



OFFERING MEMORANDUM

KRAMER'S MIDTOWN

1607 S Virginia St, Reno, NV 89502

Marcus & Millichap

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1607 S VIRGINIA ST

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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

1607 S VIRGINIA ST



Listing Price
\$2,725,000



Cap Rate
7.01%



of Units
21

FINANCIAL

Listing Price	\$2,725,000
Down Payment	100% / \$2,725,000
NOI	\$191,084
Cap Rate	7.01%
Total Return	7.01%
Price/SF	\$519.05
Rent/SF (Monthly)	\$4.81
Rent/SF (Annually)	\$57.77
Price/Unit	\$129,762

OPERATIONAL

Gross SF	5,312 SF
Rentable SF	5,250 SF
# of Units	21
Lot Size	0.47 Acres (20,473 SF)
Occupancy	95%
Year Built	1950









KRAMER'S MIDTOWN

1607 S Virginia St, Reno, NV 89502

INVESTMENT OVERVIEW

Kramer's Midtown is a unique concept delivered to the market by the ownership, Kramer Properties. Kramer Properties has continuously led Reno's Midtown market through their modern concepts and unique aesthetics they incorporate into each of their assets. Kramer's Midtown is a further expansion from the multifamily living brand that mixes a modern-retro vibe, reminiscent of the 1950's with modern touches and finishes that creates a unique environment for tenants to enjoy.

Originally, Kramer's Midtown was a 1950-built motel, formerly the El Dorado Motel, and is zoned Mixed Use, which opens an investor to the options of continuing operations as a traditional multifamily living, running as a motel, or as a hybrid by operating in both regards. The current ownership has found success through both facets, but currently operates solely as multifamily, utilizing 6-to-12-month leases.

Structurally, the property is sound and is built with a wood/steel frame, brick veneer, and a pitched, composite-shingle roof. Through the renovations, which were completed in 2020, the ownership has injected over \$1.8 million of capital into the asset, including major improvements to the structure, roof, and mechanical systems of the property, as well as the FF&E, signage, and artistic mural, and landscaping. Kramer Properties further took this solid asset and brought it into the 21st Century by completely modernizing the living spaces to fit the demand of the current tenant profile. Each unit comes fully furnished with either a full- or queen-sized Murphy bed, flat screen TV, individual mini-split systems to provide A/C and heat, vinyl-plank tile flooring, a stainless-steel appliance package, contemporary fixtures, and modern cabinets with granite countertops. Each unit also includes keyless entry, high-speed internet, an induction cooktop with pots & pans, and full tile-surround bathrooms. The entire property features a 24-hour surveillance system along with an exterior light system to completely illuminate the property, giving tenants an increased feeling of comfort and safety in an already safe neighborhood. Kramer's Midtown also offers tenants onsite laundry, designated parking, a luxury clubhouse to relax and socialize, which includes a coffee bar, pool table, gaslit fireplace, TV, and opens up to a street front patio to experience the excitement of Virginia Street.

Kramer's Midtown is fully turnkey and will provide a safe haven for any investor's capital. Given the premier location of the MidTown submarket, substantial physical and mechanical upgrades, and incomparable level of upgrade, Kramer's Midtown will always be an occupied asset and produce consistent cash flow for the foreseeable future.

The submarket where Kramer's Midtown is located in is one of the best defining features of this asset. Right in the middle of MidTown, this location is one of the highest demanded locations for rentals in all of Reno. The close proximity to all of the dining, nightlife, gaming & resort casinos, and art & culture gives Kramer's Midtown all the benefits of the submarket's amenities, while still maintaining a sense of quiet, residential living. Tenants can also benefit from nearby public transportation, creating great ease of access for tenants to traverse the city easily. As more assets are being brought up to modern standards in the MidTown and Downtown submarkets, it has drawn a higher paying tenant profile to these locations. This not only supports the already high achieved rents at Kramer's Midtown, but an investor can also expect continued rent growth as this neighborhood continues to thrive.

Kramer's Midtown is located within the path of progress as numerous new developments and improvements have been made to the surrounding neighborhood. The Reno Public Market, formerly Shoppers Square, underwent a \$50 million rehabilitation and is designed to be a modern gathering center that hosts numerous local and national businesses, including Sprouts and CVS, as well as serving as an event center for the community to enjoy. The Reno Experience District is currently under construction but is expected to feature more than 65,000sf of retail space throughout the community, and will become an epicenter of entertainment for Reno. Both are within a 5-minute walk from Kramer's Midtown.

