

INVESTMENT OPPORTUNITY

# 444 Roberts Street

Reno, Nevada 89502 | 4-Unit Multifamily Building

**\$1,095,000**

ASKING PRICE

**4**

UNITS

**5.6%**

CAP RATE

**2,463**

TOTAL SF

*Turnkey 4-Plex in the Heart of Midtown Reno*

# Investment Snapshot

444 Roberts Street | Midtown Reno, NV 89502



**4-Unit**

PROPERTY TYPE



**\$1,095,000**

ASKING PRICE



**\$328,500**

DOWN PAYMENT (30%)



**4**

UNITS



**2,463**

TOTAL SF



**0.089**

LOT SIZE (ACRES)



**5.6%**

CURRENT CAP RATE



**\$73,800**

GROSS ANNUAL RENT



**\$61,697**

NET OPERATING INCOME



**1910**

YEAR BUILT



**Midtown**

LOCATION



**Turnkey**

CONDITION



**Classic Charm Meets Modern Updates**

Historic 1910 Building | Fully Renovated | Prime Midtown Location

# Investment Overview

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## Welcome to 444 Roberts Street

This turnkey 4-unit multifamily sits in the heart of Midtown Reno, one of Nevada's most desirable, walkable neighborhoods. The asset blends classic 1910 charm with modern updates, offering strong in-place income and exceptional renter appeal.

### Property Highlights

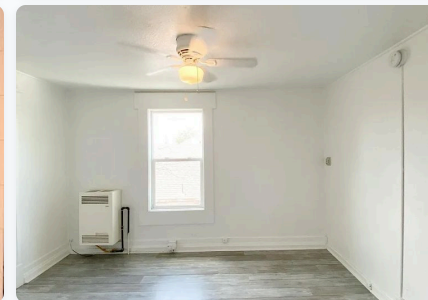
- ✓ Recently updated interiors and systems
- ✓ Desirable layouts and finishes tenants seek
- ✓ Proximity to restaurants, coffee shops, retail, and arts
- ✓ Stable income with upside via continued demand
- ✓ Prime Midtown location with excellent walkability



# Property Highlights

## TURNKEY INVESTMENT

- ✓ Four well-appointed residential units with modern finishes
- ✓ Recently updated with turnkey condition throughout
- ✓ Attractive tenant spaces with abundant natural light
- ✓ Vintage 1910 character with contemporary touches
- ✓ Low-maintenance grounds in urban infill setting
- ✓ Excellent walkability and transit access
- ✓ Strong rental demand in Midtown's vibrant district
- ✓ Desirable layouts that appeal to quality tenants



# Location & Amenities

Midtown Reno – Mountain Views & Urban Living



## Market Context

**250+**  
LOCAL BUSINESSES

**\$570K**  
AVG HOME VALUE

**2.6%**  
YOY GROWTH

**Top 5**  
RENO NEIGHBORHOOD

## Location Advantages

- ✓ Stunning mountain views from property units
- ✓ Vibrant, walkable district with diverse dining and retail
- ✓ Coffee shops, boutiques, and murals within blocks
- ✓ Minutes to Downtown and Truckee River corridor
- ✓ Strong renter demand in centrally located submarket
- ✓ Thriving arts and cultural scene attracts quality tenants

# Financial Analysis – Key Metrics

**\$1,095,000**

ASKING PRICE

**\$328,500**

DOWN PAYMENT (30%)

**4**

UNITS

**5.6%**

CURRENT CAP

## Income Summary

Gross Scheduled Rent (GSR) **\$73,800**

Vacancy & Deductions (5%) **(\$3,690)**

**Effective Rental Income \$70,110**

## Operating Expenses

Real Estate Taxes **\$1,735**

Insurance **\$1,800**

Owner-Paid Utilities **\$1,850**

Maintenance **\$3,028**

**Net Operating Income (NOI) \$61,697**

## Returns & Cash Flow

Net Operating Income (NOI) **\$61,697**

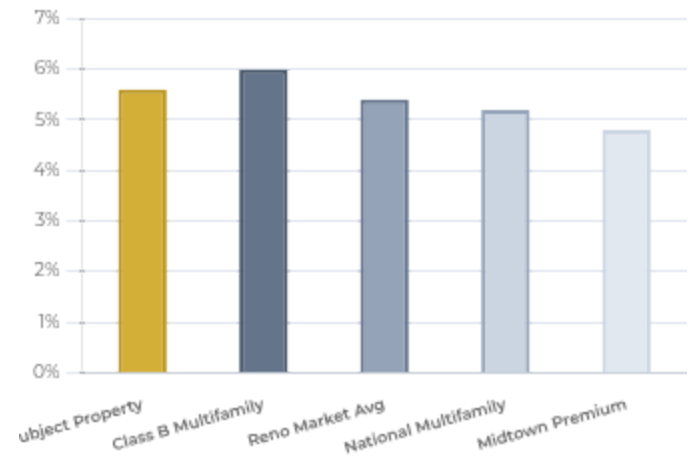
Annual Debt Service (6.0%) **(\$55,152)**

