DCG | MULTIFAMILY

4050 SHINNERS

INVESTMENT PROPERTY

FOR SALE

INVESTMENT PROPERTY

$500,000

DUPLEX

4050 SHINNERS PL RENO, NV 89502

TREVOR RICHARDSON
NV License # S.0176144
775.233.0754
trichardson@dicksoncg.com

CHRIS MOTON
NV License #BS.0145493
775.870.7142
cmoton@dicksoncg.com

4050 SHINNERS PL RENO, NV 89502

4050 SHINNERS

INVESTMENT PROPERTY

PRICE | $500,000

APN | 020-351-22

UNIT TYPE | 2 BEDROOM / 1 BATHROOM

PER UNIT SQFT. | 868 SQFT. (1,736 total)

PARKING | DRIVEWAY AND STREET PARKING

ZONING | MF30

UNIT FEATURES | FORCED AIR AC, HEATING,

WASHER AND DRYER | HOOKUPS

LEASES | MONTH TO MONTH, VACANT

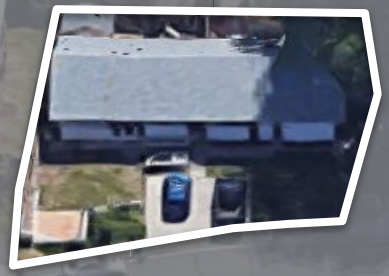
OVERHEAD

4050 SHINNERS

INVESTMENT PROPERTY

4050 SHINNERS PL RENO, NV 89502

This duplex features symmetrical 2 bedroom 1 bathroom units in a central location of Reno. The future owner will find convenience in managing this simple duplex with amenities like backyards, washer and dryer hookups, and forced air HVAC. Looking forward to the future, duplexes like these share similar qualities to modern townhomes that offer more space and a residence vs an apartment.



DCG | MULTIFAMILY

4050 SHINNERS | UNIT TWO

UNIT TYPE | 2 BEDROOM / 1 BATHROOM

UNIT SQFT. | 868 SQFT.

- PRO FORMA RENT FOR NEWLY RENOVATED 2 BEDROOMS/ 1 BATH HOMES IN THIS AREA AT $1,900 TO $2,000.
- **VACANT UNIT**
- DRIVEWAY AND STREET PARKING
- **SHOWINGS AVAILABLE**- CONTACT AGENT TO SCHEDULE

