



OFFERING MEMORANDUM

80 Vine Street

5-Unit Multifamily Investment
Reno, Nevada 89503 | APN 011-091-13

A stabilized, income-producing multifamily asset in the heart of Reno's urban core, offered with clear near-term upside through the lease-up of one vacant unit.

LIST PRICE

\$1,150,000

CAP RATE

5.29%

UNITS

5

STABILIZED NOI

\$60,834

EXCLUSIVE OFFERING



SECTION 00

Confidentiality Agreement

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SECTION 01

Executive Summary

Marmot Properties is pleased to exclusively offer 80 Vine Street, a five-unit multifamily property located in the heart of Reno’s Vine Street corridor, minutes from the downtown core. The property is currently 80% occupied, with one vacant unit representing a clear near-term lease-up opportunity.

Investment Highlights

- **Value-add through lease-up.** Unit B (576 SF) is currently vacant; stabilized financials assume it is leased at its \$1,250/month estimated market rent.
- **Reduced rollover risk.** Units C and D were recently extended or amended (through 6/30/2027 and 1/31/2027, respectively), securing two of the four occupied units well beyond the near term.
- **Embedded rent growth.** Bringing all five units to their estimated market rents implies approximately \$17,520 in additional annual upside beyond the stabilized figures shown here.
- **Renovated interiors.** Updated flooring, cabinetry, and fixtures reduce near-term capital expenditure exposure for a new owner.
- **Ancillary income.** On-site laundry contributes supplemental revenue beyond scheduled rent.
- **Infill Reno location.** Walkable to downtown employment and entertainment, in a state with no corporate or personal income tax.

Snapshot

LIST PRICE

\$1,150,000

CAP RATE

5.29%

GRM

 13.93_x

PRICE / UNIT

\$230,000

PRICE / SF (BLDG)

\$309.14

STABILIZED NOI

\$60,834

Stabilized figures assume Unit B is leased at its estimated market rent. See Section 04 for basis and detail.

SECTION 02

Property Overview

Built in 1987 and thoughtfully renovated, 80 Vine Street is a two-story, five-unit multifamily building on a 4,748 SF infill lot in Reno's established Pownings Addition neighborhood, blocks from the downtown core.

Property Address	80 Vine St, Reno, NV 89503	Stories	2
APN	011-091-13	Year Built	1987
County	Washoe	Zoning	MD-PD
Property Type	Multifamily (Low-Rise)	Construction	Wood / Steel Frame
Number of Units	5	Heating	Wall Furnace / Forced Air
Unit Mix (Aggregate)	6 Bed / 6.5 Bath	Water / Sewer	Municipal
Building Size	3,720 SF	Street	Paved (Public)
Rentable SF	3,571 SF	Subdivision	Pownings Addition
Lot Size	4,748 SF (0.109 AC)	Occupancy	4 of 5 Units (80%)



SECTION 03

Rent Roll

Current rent roll per signed leases, as of July 8, 2026. Tenant names withheld; units shown A–E.

UNIT	TYPE	SF	LEASE START	LEASE END	STATUS	IN-PLACE RENT	MARKET RENT	SECURITY DEPOSIT
A	2 BR	1,064	04/01/2026	03/31/2027	Occupied	\$1,895	\$1,950	\$1,795
B	1 BR	576	—	—	VACANT	\$0	\$1,250	\$0
C	1 BR	576	07/01/2025	06/30/2027	Occupied (extended)	\$1,195	\$1,250	\$1,195
D	1 BR	640	02/01/2025	01/31/2027	Occupied (amended)	\$1,230	\$1,275	\$1,195
E	1 BR	715	10/01/2025	09/30/2026	Occupied	\$1,295	\$1,350	\$1,295
Total		3,571			4 of 5 Occupied	\$5,615	\$7,075	\$5,480

Unit B is currently vacant; market rent shown for reference. In-Place Rent reflects currently contracted monthly rent for occupied units. Units C and D reflect signed lease extensions/amendments (Unit C extended through 6/30/2027; Unit D amended to \$1,230/month through 1/31/2027). The Financial Summary (Section 04) assumes Unit B is leased at its estimated market rent to present stabilized property performance.

OCCUPIED UNITS

4 / 5 (80%)

IN-PLACE MONTHLY RENT

\$5,615

MONTHLY MARKET UPSIDE

\$1,460

SECURITY DEPOSITS HELD

\$5,480

SECTION 04

Financial Summary

Stabilized annual basis: current in-place rents for Units A, C, D & E, with Unit B assumed leased at its estimated market rent.

INCOME

Rental Income	\$82,380
Laundry Income	\$158
Total Gross Income	\$82,538

STABILIZED ANNUAL GROSS INCOME

\$82,538

Rental income reflects current in-place rents for Units A, C, D & E, plus Unit B at its estimated market rent.

OPERATING EXPENSES

Property Taxes	\$4,989.05
Property Management (7%)	\$5,777.66
Insurance	\$2,825.00
Sewer	\$2,730.00
Repairs & Maintenance	\$3,239.00
Cleaning / Turnover	\$940.00
Trash	\$631.00
Water	\$572.00
Total Operating Expenses	\$21,703.71

PRICING & RETURNS

List Price	\$1,150,000
Total Gross Income	\$82,538
Total Operating Expenses	\$21,704
Net Operating Income	\$60,834
Expense Ratio	26.3%
Cap Rate	5.29%
GRM	13.93x
Price / Unit	\$230,000
Price / SF (Building)	\$309.14
NOI / Unit	\$12,167

SECTION 05

Property Photographs — Exterior



SECTION 06

Property Photographs — Interior





SECTION 07 — OFFERING CONTACT

For further information or
to schedule a tour, please contact:

Batuhan Zadeh

CHIEF EXECUTIVE OFFICER · MARMOT PROPERTIES

PHONE **775-313-1544**

NV BROKER'S LICENSE **B.0145130**

PROPERTY **80 Vine St, Reno, NV 89503**

LIST PRICE	CAP RATE	STABILIZED NOI
\$1,150,000	5.29%	\$60,834

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