**Pre-Tax Cash Flow \$6,545**

Cash-on-Cash Return **1.99%**



## CAP Rate Comparison



# Income & Expenses Breakdown

### Annual Income

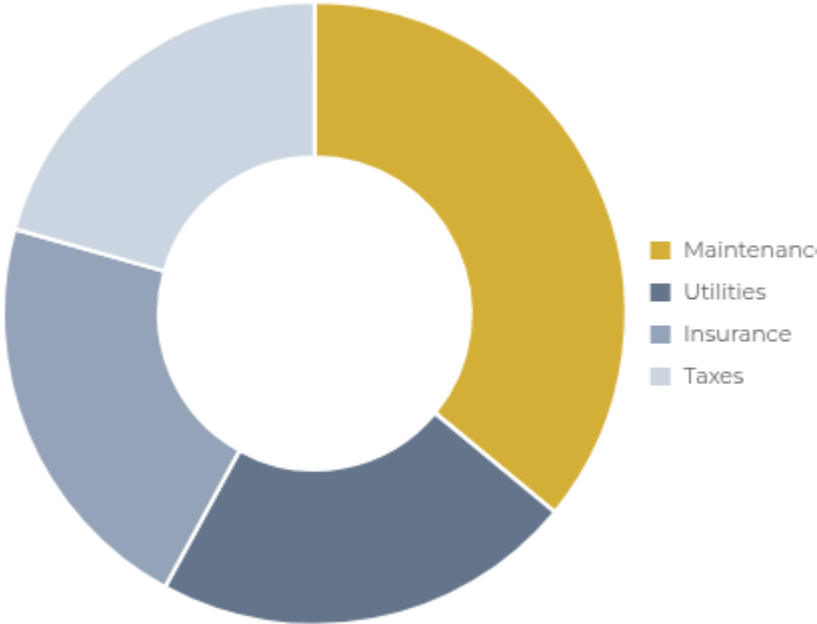
Gross Scheduled Rent	\$73,800
Vacancy & Deductions (5%)	(\$3,690)
<b>Effective Rental Income</b>	<b>\$70,110</b>

### Annual Expenses

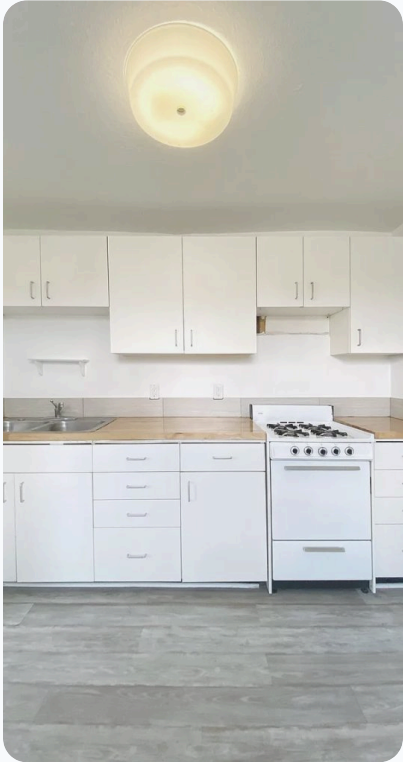
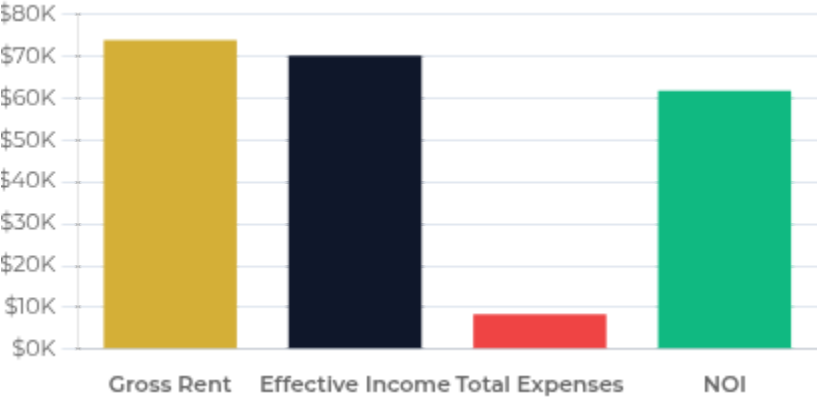
Real Estate Taxes	\$1,735
Insurance	\$1,800
Owner-Paid Utilities	\$1,850
Maintenance	\$3,028
<b>Total Expenses</b>	<b>\$8,413</b>