SECTION 2

02

PROPERTY INFORMATION

Property Details
Amenities
Regional Map
Local Map
Nearby Businesses

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KRAMER'S MIDTOWN

PROPERTY DETAILS

SITE DESCRIPTION

Number of Units	21
Number of Buildings	2
Floors	1
Year Built/Renovated	1950/2022
Rentable SF	5,250 SF
Lot Size	0.47 Acres
Topography	Flat
Landscaping	Shrubs

PARKING

Number of Parking Spaces	22
Parking	Asphalt
Parking Ratio	1:1

CONSTRUCTION

Framing	Wood/Steel Frame
Exterior	-
Roof	Pitched - Asphalt Shingle

UTILITIES

Phone	AT&T/Charter
Electric	NV Energy
Water	TMWA
Gas	Yes
Wiring	Copper
HVAC	Mini-Split System
Fire Protection	Fire Extinguishers

UNIT AMENITIES

- Luxury, Modern Finishes
- Stainless Steel Appliances
- Granite Countertops & Designer Fixtures
- High-Speed WiFi & Utilities Included
- Mini-Split A/C & Heat
- Furnished Units

COMMON-AREA AMENITIES

- Clubhouse w/ Pool Table
- Designated Parking
- On-Site Laundry Facility
- Community Patio
- Coffee Bar



KRAMER'S MIDTOWN

REGIONAL MAP



KRAMER'S MIDTOWN

LOCAL MAP





Bars & Smoke Shops

- 1 Polo Lounge
- 2 40 Mile Saloon
- 3 Chapel Tavern
- 4 Jade Cannabis Dispensary
- 5 Z Bar
- 6 Rum Sugar Lime
- 7 The Arch Society
- 8 The Emerson Cocktail Lounge
- 9 Midtown Smoke & Vape Shop

Arts & Entertainment

- 1 Sports West Athletic Club
- 2 Wild Orchid
- 3 Nevada Museum Of Art
- 4 Century Riverside 12

Hospitality

- 1 Kramer's Midtown
- 2 Kramer's Best Bet

Shopping & Beauty

- 1 Beautiful Nails
- 2 Junkee Clothing Exchange
- 3 Recycled Records
- 4 Crystal Cove
- 5 Nomad Clothing Boutique
- 6 Sierra Belle

Coffee Shops

- 1 Jelly Donut
- 2 Mugshot Espresso
- 3 Coffee Bar Reno
- 4 Jostella Coffee Company

Restaurants

- 1 Bricks
- 2 Si Amigos
- 3 Mario's Portofino Ristorante
- 4 Miguels Mexican Food
- 5 Fat Cat Bar & Grill
- 6 Brasserie Saint James
- 7 Homegrown Gastropub
- 8 Mari Chuy's Mexican Kitchen
- 9 Two Chicks
- 10 Laughing Planet
- 11 Söp
- 12 Great Full Gardens



SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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KRAMER'S MIDTOWN

FINANCIAL DETAILS

As of May, 2026

UNIT	UNIT TYPE	Square Feet	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
100	Studio	275	\$1,145	\$4.16	\$1,175	\$4.27
101	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
102	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
103	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
104	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
105	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
106	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
107	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
108	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
109	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
110	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
111	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
112	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
113	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
114	Studio	275	\$1,120	\$4.07	\$1,175	\$4.27
115	Studio	325	\$1,250	\$3.85	\$1,275	\$3.92
116	Studio	325	\$1,195	\$3.68	\$1,275	\$3.92
117	Studio	325	\$1,195	\$3.68	\$1,275	\$3.92
118	Studio	325	\$1,195	\$3.68	\$1,275	\$3.92
119	Studio	325	\$1,195	\$3.68	\$1,275	\$3.92
120	Studio	325	\$1,195	\$3.68	\$1,275	\$3.92
Total		6,075	\$24,050	\$3.96	\$25,275	\$4.16