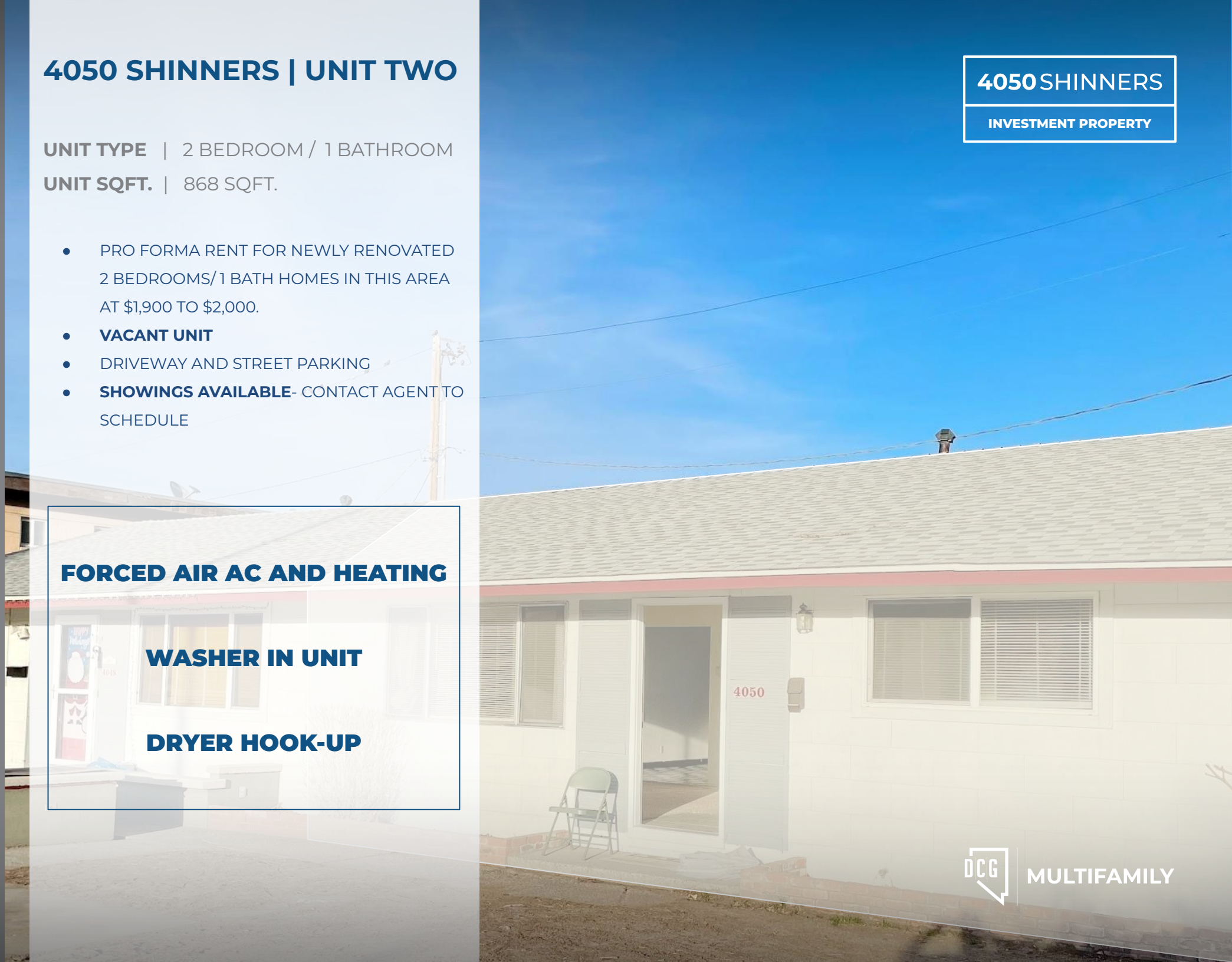
FORCED AIR AC AND HEATING

WASHER IN UNIT

DRYER HOOK-UP

4050 SHINNERS

INVESTMENT PROPERTY



DCG | MULTIFAMILY

4050 SHINNERS
INVESTMENT PROPERTY

DCG
MULTIFAMILY

4050 SHINNERS

DCG | MULTIFAMILY

4050 SHINNERS

INVESTMENT PROPERTY

4050 SHINNERS

4050 SHINNERS

INVESTMENT PROPERTY

DCG | MULTIFAMILY

4048 SHINNERS | UNIT ONE

UNIT TYPE | 2 BEDROOM / 1 BATHROOM

UNIT SQFT. | 868 SQFT.

- PRO FORMA RENT FOR NEWLY RENOVATED 2 BEDROOMS/ 1 BATH APARTMENTS IN THIS AREA AT $1400.
- **TANKLESS WATER HEATER**
- OCCUPIED BY TENANT
- LEASED MONTH TO MONTH
- DRIVEWAY AND STREET PARKING

