

OFFERING
MEMORANDUM

1000 C STREET

HAWTHORNE, NV 89415



CONFIDENTIALITY AGREEMENT

The Offering Memorandum provided herewith contains valuable and confidential information that is the sole property of the issuing party. It is of utmost importance that the recipient of this document, who has received it exclusively through an NAI Alliance broker, understands the strict confidentiality and proprietary nature of its contents. Therefore, it is imperative that this information is not shared with any other individual or entity without obtaining prior written consent.

This comprehensive Offering Memorandum has been meticulously prepared to offer a concise overview and outline of key details to potential purchasers. However, it is important to note that the information provided herein is of a summary and unverified nature, and it is not intended to replace or substitute a thorough due diligence investigation. Prospective buyers are strongly advised to conduct their own independent investigation and assessment of the subject property before making any decisions.

NAI Alliance, as the issuing entity, has not conducted any investigation into the accuracy or reliability of the income and expenses associated with the property, future financial projections, dimensions and square footage of the property and its improvements, the presence of any contaminating substances such as PCBs or asbestos, compliance with state and federal regulations, the physical condition of the property's structures, or the financial health and future prospects of any existing tenants or their plans regarding occupancy of the property.

While the information contained in this Offering Memorandum has been sourced from what NAI Alliance believes to be reliable sources, the company itself has not independently verified the accuracy or completeness of this information. NAI Alliances does not provide any warranty or representation, whether express or implied, regarding the information's accuracy, reliability, or comprehensiveness. Therefore, it is the responsibility of all potential buyers to exercise due diligence and undertake appropriate measures to verify all the information provided within this document.

In summary, this Offering Memorandum serves as an introductory document, providing prospective buyers with a preliminary level of interest in the property at the specified address. It is crucial that the recipient acknowledges the confidential and proprietary nature of the information contained herein and strictly abides by the confidentiality requirements. The document acts as a starting point for further investigation and evaluation, and any decisions or actions taken based on this memorandum are solely at the discretion and responsibility of the recipient.

