

Offering Memorandum

Alpha Ave. & Mt. Anderson St.



Contents

5975 Alpha Ave.
Reno, NV 89506

01

Executive Summary

05

Tenant Profiles

07

Aerials & Plans

09

Financial Analysis

11

Market Overview

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Property Overview
Property Details
Investment Highlights

01

Executive Summary



Offering Snapshot



\$1,946,000
Offering Price



8%
CAP Rate



\$155,775
NOI

Property Overview

5975 Alpha Avenue is a leasehold investment opportunity located at the Reno-Stead Airport. The property is on an airport ground lease since 1997 and will be renewed, prior to close, on a 20-year ground lease with a 7-year renewal option. The building is currently leased to Tactical Air Support, which has three and a half (3.5) years remaining on its lease term, along with a five (5)-year renewal option. The lease includes 3% annual rent increases at the beginning of each calendar year.



Property Details



Location

5975 Alpha Ave.
Reno, NV 89506



Property Size

- ± 11,000 SF Hangar
- ± 2,000 SF Building
- ± 3,000 SF Yard



Construction

- Built in 1997



Ground Lease Term

- 20-year lease term with a 7-year option



Occupancy

- Single Tenant



Tenant Lease Term

- Through August 2029 with a 5-year option



Investment Highlights



8% CAP Rate
NOI \$155,775



Three and a half (3.5) years remaining
on the lease with a five (5)-year option



NNN Lease
Structure



3%
Annual Increases

05

Tenant Profile





Property Name:	Airport Hanger
Trade Name:	Tactical Air Support, Inc.
Lease Type:	NNN
LL Responsibilities:	Ground lease expense
Lease Term Remaining:	3.5 years with a 5-year option
Building Parcel Size:	± 22,523 SF
Year Built:	1997









Cash Flow

Ordinary Income/Expense	
Rent Income	\$165,500 Per Yr.
Expense: Ground Lease	(\$9,009.20) Per Yr.
Expense: Sewer	(\$716) Per Yr.
NOI	\$155,775