FORCED AIR AC AND HEATING

WASHER IN UNIT

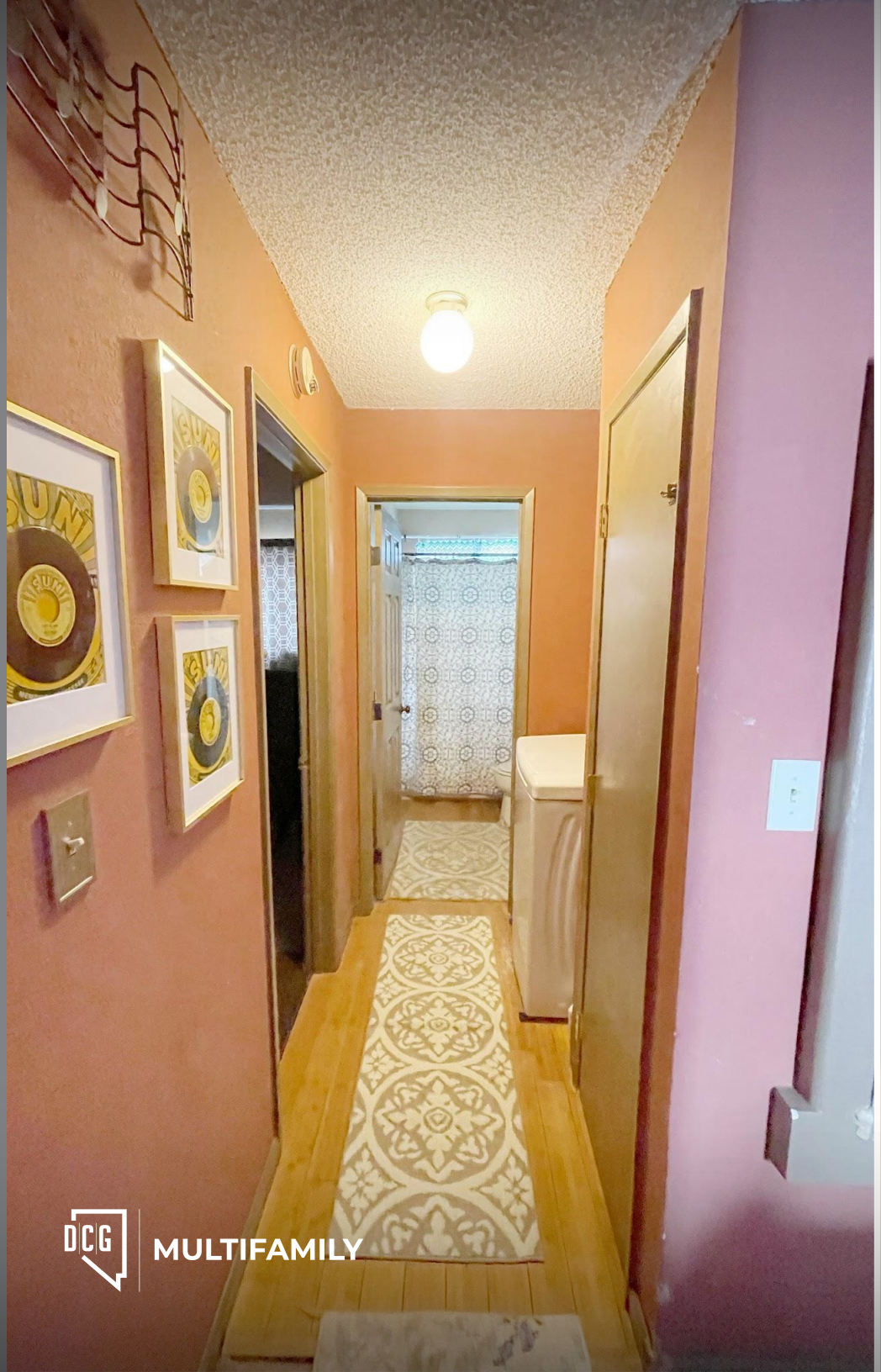
DRYER HOOK-UP

HAPPY Holidays!

4050 SHINNERS
INVESTMENT PROPERTY

DCG
MULTIFAMILY

4048 SHINNERS



DCG | MULTIFAMILY

4050 SHINNERS

INVESTMENT PROPERTY

4048 SHINNERS

NEARBY RETAIL

FINANCIALS

4050 SHINNERS
INVESTMENT PROPERTY

DCG MULTIFAMILY 2022

DCG MULTIFAMILY

Multifamily Investment Property Analysis (MIPA)

Finally the investment summary done for you. The MIPA is an investment property analysis the shows all the relevant info you need to make an informed and calculated investment purchase. **If this makes sense maybe you are ready to write an offer.**

Property Address:
4050 SHINNERS PL Reno NV
Asking Price: **$500,000**

4050 SHINNERS PL

Prepared by Reno Multifamily Specialists

Trevor Richardson
NV License #S.0176144

Chris Moton
NV License #BS.0145493

Types of Reports:

(MIPA)	Best Investment Properties (TOP)
Single Property Summary	Multiple Property Summary
Narrow View	Wider View
Step 3	**Step 2**

DCG MULTIFAMILY 2022

Neither DCG, Trevor Richardson or Chris Moton do not guarantee the accuracy of the current net income projections.

