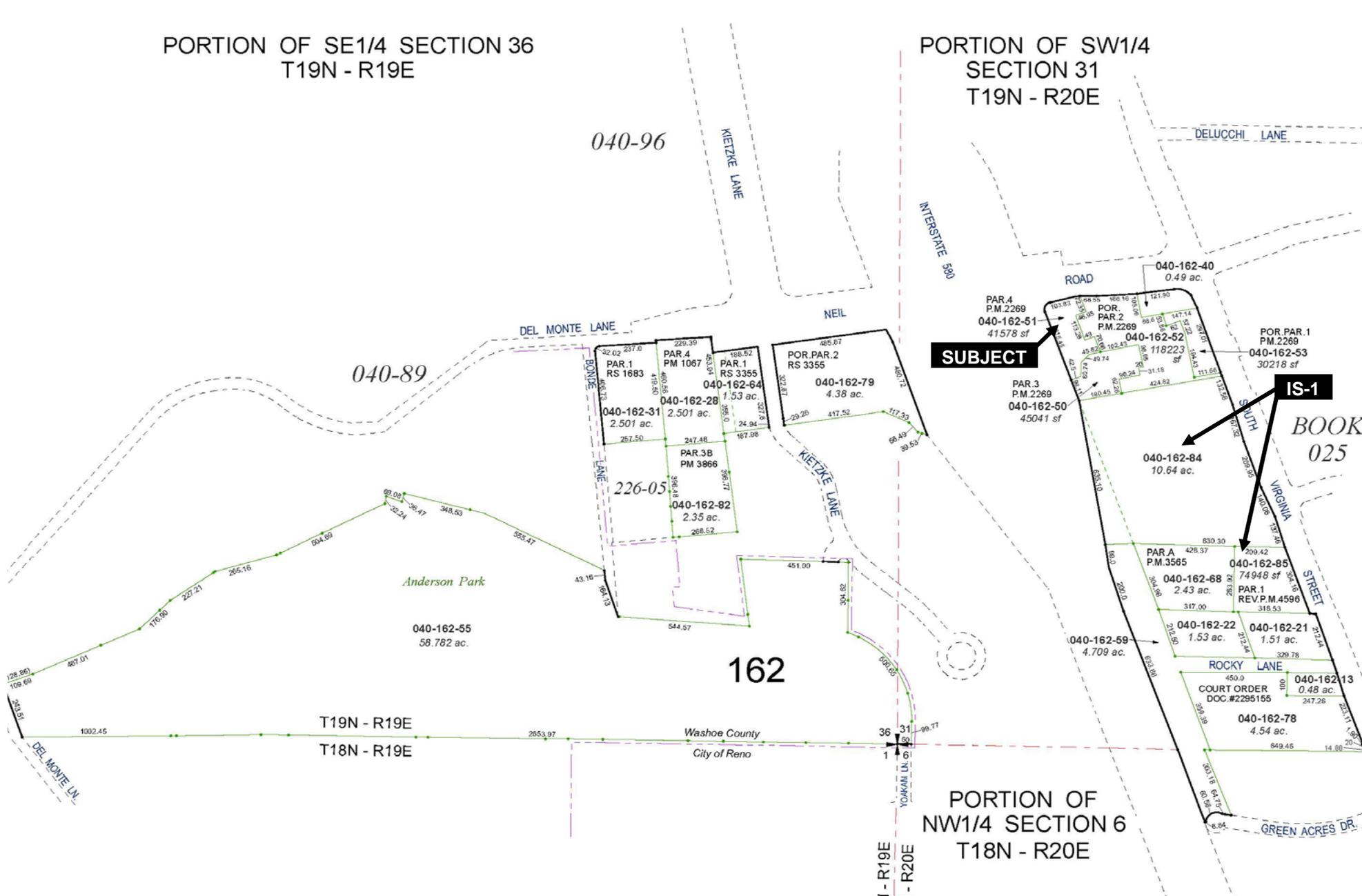
Average (Washoe): 8.02%

NEIGHBORHOOD MAP



PORTION OF SE1/4 SECTION 36
T19N - R19E