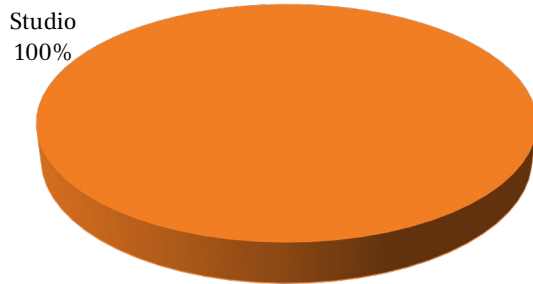
KRAMER'S MIDTOWN

FINANCIAL DETAILS

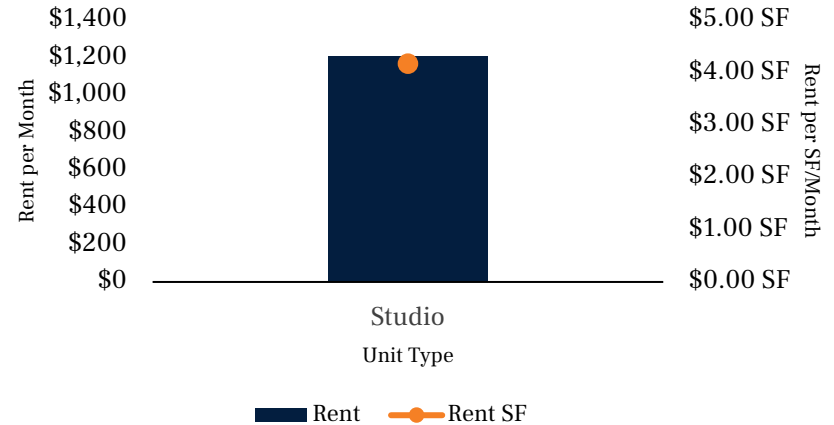
As of May, 2026

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio	21	289	\$1,120 - \$1,250	\$1,145	\$3.96	\$24,050	\$1,204	\$4.16	\$25,275
TOTALS/WEIGHTED AVERAGES	21	289		\$1,145	\$3.96	\$24,050	\$1,204	\$4.16	\$25,275
GROSS ANNUALIZED RENTS				\$288,600			\$303,300		

Unit Distribution



Unit Rent



KRAMER'S MIDTOWN

FINANCIAL DETAILS

INCOME	Current		Year 1		PER UNIT	PER SF
Rental Income						
Gross Potential Rent	303,300		303,300		14,443	49.93
Loss / Gain to Lease	(14,700)	4.8%	0	0.0%	0	0.00
Gross Scheduled Rent	288,600		303,300		14,443	49.93
Physical Vacancy	(15,873)	5.5%	(16,682)	5.5%	(794)	(2.75)
Economic Vacancy						
Bad Debt	(10,320)	3.6%	(5,423)	1.8%	(258)	(0.89)
TOTAL VACANCY	(\$26,193)	9.1%	(\$22,104)	7.3%	(\$1,053)	(\$4)
Economic Occupancy	90.92%		92.71%			
Effective Rental Income	262,407		281,196		13,390	46.29
Other Income						
Utility Bill-Back	16,958		16,958		808	2.79
All Other Income	6,770		6,770		322	1.11
TOTAL OTHER INCOME	\$23,728		\$23,728		\$1,130	\$3.91
EFFECTIVE GROSS INCOME	\$286,135		\$304,924		\$14,520	\$50.19
EXPENSES						
Real Estate Taxes	9,953		9,953		474	1.64
Insurance	19,034		19,034		906	3.13
Utilities - Electric & Gas	11,468		11,468		546	1.89
Utilities - Water	1,291		1,291		61	0.21
Utilities - Sewer	3,135		3,135		149	0.52
Trash Removal	4,216		4,216		201	0.69
Repairs & Maintenance	5,797		5,797		276	0.95
Contract Services	13,008		13,008		619	2.14
Marketing & Advertising	2,631		2,631		125	0.43
General & Administrative	5,250		5,250		250	0.86
Operating Reserves	2,100		2,100		100	0.35
Management Fee	17,168	6.0%	18,295	6.0%	871	3.01
TOTAL EXPENSES	\$95,051		\$96,178		\$4,580	\$15.83
EXPENSES AS % OF EGI	33.2%		31.5%			
NET OPERATING INCOME	\$191,084		\$208,746		\$9,940	\$34.36

KRAMER'S MIDTOWN

FINANCIAL DETAILS

SUMMARY		
Price	\$2,725,000	
Down Payment	\$2,725,000	100%
Number of Units	21	
Price Per Unit	\$129,762	
Price Per SqFt	\$448.56	
Rentable SqFt	6,075	
Lot Size	0.47 Acres	
Approx. Year Built	1950/2022	