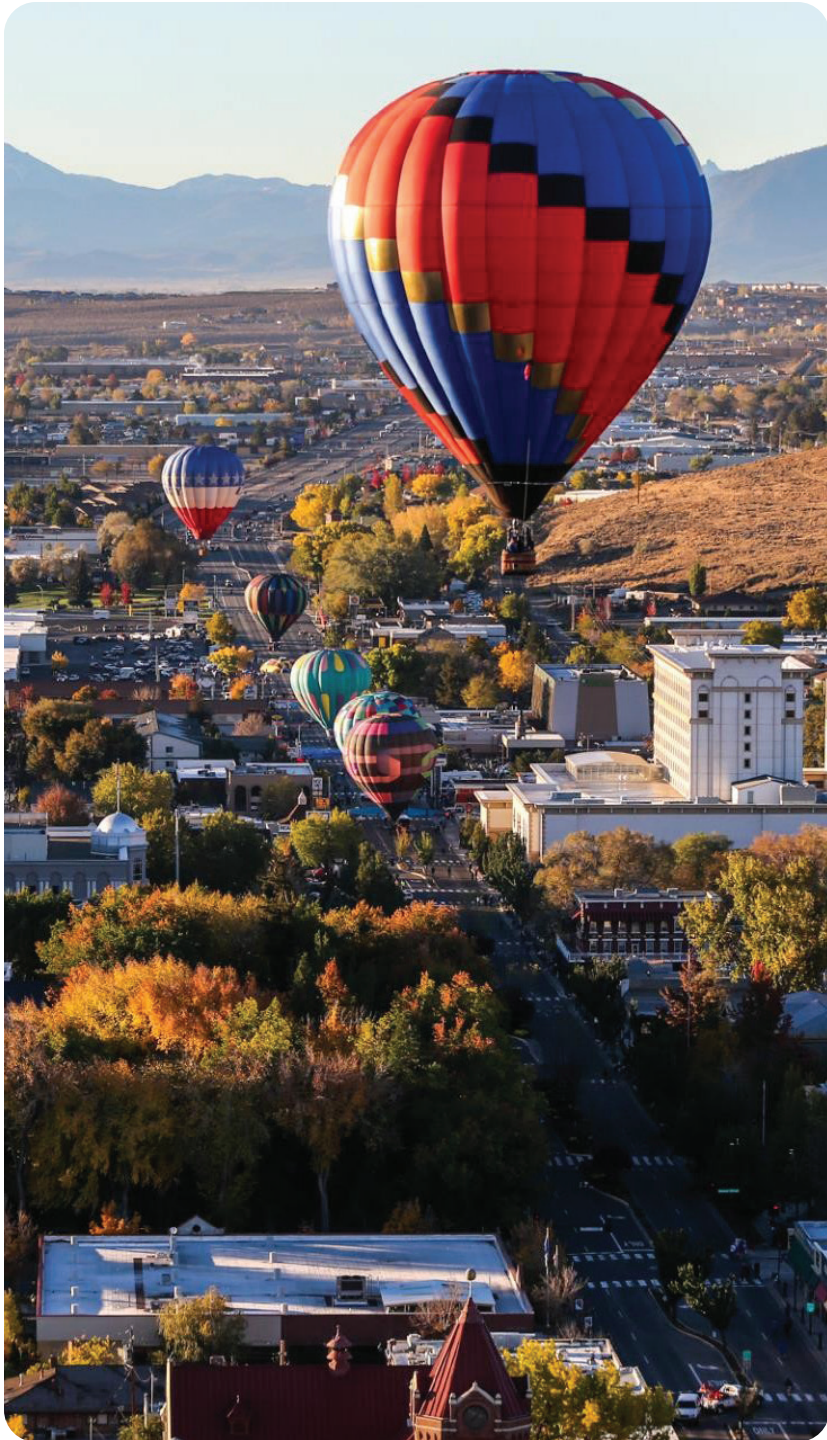


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01 Executive Summary

Offering Summary



Offering Summary

This mixed use asset includes 2 buildings, the first is $\pm 6,552$ square feet and built in 1973 and the 2nd is $\pm 3,024$ square feet, built in 1976. All told, there are 3 office spaces, 2 recently remodeled apartments and a storage space. historical occupancy has been strong in this location, and the newly remodeled 1-bedroom apartment can be seen in the pictures, taken just prior to re-leasing.

Lease renewal is now complete with the State of Nevada, which has been an anchor tenant for 20+ years in this property. The Welfare office is now renewed, which is reflected in the financial analysis herein. The Rural Clinics lease was renewed last year for an initial 5 year term.

On average, rents are very strong and the buildings have now achieved 100% occupancy, with rent increases included. Our sales price makes this a 11.83% Cap Rate, making this an easy to manage and attractive investment opportunity.