11

Market Overview



Important Statistics

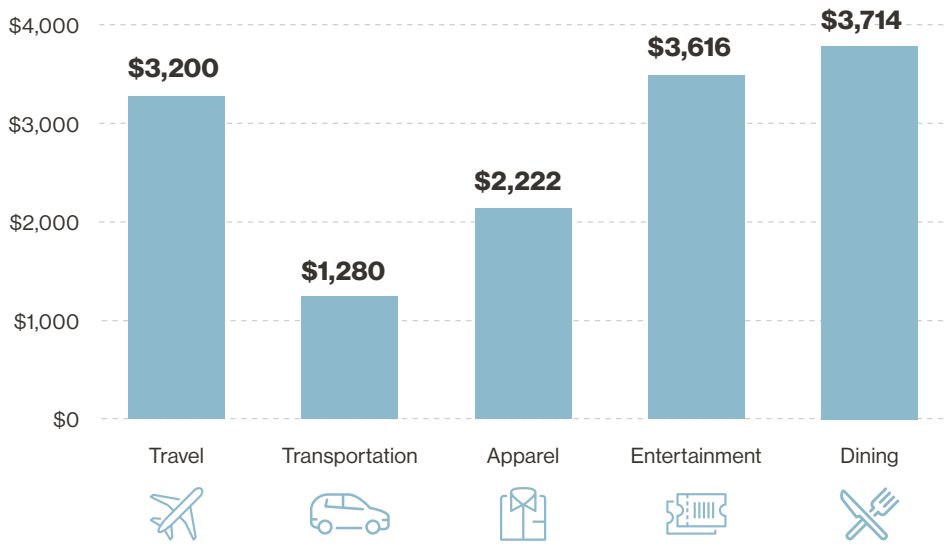
5-Mile Radius



Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	2,002	28,858	42,655
2025 Population	1,944	32,336	48,827
2030 Population	1,999	33,796	51,430
Annual Growth 2020 - 2025	-0.56%	2.19%	2.61%
Annual Growth 2025 - 2030	0.56%	0.89%	1.04%
Income			
2025 Average Household Income	\$99,962	\$99,836	\$103,700
2030 Average Household Income	\$113,888	\$111,894	\$116,825
2025 Per Capita Income	\$31,936	\$33,905	\$36,151
2030 Per Capita Income	\$36,574	\$38,250	\$41,037
Households			
2020 Total Households	610	9,684	14,685
2025 Total Households	614	10,879	16,964
2030 Total Households	634	11,438	18,005
Housing			
2025 Total Housing Units	615	11,283	17,775
2025 Owner Occupied Housing Units	394	7,622	12,740
2025 Renter Occupied Housing Units	220	3,257	4,224
2025 Vacant Housing Units	1	404	811
2030 Total Housing Units	641	11,833	18,799
2030 Owner Occupied Housing Units	421	8,178	13,741
2030 Renter Occupied Housing Units	213	3,260	4,263
2030 Vacant Housing Units	7	395	794