RETURNS	Current	Year 1
CAP Rate	7.01%	7.66%
GRM	9.44	8.98
Cash-on-Cash	7.01%	7.66%
Debt Coverage Ratio	0.00	0.00

FINANCING	1st Loan
Loan Amount	\$0
Loan Type	New
Interest Rate	0.00%
Amortization	0 Years
Year Due	2026

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
21	Studio	289	\$1,145	\$1,204

OPERATING DATA

INCOME		Current		Year 1
Gross Scheduled Rent		\$288,600		\$303,300
Less: Vacancy/Deductions	9.1%	\$26,193	7.3%	\$22,104
Total Effective Rental Income		\$262,407		\$281,196
Other Income		\$23,728		\$23,728
Effective Gross Income		\$286,135		\$304,924
Less: Expenses	33.2%	\$95,051	31.5%	\$96,178
Net Operating Income		\$191,084		\$208,746
Cash Flow		\$191,084		\$208,746
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	7.01%	\$191,084	7.66%	\$208,746
Principal Reduction		\$0		\$0
TOTAL RETURN	7.01%	\$191,084	7.66%	\$208,746

EXPENSES	Current	Year 1
Real Estate Taxes	\$9,953	\$9,953
Insurance	\$19,034	\$19,034
Utilities - Electric & Gas	\$11,468	\$11,468
Utilities - Water	\$1,291	\$1,291
Utilities - Sewer	\$3,135	\$3,135
Trash Removal	\$4,216	\$4,216
Repairs & Maintenance	\$5,797	\$5,797
Contract Services	\$13,008	\$13,008
Marketing & Advertising	\$2,631	\$2,631
General & Administrative	\$5,250	\$5,250
Operating Reserves	\$2,100	\$2,100
Management Fee	\$17,168	\$18,295
TOTAL EXPENSES	\$95,051	\$96,178
Expenses/Unit	\$4,526	\$4,580
Expenses/SF	\$15.65	\$15.83

SECTION 4

04

MARKET OVERVIEW

Market Overview
Demographics

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KRAMER'S MIDTOWN

MARKET OVERVIEW

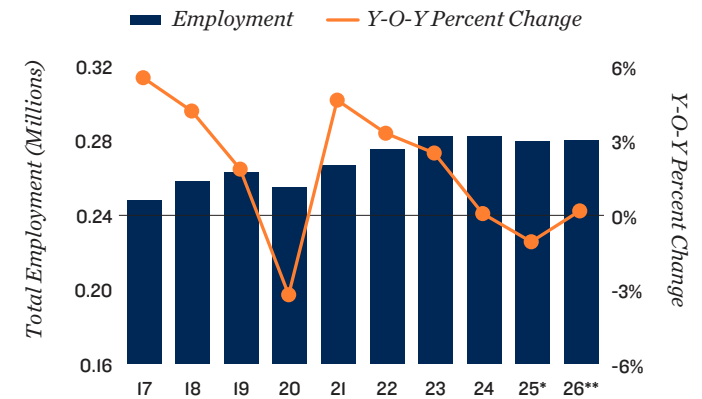
RENO

More Households Arrive in One of the Nation's Least Vacant Apartment Markets, Lifting Outlook

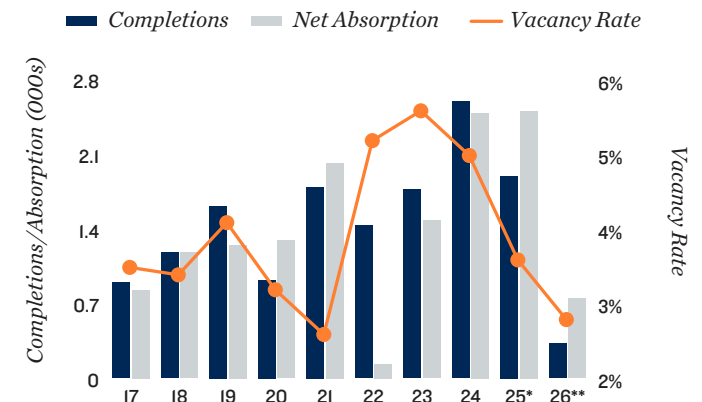
Strong net in-migration continues amid a supply shortfall. In 2026, Reno's multifamily market will see a sharp decline in development to less than one-fifth of the 2025 delivery level. Most of the limited new inventory is concentrated in central Reno, where vacancy fell by 140 basis points in 2025. Metrowide demand remains strong across asset classes, with Class B and C properties supported by a workforce primarily employed in moderate-wage sectors, such as trade, transportation, and utilities. Meanwhile, those sectors remain resilient as the metro solidifies its position as an inland freight hub. Class A assets benefit from office-based employment in submarkets like South Reno and Sparks, where top-tier vacancy is the lowest in the metro. Strong net in-migration, particularly from households priced out of nearby states like California, supports the demand outlook. However, a rise in permitting in 2025 suggests increased construction potential after 2026, though elevated material costs will likely weigh on development.