\$524,900
OFFERING PRICE



$\pm 9,576$ SF
BUILDING SIZE



11.83% CAP
SEE FINANCIALS



2
NUMBER OF BUILDINGS



02 Property Information

- Property Details
- Regional Map
- Local Map
- Aerial Map
- Site Plan



Property Details

Financial

Listing Price	\$524,900
Actual Cap Rate	11.83%

Property Details

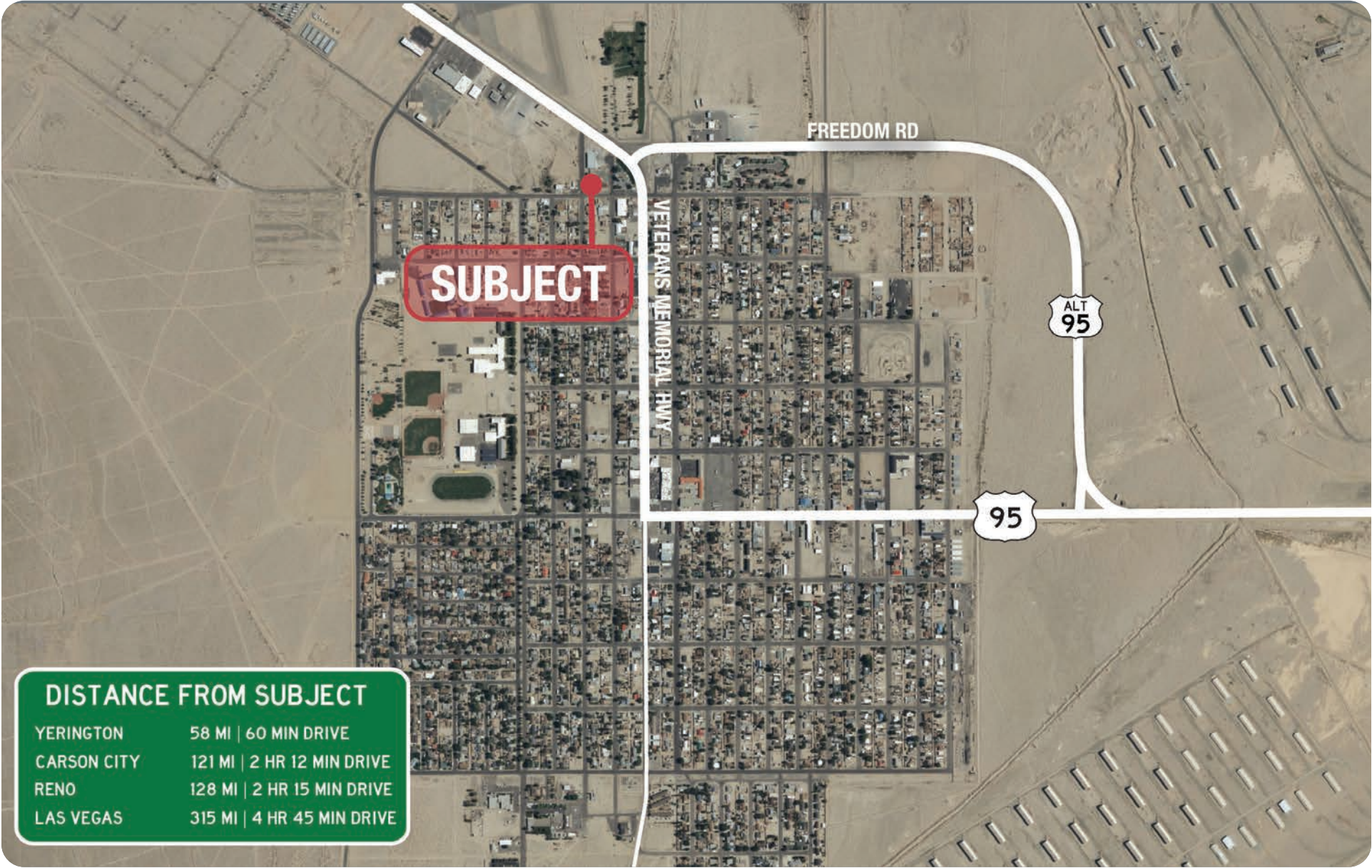
Adress	1000 C St, Hawthorne, NV 89415
Building 1	±6,552 SF
Year Built	1973
Building 2	±3,024 SF
Year Built	1976
Lot Size	±0.83 AC
Number of Units	7
Number Of Buildings	2
Number of Stories	2
Unit Mix	4 Office Spaces 2 Apartments 1 Bed 2 Bath, 3 Bed 1 Bath 1 Storage Space
Zoning	C1
APN	001-011-24
Traffic Volume	6,243 on United States Highway 95 & State Highway 362 SE (2015) 5,782 on Veterans Memorial Highway & C St SE (2022)