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024

Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties

203%

Manufacturing Employment Growth
1990-2024

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024



2024

Travel

4.8

Annual Visitors Reno-Tahoe Area

10%



2024 Summer Airport
Passenger Increases

53%

Percentage of
Visitors from California



2024

Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

479_k

Hotel Rooms Available in
Reno-Tahoe Area

84%

Visitors Would Recommend
Reno-Tahoe for Travel



Top Projects 2025

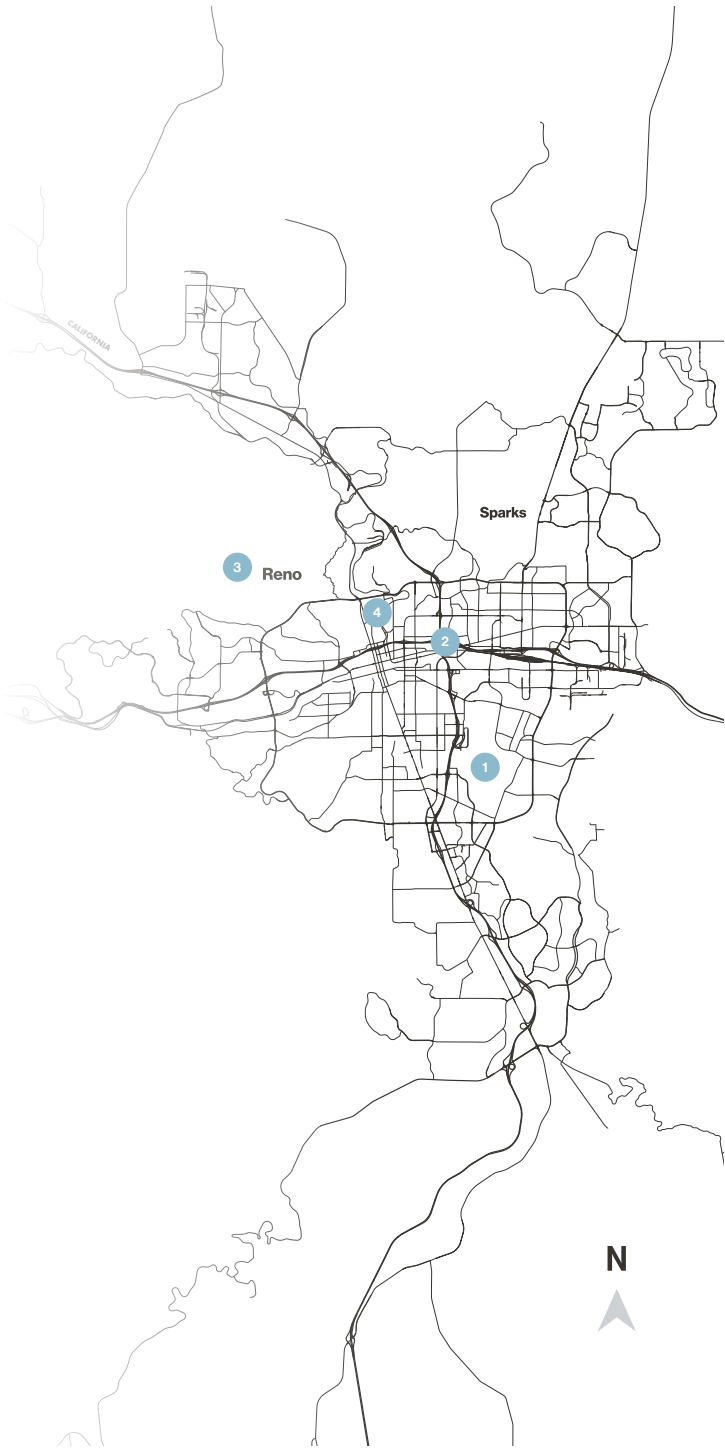
Under Construction & Planned



\$15B+

Total Planned & Under Construction

#	Project	Cost
1	 Reno-Tahoe Airport Expansion The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience. Status of Project: In Progress Estimated Completion: 2028	\$1.6B
2	 I-80 Widening Project This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center. Status of Project: Start of 2026 Estimated Completion: 2027	\$275MM
3	 Greenlink Nevada Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability. Status of Project: In Progress Estimated Completion: 2027	\$4.2B
4	 UNR College of Business The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones. Status of Project: In Progress Estimated Completion: Fall 2025	\$150MM



Source: www.flipsnack.com | edawnresources/sce-2025 | presentationcopy/full-view.html

Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

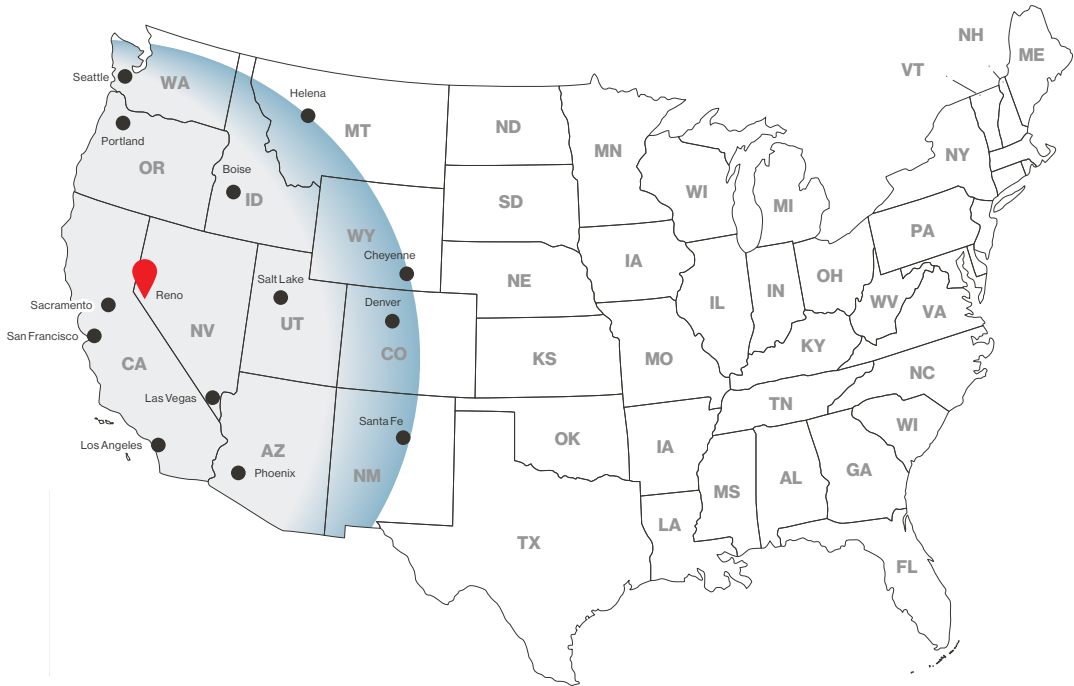
Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Northern Nevada Transit Times



1-Day Truck Service

San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM



60MM
Customers

1-Day Truck Service from
Northern Nevada



Power Costs

Nevada: 53% Less Than
California, 25% Below
U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits
on Capital Gains, with Deferrals,
Reductions up to 15%, and Tax-Free
Appreciation after 10 Years

A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's sample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



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