Investor caution prevails despite attractive pricing. Deal flow held relatively steady in 2025, with an average price per unit near \$208,000, indicating a stable market environment and limited volatility. Private buyers accounted for most of the activity, with B and C properties built after 1960 representing most of trades. Downtown remained the most active, though it saw fewer trades than in prior years. In-state investors led in transaction count, while California buyers dominated in total dollar volume, reflecting tighter regional concentration. Cap rates remained elevated, relative to the past five years, allowing investors to continue acquiring assets at attractive entry points. For California investors, especially, the existing yield spread remains compelling, offering higher returns on average than their home markets. This dynamic helped drive a few large institutional acquisitions and may support further capital deployment through 2026.

Employment Trends



Supply and Demand



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

KRAMER'S MIDTOWN

MARKET OVERVIEW

2026 MARKET FORECAST

+1.4% 

Employment: Following a loss of 3,000 jobs in 2025, the metro's labor market will see modest growth in 2026. Employers will add 500 net new positions by year-end.

17,000 units 

Construction: Completions fall below 400 units, marking the lowest annual total in over a decade. This contraction creates space for recently delivered inventory to be absorbed efficiently.

-10 bps 

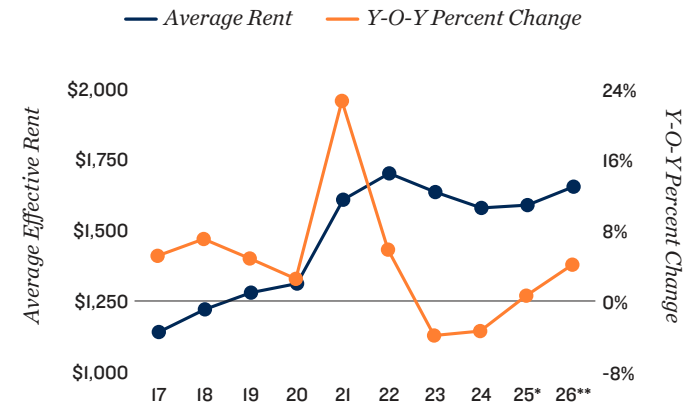
Vacancy: Limited apartment deliveries will push many renters to existing properties, resulting in a vacancy rate of just 2.8 percent by December, tied for the lowest among major U.S. markets.

+2.1% 

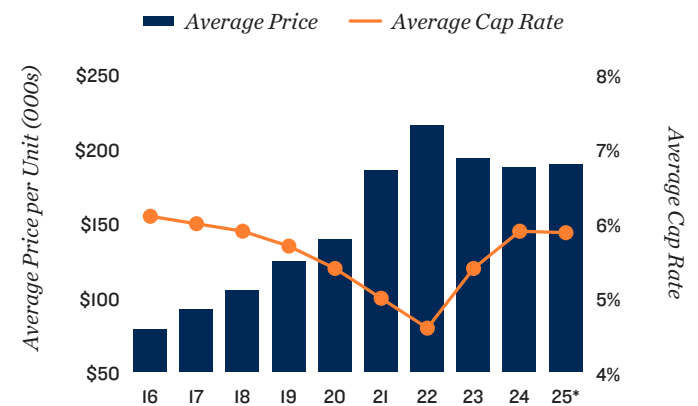
Rent: Effective rents continue to climb, reaching a record-high average of \$1,750 per month. Class B properties have led the metro with a strong upward trend over the past decade.