Regional Map

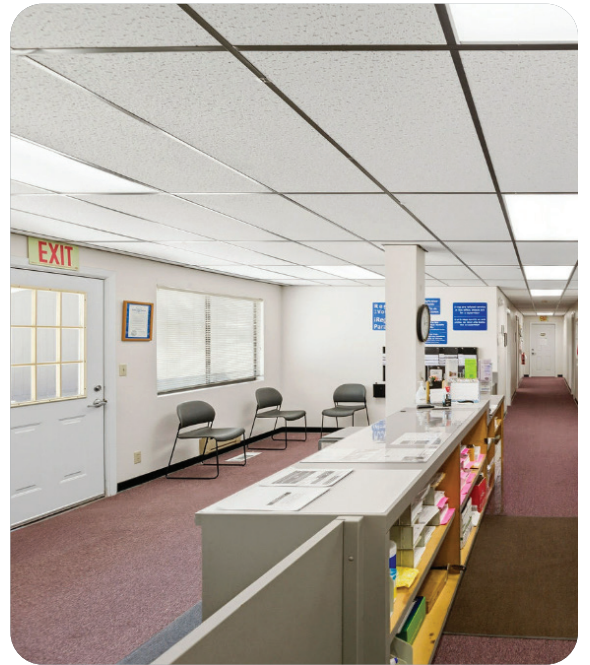


Local Map











03 Financial Analysis



Actual

Unit	Rent	Annual	SF	\$PSF	LEASE START	LEASE EXPIRATION	INCREASES	TYPE
Rural Clinics State of NV	\$2,443.00	\$29,316.00	2,081	\$1.17	2023-09-01	2028-10-31	~\$900.00/year	MG
A1 - Moxy Up Mentoring	\$662.00	\$7,944.00	945	\$0.70	2025-03-01	2030-02-28	Yes	MG
Welfare State of NV	\$2,293.00	\$27,518.00	3,276	\$0.70	2025-04-02	2030-03-31	\$0.02/SF/Year	MG
Apt A	\$875.00	\$10,500.00	1,100	\$0.80	2024-12-01	2025-11-31		
Apt B	\$900.00	\$10,800.00	1,100	\$0.82	2026-01-01	2026-12-31		
Storage	\$125.00	\$1,500.00	876	\$0.14				
TOTAL	\$7,298.00	\$87,578.00	9,378					
Gross Actual		\$85,897.00						
Expenses Actual		\$23,795.00						
Actual NOI		\$62,102.00						
Value at 11.83% Cap Rate		\$524,900.00						

Rent Schedule State of Nevada	Start Date	End Date	Rent	Annual
Rural Clinics	2023-01-11	2024-10-31	\$2,372.34	\$28,468.08
	2024-01-11	2025-10-31	\$2,443.51	\$29,322.12
	2025-01-11	2026-10-31	\$2,516.81	\$30,201.72
	2026-01-11	2027-10-31	\$2,592.31	\$31,107.72
	2027-01-11	2028-10-31	\$2,670.08	\$32,040.96
Welfare	2025-04-01	2026-03-31	\$2,372.34	\$28,468.08
	2026-04-01	2027-03-31	\$2,358.72	\$28,304.64
	2027-04-01	2028-03-31	\$2,424.24	\$29,090.88
	2028-04-01	2029-03-31	\$2,489.76	\$29,877.12
	2029-04-01	2030-03-31	\$2,555.28	\$30,663.36



