

Offering Memorandum

608 Crossing Circle Units 1-4
Gardnerville, Nevada 89410
Fully Leased Fourplex Investment
Asking Price: \$1,499,000

Executive Summary

Opportunity to acquire a fully leased four-unit multifamily investment in Gardnerville, Nevada. The property generates stable rental income with average monthly rents of approximately \$2,150 per unit. It is located in the Carson Valley market with convenient access to Carson City, Reno, and Lake Tahoe.

Investment Highlights

- 100% occupied four-unit apartment property
- Asking Price: \$1,499,000
- Average monthly rent: \$2,150 per unit
- Scheduled Gross Annual Income: \$103,200
- Professionally managed
- Strong Carson Valley rental market
- Excellent option for long-term hold or 1031 exchange

Property Overview

Item	Value
Property Type	Fourplex / Multifamily
Occupancy	100% Leased
Units	4
Average Rent	\$2,150 / month
Scheduled Gross Income	\$103,200 / year
Asking Price	\$1,499,000
Estimated GRM	14.5

Trailing 12-Month Financial Snapshot

Property management records indicate gross collections of approximately \$115,107 over the reporting period, including rental income and miscellaneous income. Operating cash outflows totaled approximately \$22,461 before owner distributions. Detailed property management statements are available for buyer review.

Operating Expense Snapshot

Expense	Annual
Property Taxes	\$13,751.48
Insurance (Estimated)	\$3,000
Management, Utilities, Maintenance	See trailing financial statements

Location Advantages

Located in Gardnerville, one of Northern Nevada's most desirable communities, the property benefits from proximity to shopping, healthcare, schools, recreation, U.S. Highway 395, Carson City, Reno, and Lake Tahoe.

Confidentiality

Financial information is believed reliable but should be independently verified by prospective purchasers. Additional due diligence materials, including rent roll and operating statements, are available upon request.