INVESTMENT: *With StoneGate's proposed rezoning, which would cut housing units but boost the total industrial footprint, North Reno may draw multifamily investors anticipating rental demand from incoming labor.*

Rent Trends



Sales Trends



* Estimate; ** Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

KRAMER'S MIDTOWN

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	28,135	129,981	247,767
2025 Estimate			
Total Population	26,821	125,514	240,103
2020 Census			
Total Population	25,039	120,876	233,284
2010 Census			
Total Population	22,330	111,246	213,561
Daytime Population			
2025 Estimate	29,355	211,495	324,005
HOUSEHOLDS			
2030 Projection			
Total Households	13,735	59,797	109,402
2025 Estimate			
Total Households	13,034	57,326	105,250
Average (Mean) Household Size	2.2	2.2	2.3
2020 Census			
Total Households	11,700	52,629	97,366
2010 Census			
Total Households	9,856	47,714	87,677
Growth 2025-2030	5.4%	4.3%	3.9%
HOUSING UNITS			
Occupied Units			
2030 Projection	14,806	64,853	117,463
2025 Estimate	14,045	62,135	112,931
Owner Occupied	3,540	20,098	44,404
Renter Occupied	9,438	37,193	60,872
Vacant	1,011	4,810	7,680
Persons in Units			
2025 Estimate Total Occupied Units	13,034	57,326	105,250
1 Person Units	44.4%	42.5%	37.4%
2 Person Units	28.8%	29.6%	31.4%
3 Person Units	12.4%	13.0%	14.4%
4 Person Units	7.5%	8.4%	9.6%
5 Person Units	4.1%	4.0%	4.4%
6+ Person Units	2.8%	2.4%	2.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.1%	8.3%	8.3%
\$150,000-\$199,999	4.0%	6.0%	7.0%
\$100,000-\$149,999	11.9%	12.9%	15.5%
\$75,000-\$99,999	12.0%	11.6%	13.4%
\$50,000-\$74,999	20.3%	17.6%	17.7%
\$35,000-\$49,999	14.4%	13.3%	12.7%
\$25,000-\$34,999	10.7%	9.4%	8.4%
\$15,000-\$24,999	9.2%	9.1%	7.5%
Under \$15,000	11.4%	11.8%	9.5%
Average Household Income	\$76,439	\$86,176	\$92,254
Median Household Income	\$60,037	\$67,671	\$74,657
Per Capita Income	\$36,688	\$39,977	\$40,611
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	26,821	125,514	240,103
Under 20	21.1%	22.1%	22.2%
20 to 34 Years	26.4%	25.1%	25.3%
35 to 39 Years	8.3%	7.1%	7.1%
40 to 49 Years	12.2%	11.2%	11.1%
50 to 64 Years	17.9%	17.4%	17.3%
Age 65+	14.1%	17.3%	17.0%
Median Age	38.0	39.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	19,442	87,661	167,304
Elementary (0-8)	7.2%	7.7%	6.6%
Some High School (9-11)	8.4%	7.1%	7.2%
High School Graduate (12)	25.4%	24.9%	24.7%
Some College (13-15)	23.2%	22.5%	24.0%
Associate Degree Only	7.3%	7.1%	7.6%
Bachelor's Degree Only	17.9%	18.6%	18.1%
Graduate Degree	10.6%	12.2%	11.8%
Population by Gender			
2025 Estimate Total Population	26,821	125,514	240,103
Male Population	52.2%	52.1%	51.4%
Female Population	47.8%	47.9%	48.6%

KRAMER'S MIDTOWN

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 240,103. The population has changed by 12.43 percent since 2010. It is estimated that the population in your area will be 247,767 five years from now, which represents a change of 3.2 percent from the current year. The current population is 51.4 percent male and 48.6 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,053 people per square mile.



HOUSEHOLDS

There are currently 105,250 households in your selected geography. The number of households has changed by 20.04 percent since 2010. It is estimated that the number of households in your area will be 109,402 five years from now, which represents a change of 3.9 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2025, the median household income for your selected geography is \$74,657, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 81.10 percent since 2010. It is estimated that the median household income in your area will be \$86,193 five years from now, which represents a change of 15.5 percent from the current year.

The current year per capita income in your area is \$40,611, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$92,254, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 127,801 people in your selected area were employed. The 2010 Census revealed that 55.6 of employees are in white-collar occupations in this geography, and 20.2 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSING

The median housing value in your area was \$482,327 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 38,130.00 owner-occupied housing units and 49,547.00 renter-occupied housing units in your area.