**Net Operating Income** **\$61,697**

### Expense Distribution



### Income vs Expenses





# Market Overview – Reno Multifamily

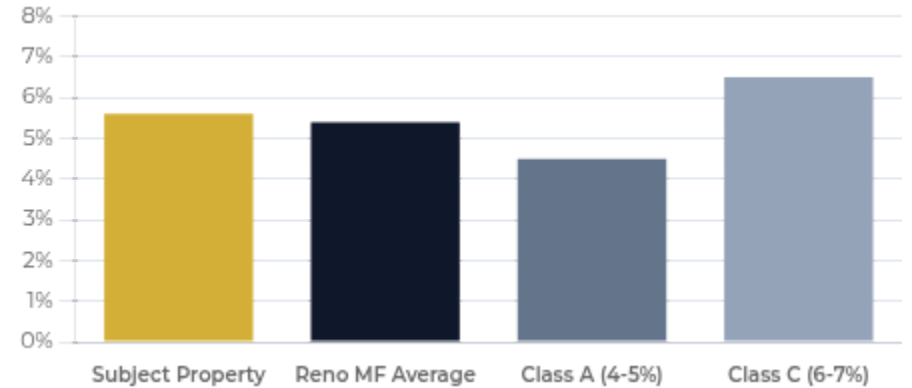
## Market Snapshot

Average CAP Rate	5.4%
CAP Rate Range	4% – 7%
Midtown Avg Home Value	\$570,354
YoY Appreciation	+2.6%
Subject CAP Rate	5.6%

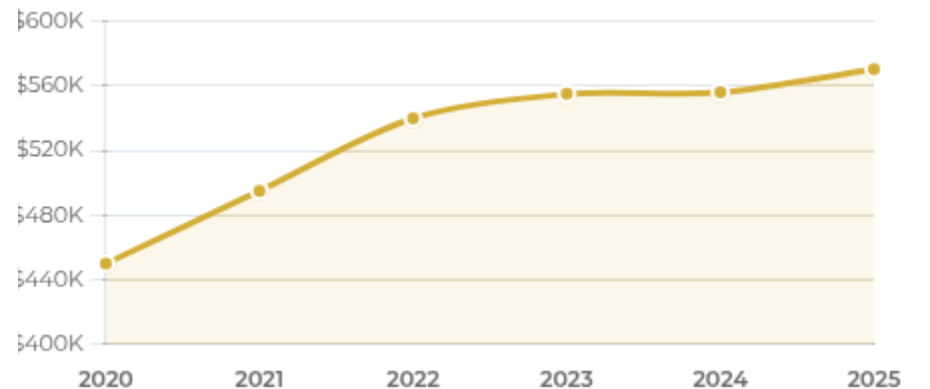
## Investment Takeaways

- ✓ Subject CAP (5.6%) exceeds market average (5.4%)
- ✓ Midtown location supports stable occupancy
- ✓ Strong rent growth potential in walkable district
- ✓ 250+ businesses drive renter demand
- ✓ Quality location with lifestyle appeal

## CAP Rate Comparison



## Midtown Reno Price Trend



444 Roberts Street

Classic 1910 charm meets modern updates in the heart of Midtown Reno

# Financing & Terms

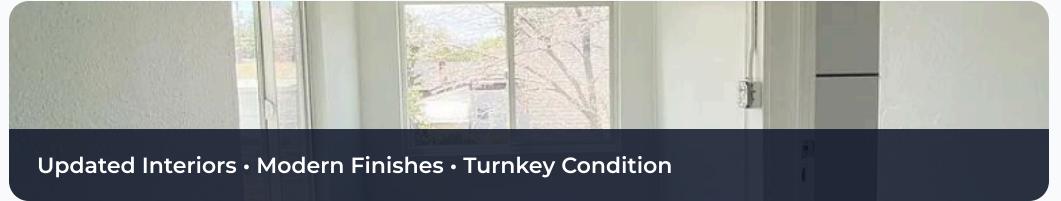
## Proposed Debt Structure

PARAMETER	DETAILS
Loan Type	<b>Conventional</b>
First Loan Amount	<b>\$766,500</b>
Interest Rate	<b>6.0%</b>
Amortization Period	<b>360 Months (30 Years)</b>
Loan Maturity	<b>2055</b>
Loan-to-Value (LTV)	<b>70%</b>

## Monthly Debt Service

Estimated Monthly Payment	<b>\$4,596</b>
Annual Debt Service	<b>\$55,152</b>

*\*Based on proposed loan terms. Actual payments may vary based on final loan approval and terms.*



## Equity Investment

Purchase Price	<b>\$1,095,000</b>
First Loan Amount	<b>\$766,500</b>
Down Payment Required (30%)	<b>\$328,500</b>
Estimated Closing Costs	<b>TBD</b>

## Investment Returns

**5.6%**  
CURRENT CAP RATE

Net Operating Income	<b>\$61,697</b>
Annual Debt Service	<b>\$55,152</b>
Pre-Tax Cash Flow	<b>\$6,545</b>
Cash-on-Cash Return	<b>1.99%</b>

# Brokerage Team & Contact

Your Real Estate Investment Partners



**Batuhan Zadeh**

**BROKER, GENERAL CONTRACTOR, DEVELOPER**

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**LICENSES & CREDENTIALS**

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Commercial B-2 \$3M Bid Limit



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## Need More Information?

Contact us today to request additional property details, complete financial statements, rent rolls, and comprehensive due diligence materials. We look forward to providing you with all the information needed to evaluate this exceptional Midtown Reno investment opportunity.

*The information contained herein has been obtained from sources deemed reliable but is not guaranteed. This offering is subject to prior sale, change in price, or withdrawal without notice. Prospective investors should conduct their own due diligence and consult with professional advisors.*