04 Market Analysis

Demographics
About Hawthorn
About Nevada



10 Mile Demographics

KEY FACTS



3,204
POPULATION



4.8%
UNEMPLOYMENT



2.2
HOUSEHOLD
SIZE (AVG.)



46
MEDIAN
AGE

INCOME FACTS



\$48,119

MEDIAN
HOUSEHOLD
INCOME



\$28,899

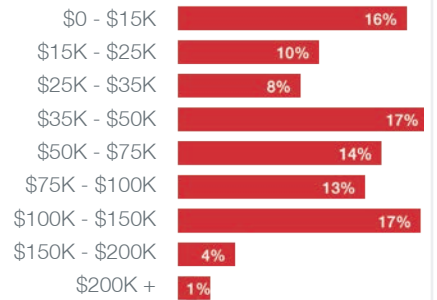
PER CAPITA
INCOME



\$102,082

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



139
BUSINESSES

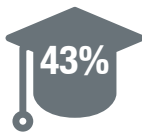


1,270
EMPLOYEES

EDUCATION FACTS



7%
NO HIGH
SCHOOL
DIPLOMA



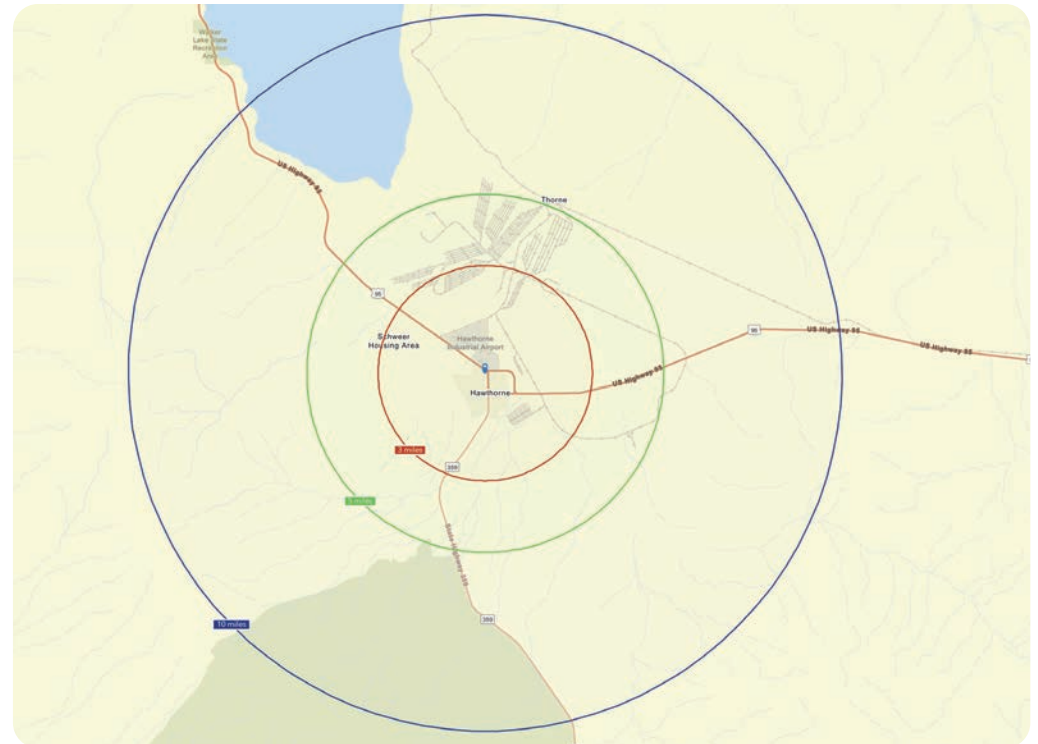
43%
HIGH
SCHOOL
GRADUATE



32%
SOME
COLLEGE



18%
BACHELOR'S
DEGREE



Hawthorne Nevada

Hawthorne is an unincorporated community and census-designated place (CDP) in Mineral County, Nevada, United States. As of the 2020 census, the population was 3,118. It is the county seat of Mineral County. The nearby Hawthorne Army Depot is the primary economic base of the town.