EDUCATION

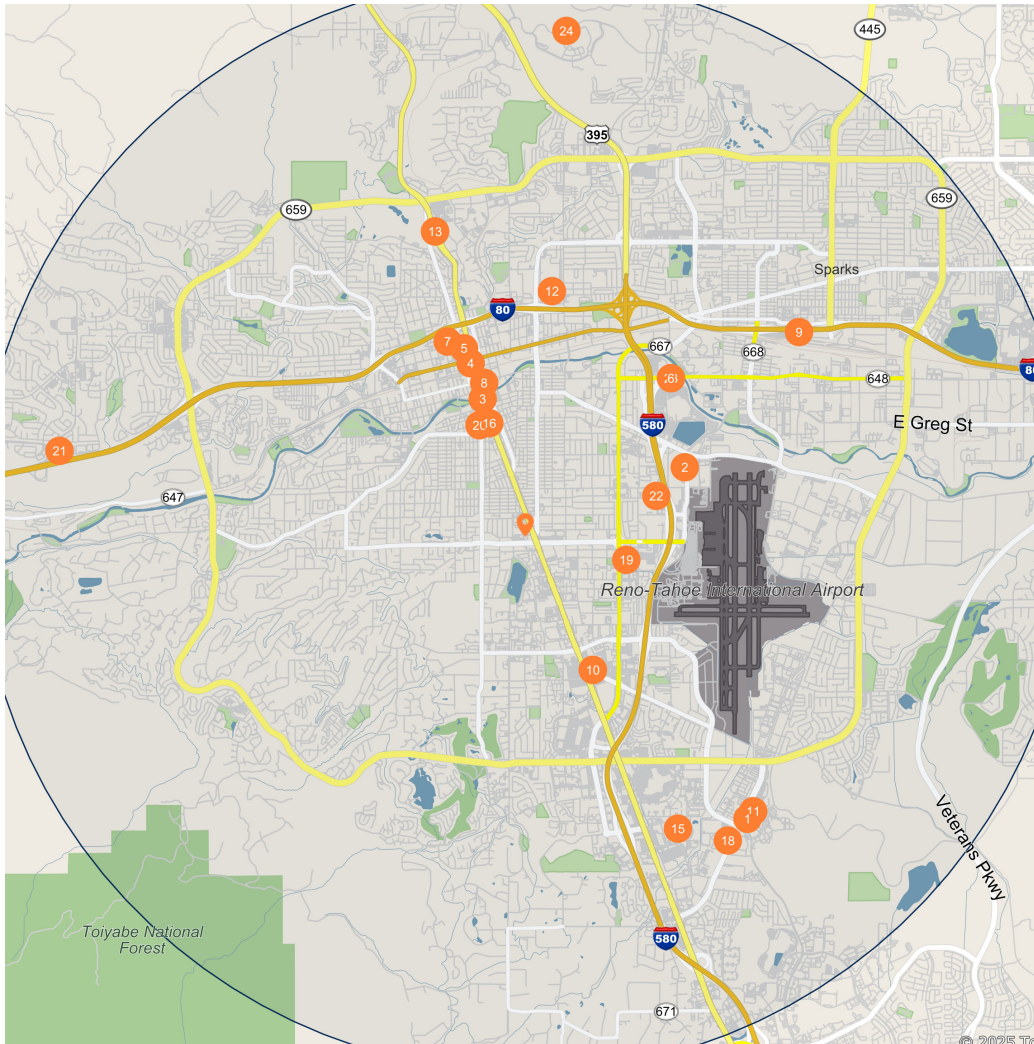
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 27.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 32.3 percent in the selected area compared with the 19.6 percent in the U.S.

