

RENT ROLL

4750 US Highway 50 | Carson City, Nevada

As of May 13, 2026

Unit	Tenant	Tenancy (Years)	Status	Sq Ft	Interior Updated	Wiring Updated	Monthly Rent	Annual Rent	Annual Rent/SF	Tenant Pays	Owner Pays
1	Apostolic Church	12+	Occupied	1400	No	No	\$1,300.00	\$15,600.00	\$11.14	Electricity, Internet, Phone	Water, Sewer, Trash, Monument Sign, Electricity
2	Snazzy Snouts	5+	Occupied	1400	Yes	Yes	\$1,300.00	\$15,600.00	\$11.14	Electricity, Internet, Phone	Water, Sewer, Trash, Monument Sign, Electricity
3	Zekia Thrift	5+	Occupied	1400	Yes	Yes	\$1,300.00	\$15,600.00	\$11.14	Electricity, Internet, Phone	Water, Sewer, Trash, Monument Sign, Electricity
4	Crystal Dagger Tattoo	12+	Occupied	1400	Yes	Yes	\$1,300.00	\$15,600.00	\$11.14	Electricity, Internet, Phone	Water, Sewer, Trash, Monument Sign, Electricity
5	Vacant	—	Vacant	1400	Yes	Yes	\$1,800.00	\$21,600.00	\$15.43	Electricity, Internet, Phone, Natural Gas	Water, Sewer, Trash, Monument Sign, Electricity
TOTALS — CURRENT (Occupied Units 1-4)				5,600			\$5,200.00	\$62,400.00	\$11.14		
PRO-FORMA TOTALS (All 5 Units Leased)				7,000			\$7,000.00	\$84,000.00	\$12.00		

PORTFOLIO SUMMARY

Total Un	5
Occupie	4
Vacant	1
Total Bu	7,000 SF
Occupie	5,600 SF
Vacant	1,400 SF
Current	80.0%
Current	\$62,400.00
Pro-Forma	\$84,000.00
Vacant	\$21,600.00
Current	\$11.14
Pro-Forma	\$12.00

PROPERTY NOTES

Note 1 – Unit 1 (Not Updated):

Unit 1 is the only unit that has not received interior renovations. All other occupied units (Units 2, 3, and 4) and vacant Unit 5 have been updated. Additionally, Unit 1 is the only unit whose electrical wiring has not been upgraded. All remaining units have received updated wiring. Prospective buyers and lenders should account for this deferred capital item.

Note 2 – Unit 5 (Vacant / Pro-Forma):

Unit 5 is currently vacant. The unit has been updated (interior renovations complete) and electrical wiring has been upgraded. Pro-forma rent is set at \$21,600 annually (\$1,800/month). Unlike Units 1-4, the lease for Unit 5 will include tenant responsibility for Natural Gas in addition to Electricity, Internet, and Phone.

Note 3 – Roof Replacement:

The building's roof was replaced at the end of 2025. This is a significant capital improvement that substantially reduces near-term deferred maintenance risk for the property.

Note 4 – Electrical Wiring:

Electrical wiring has been updated in Units 2, 3, 4, and 5. Unit 1 retains original wiring and has not been upgraded.

Note 5 – Utility Responsibilities:

All tenants (Units 1-4, and Unit 5 upon lease) are responsible for their own Electricity, Internet, and Phone. Unit 5's future tenant will also be responsible for Natural Gas. The owner is responsible for Water, Sewer, Trash, and Electricity for the monument sign at the front of the property.

Note 6 – Tenant Stability:

Two tenants — Apostolic Church (Unit 1) and Crystal Dagger Tattoo (Unit 4) — have each occupied their respective units for 12+ years, reflecting strong tenancy stability. Snazzy Snouts (Unit 2) and Zekia Thrift (Unit 3) have each been tenants for 5+ years.

Note 7 – Building Size & Unit Configuration:

Total building square footage is 7,000 SF. Each of the five units is 1,400 SF. With four units currently occupied, the occupied square footage is 5,600 SF and the vacant square footage (Unit 5) is 1,400 SF. Current occupancy rate is 80% by both unit count and square footage.