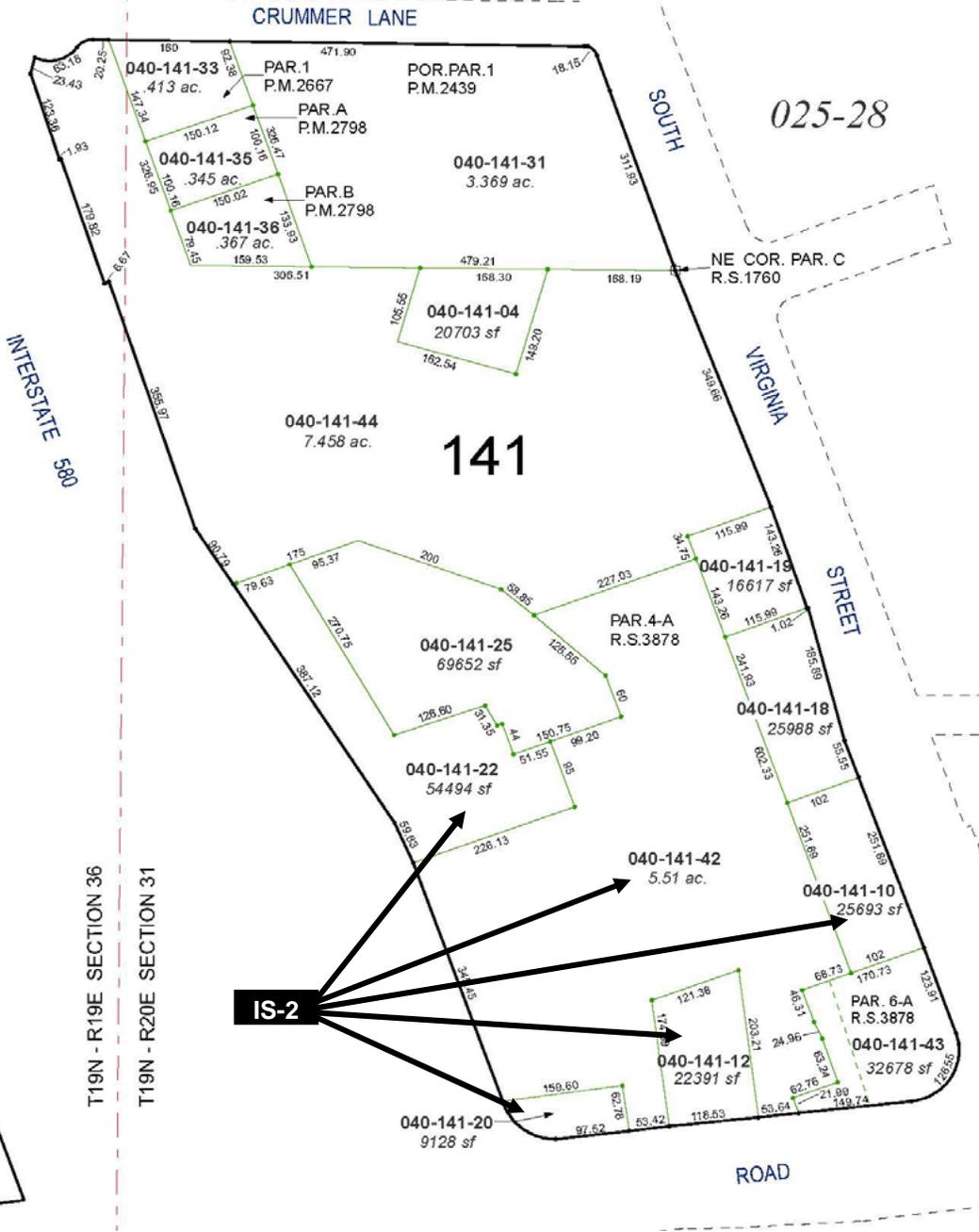
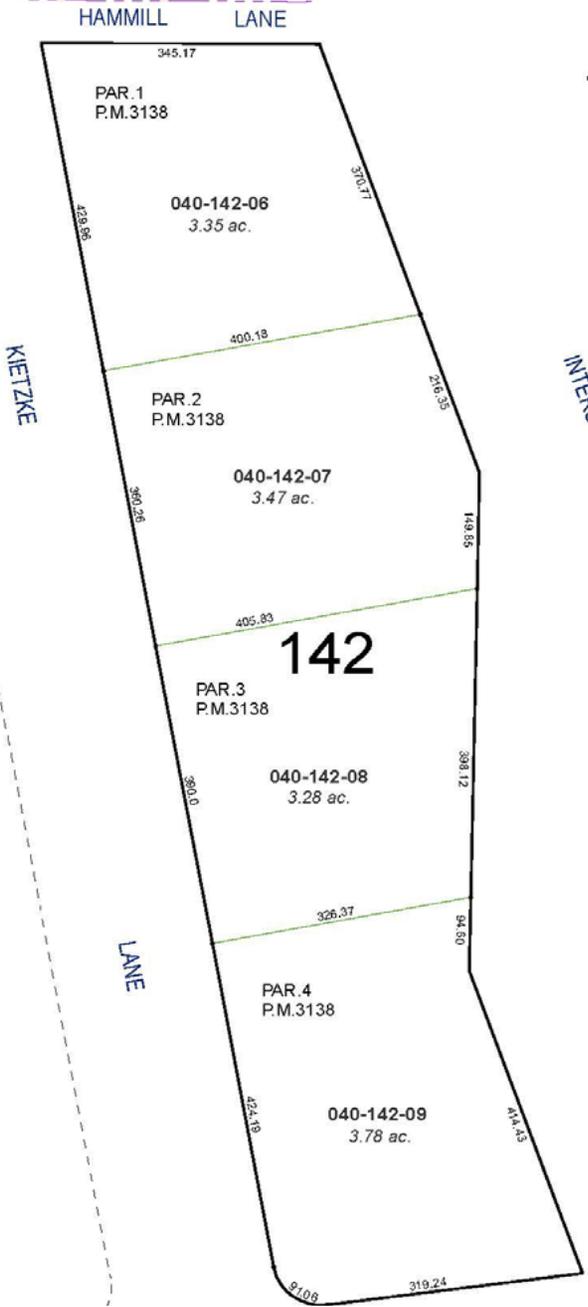
PORTION OF SW1/4
SECTION 31
T19N - R20E