KRAMER'S MIDTOWN

DEMOGRAPHICS



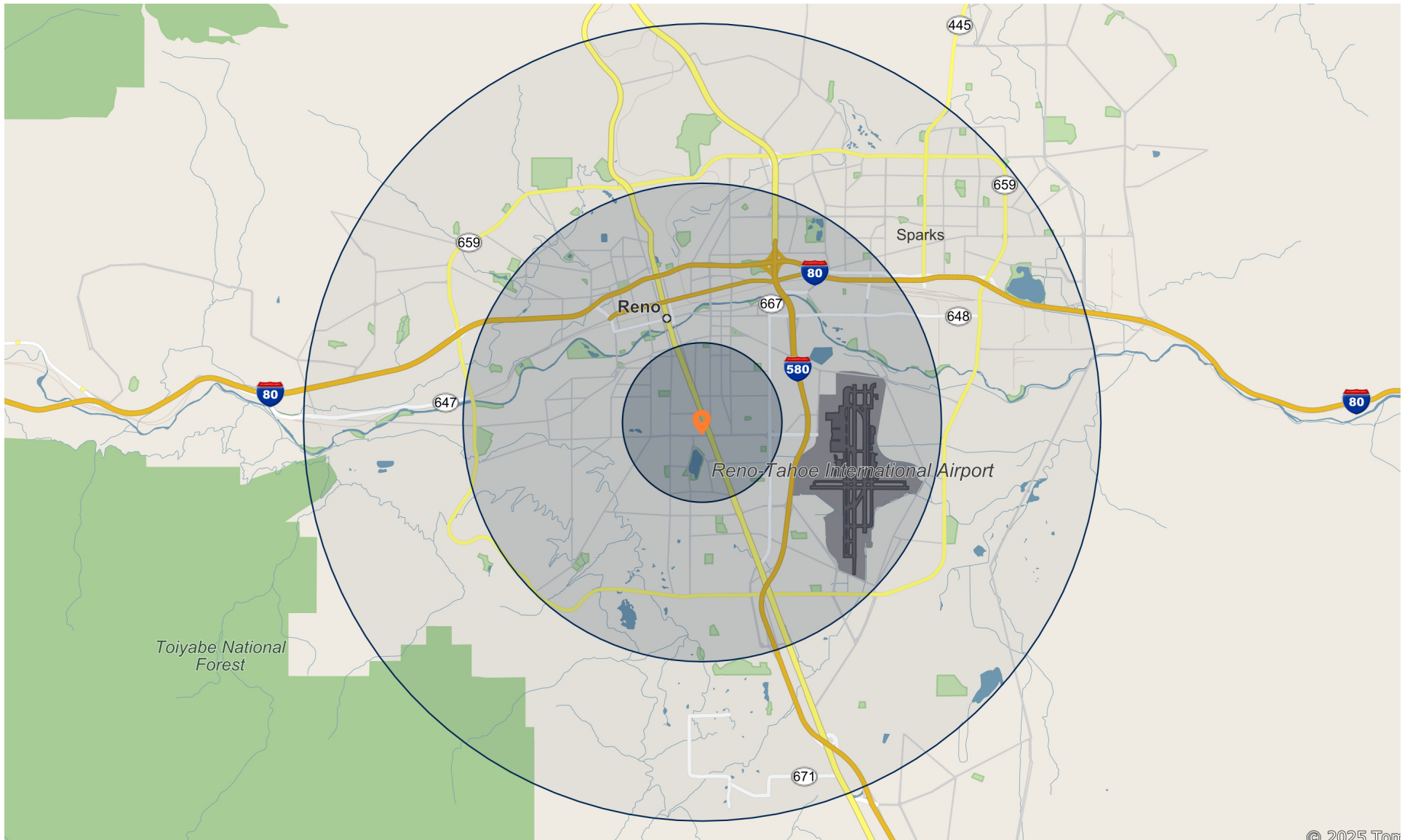
Major Employers

Employees

1	Sun Technical Services Inc-	5,017
2	Allied Universal Topco LLC-	5,002
3	Boomtown LLC-	4,784
4	Eldorado Resorts LLC-EI Dorado Hotel & Casino	2,401
5	Cc-Reno LLC-Circus Circus Reno Ht & Casino	2,000
6	MEI-Gsr Holdings LLC-Grand Sierra Resort	1,500
7	Prime Hlthcare Svcs - Reno LLC-	1,370
8	Sierra Development Company-Club Cal-Neva	1,300
9	Nugget Sparks LLC-Nugget Casino Resort	1,100
10	Golden Road Motor Inn Inc-Atlantis Casino Resort	1,000
11	Ace Hospitality Svc Group Inc-Ace Claning Staffing Solutions	1,000
12	Washoe County NV-	1,000
13	University of Nevada Reno-	944
14	Monarch Growth Inc-	910
15	Sierra Pacific Power Company-NV ENERGY	804
16	Its National LLC-	800
17	Compass Group Usa Inc-Panera Bread	778
18	Toast Inc-	715
19	Dolan Automotive Group LLC-Reno Toyota	600
20	Caesars Entertainment Inc-	548
21	Performance Physicl Therapy Inc-Performance Physical Therapy	513
22	United States Postal Service-US Post Office	506
23	Grand Sierra Resort Corp-	501
24	Nevada System Higher Education-Truckee Meadows Cmnty College	500
25	Wespac Pipelines Reno Ltd-	494

KRAMER'S MIDTOWN

DEMOGRAPHICS



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