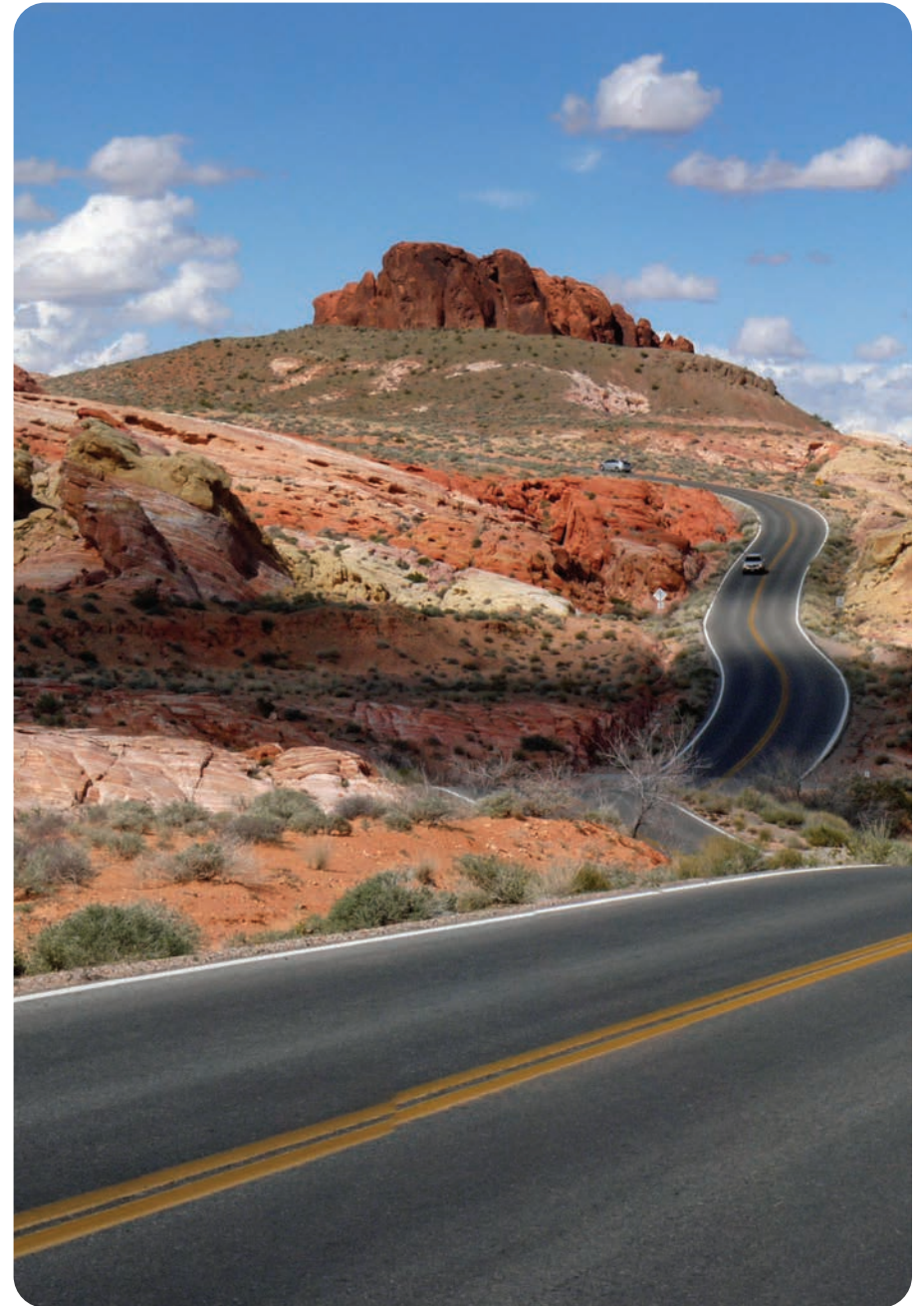
The first permanent settlement at Hawthorne was established in 1880. The townsite was selected in 1880 by H. M. Yerington, president of the Carson and Colorado Railroad Co. as a division and distribution site for the new railroad.