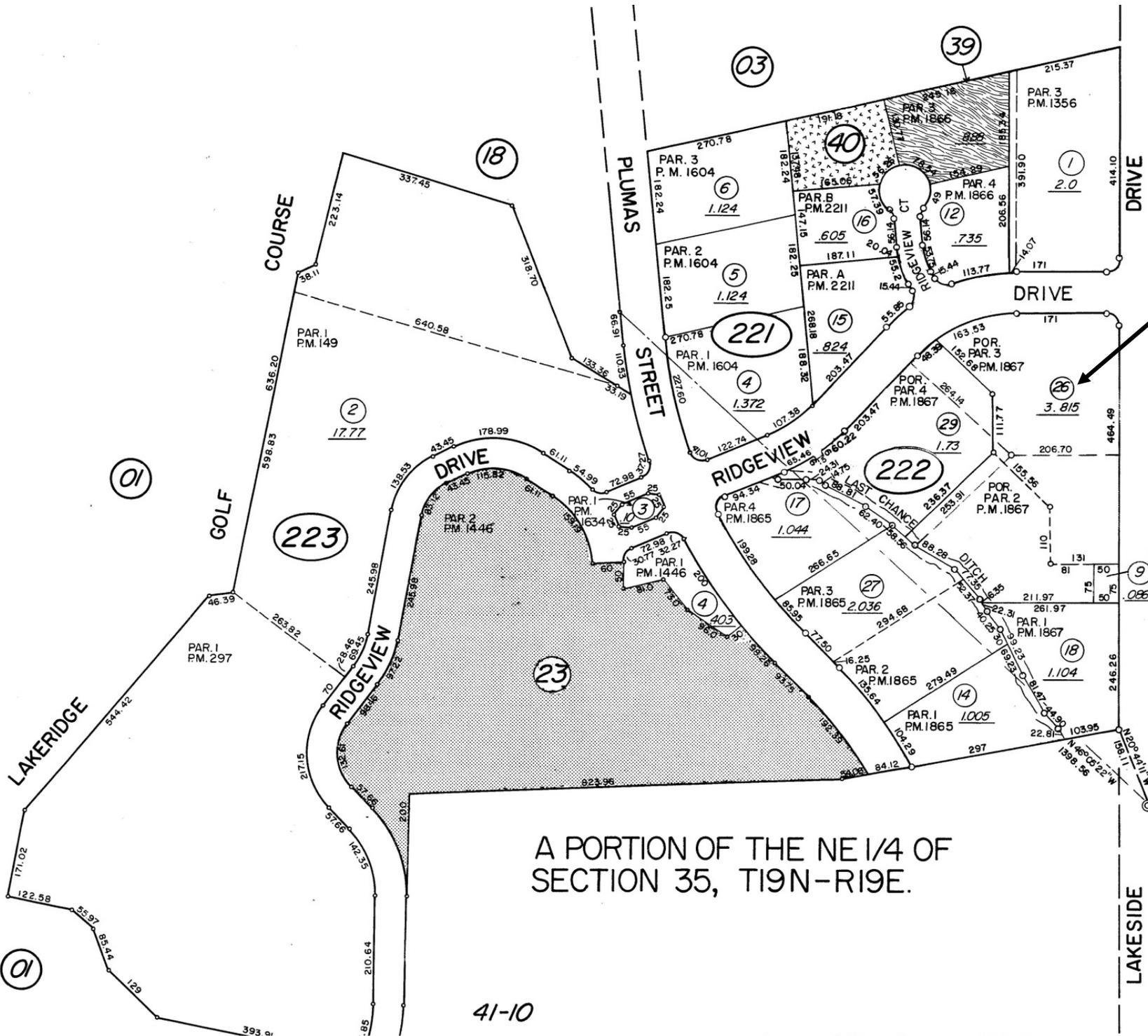


PORTION OF SECTION 36
T19N - R19E

PORTION OF W 1/2 SECTION 31
T19N - R20E

Washoe County
Reno City Limits





IS-3

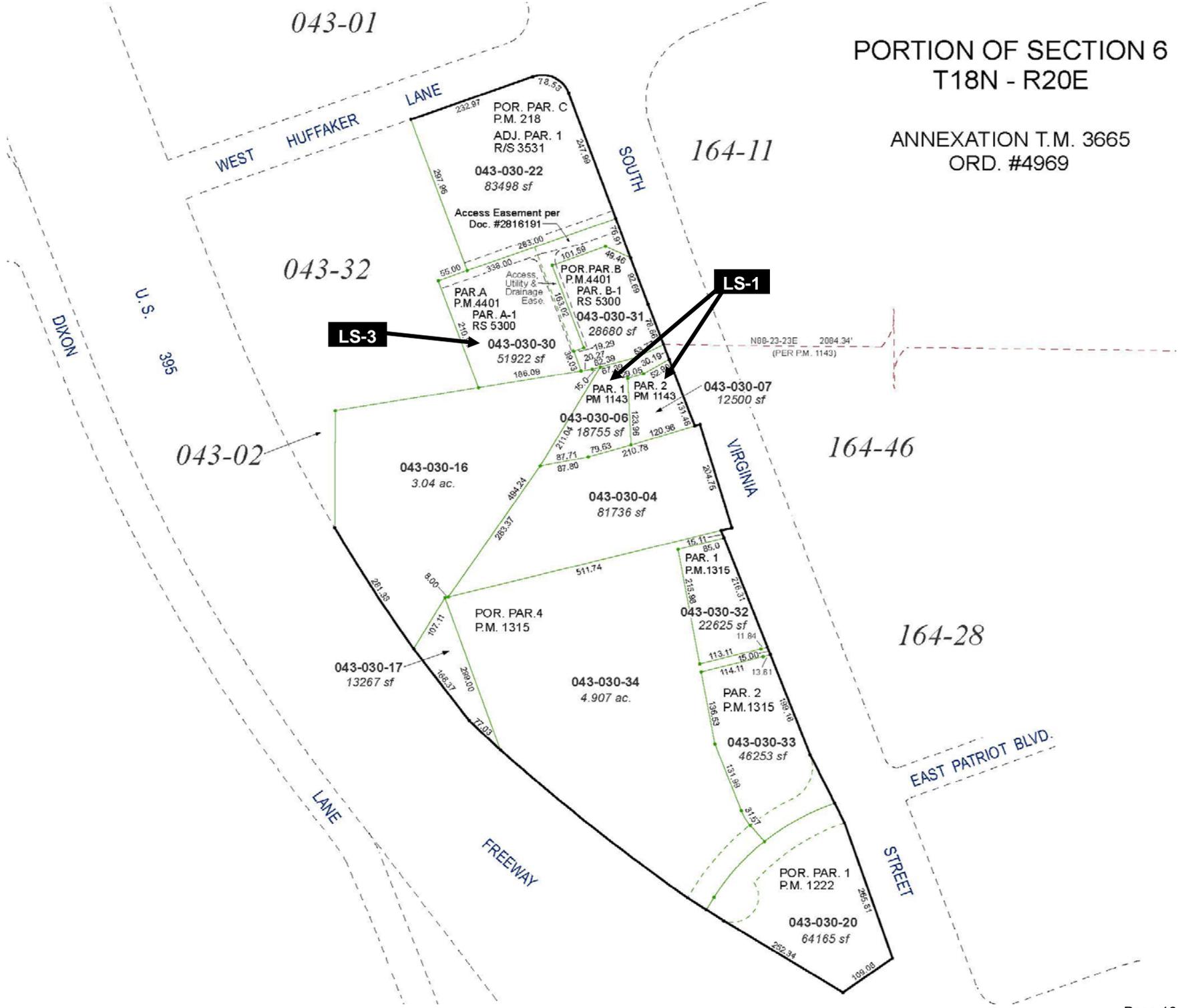
BOOK 40

A PORTION OF THE NE 1/4 OF SECTION 35, T19N-R19E.