The location was adjacent to the important Knapp's Station and Ferry Landing on the busy Esmeralda Toll Road from Wadsworth to Candelaria. Connecting roads were built to all of the surrounding mining areas.

H. M. Yerington named the new town "Hawthorne" after a lumberman, rancher, and law enforcement friend he knew in Carson City. The first train arrived on April 14, 1881, loaded with prospective buyers for the new town lots. In 1883, Hawthorne took the Esmeralda County seat from declining Aurora but later lost it to booming Goldfield. In 1911, it again became a county seat, this time for the new Mineral County.

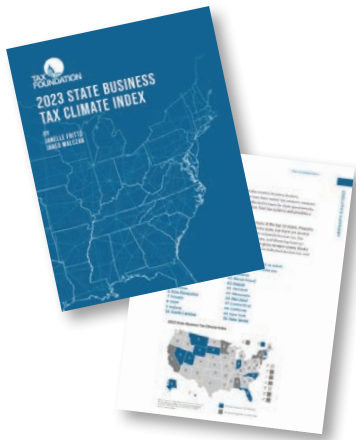
Hawthorne is nearly surrounded by the Hawthorne Army Depot and is bordered to the northwest by the remains of the community of Babbitt. U.S. Route 95 passes through the community, leading north 71 miles to Fallon and southeast 103 miles to Tonopah. Nevada State Route 359 leads southwest from Hawthorne 32 miles to the California border, from where California State Route 167 continues 23 miles to Mono City.

According to the U.S. Census Bureau, the Hawthorne CDP has a total area of 1.76 square miles, all land. Walker Lake is 7 miles to the north, and the Wassuk Range overlooks the town from the west. The highest point in the range and in Mineral County, 11,239-foot Mount Grant, is 9 miles northwest of Hawthorne.



About Nevada









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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Brian Egan joined NAI Alliance in 2020 as a multifamily and retail specialist representing both buyers and sellers, landlord and tenants throughout the Reno/Tahoe area. Having partnered with his father and brother with Egan Commercial Real Estate at the start of his career, Brian draws on over 80 collective years of family experience as he helps clients navigate the ever-changing multifamily and retail market landscape. He earned his CCIM designation in 2006, and went on to serve on the board of Northern Nevada CCIM, including President in 2011. He has also served as President of the Northern Nevada Apartment Association and as a Director on the NAIOP, Northern Nevada Board.

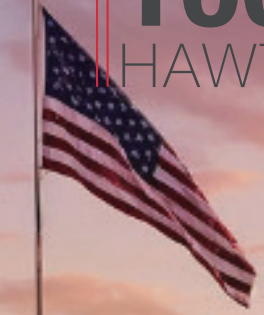
Brian prides himself on his ability to find exceptional investments for his clients across all stages of the market cycle. Having started his commercial real estate career in 2003, Brian has worked through all the market conditions and has a strong understanding of how to advise investment strategies and guide his clients through transactions in uncertain times. He is skilled at listening to client needs and translating them into actionable plans. His client list includes both smaller 4-10 unit owners as well as large apartment groups that have owned and developed thousands of units in the Northern and Southern Nevada Markets.

Brian also prides himself in his seasoned experience in small commercial redevelopment, including a handful of adaptive-reuse projects in downtown Reno. Over the years he has been involved in the sale of several retail-commercial centers and free-standing assets. His client list includes Patagonia, Campo, Liberty Food and Wine, Pizzeria Lupo, Old Granite Street Eatery, D'Andrea Pointe Shopping Center, Salon Suites, NV Physical Therapy, Knitting Factory Entertainment Group, Virginia Street Brewhouse, Rogue Gaming, PDS Gaming, Bibo Coffee Co., and many more.

Brian grew up in Reno, NV and graduated from The University of San Diego in 1998. He earned his real estate license in 2003.

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