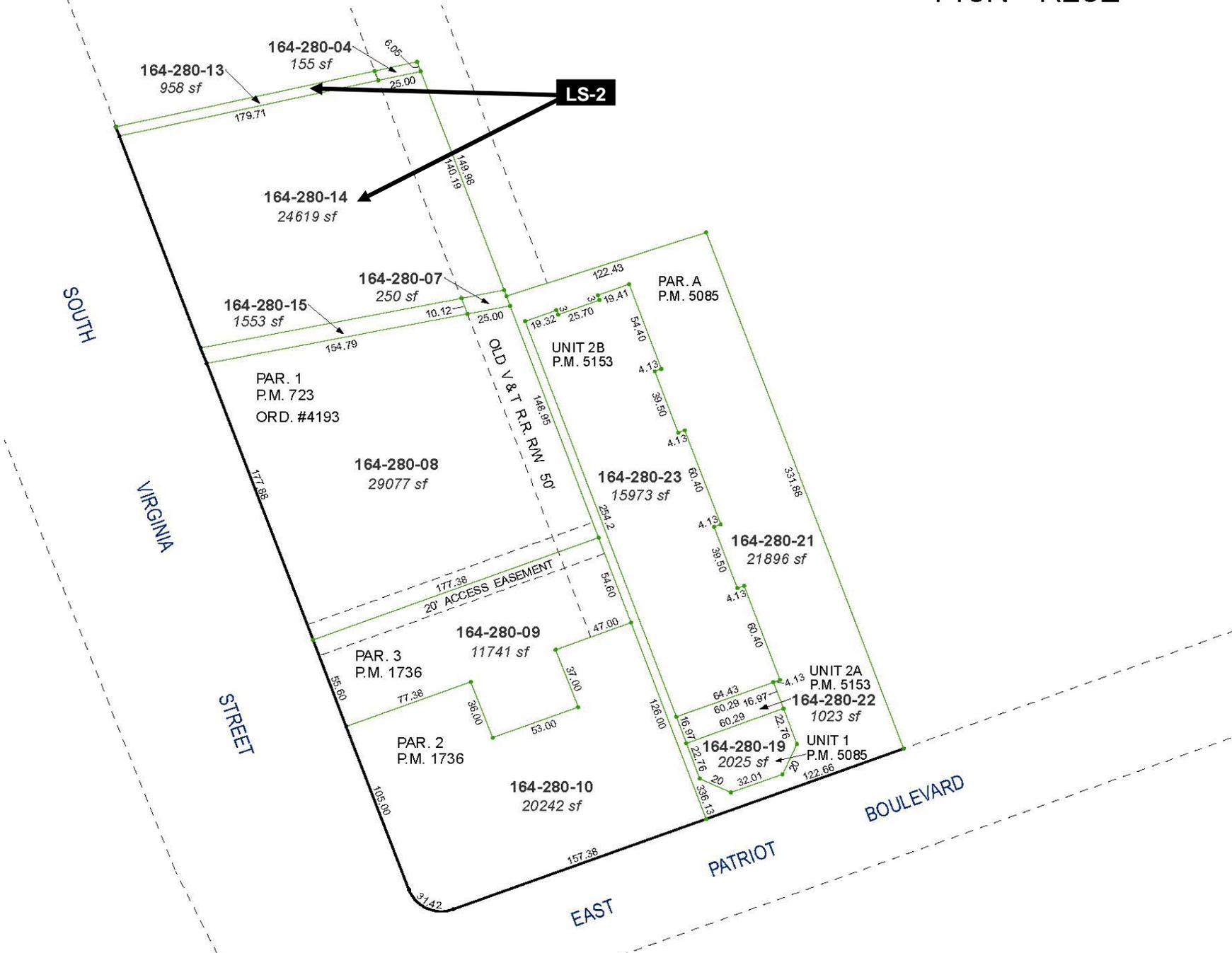
41-10

PORTION OF SECTION 6
T18N - R20E

ANNEXATION T.M. 3665
ORD. #4969



PORTION OF SECTION 6
T18N - R20E



PORTION OF SECTION 36
T19N - R19E