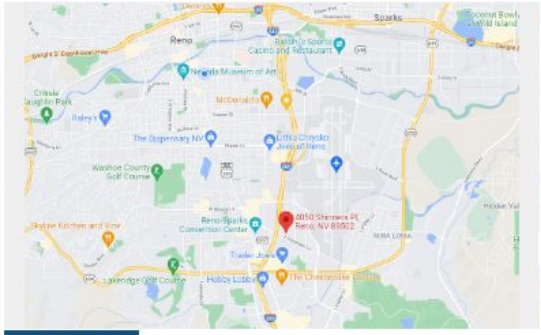
FINANCIALS

4050 SHINNERS

INVESTMENT PROPERTY

DCG MULTIFAMILY

Investment Summary (MIPA)



CLICK LINK>

VIEW PROPERTY LISTING - SCAN BELOW

BLANK

PROPERTY	
4050 SHINNERS PL	
Reno	NV
STATUS	OFF-MARKET
MLS #	OM.63
LISTING PRICE	$500,000
PROPERTY TYPE	MULTIFAMILY
YEAR BUILT	1965
TOTAL SQUARE FEET	1736
# UNITS	2
AREA	Airport
INVESTMENT TYPE	Value Add - Medium (Standard Renovation)
PROPERTY CONDITION	B

Sales Approach Ranking		***AVERAGE?***
$/SF	288.0	*AVERAGE*
$/UNIT	$250,000	*BELOW*
Income Approach Ranking		
GROSS RENT MULTIPLIER	16.7	*BELOW*

UNDERSTANDING MIPA: The Multifamily Investment Property Analysis (MIPA) is a comprehensive investment summary that shows the current cash flow and projected (proforma) cash flow for a multifamily property.

INVESTING TIP: **CAPITALIZATION RATES (CAP RATE)** is simply the Net Operating Income (NOI) divided by the Purchase Price. It tells you your return for an investment property. If a $100,000 property is purchased at a 5% cap rate, your net income (after all expenses) would be $5,000. You get 5% on your initial investment.

INVESTING TIP: **GROSS RENT MULTIPLIER (GRM)** is the ratio of the price of a real estate investment to its annual rental income before accounting for expenses such as property taxes, insurance, and utilities.

		PROJECTED	*PROJECTED*
	CURRENT RENT	**MARKET RENT**	**PROFORMA RENT**
CAP RATE @ LISTING PRICE	**4.44%**	**4.65%**	**4.89%**

Purchase w/ Financing (See page 5-6)

Amount Down:	**$125,000**
LTV	**75.0%**

NET OPERATING IN	**$22,192**	**$23,275**	**$25,440**
PURCHASE PRICE	$500,000	$500,000	$500,000
RENOVATION			**$20,000**
All-in Cap Rate	4.44%	4.65%	4.89%
Cash on Cash	1.08%	1.95%	3.17%
Mo. Income	**$113**	**$203**	**$383**

Purchase w/ Cash

Mo. Income	**$1,849**	**$1,940**	**$2,120**

Prepared by Reno Multifamily Specialists

Trevor Richardsor NV License #S.0176144

Chris Moton NV License #BS.0145493

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FINANCIALS

4050 SHINNERS

INVESTMENT PROPERTY

DCG MULTIFAMILY

UNDERSTANDING MIPA: We have provided the best assumptions for the property's current and potential cash flow. Market conditions suggest it's best to make assumptions for expenses instead of waiting for the owner to provide them. It's faster and during escrow we will get the actual expenses. **7% PROPERTY MANAGEMENT INCLUDED**

Cash Flow (MIPA)

		CURRENT RENT	MARKET RENT	PROFORMA RENT
INCOME				
(+) GROSS RENTAL INCOME		$30,000	$31,200	$33,600
(-) VACANCY		-$900	-$936	-$1,008
(=) NET RENTAL INCOME		$29,100	$30,264	$32,592
(+) OTHER INCOME				
(=) TOTAL ANNUAL GROSS INCOME		$29,100	$30,264	$32,592
EXPENSES				
TAXES	Actual/Fixed	$805	$805	$805
UTILITIES	Assumption/Fixed	$2,320	$2,320	$2,320
INSURANCE	Assumption/Fixed	$446	$446	$446
PROPERTY MANAGEMENT @ 7%	Assumption/Variable	$2,037	$2,118	$2,281
MAINTENANCE	Assumption/Fixed	$1,300	$1,300	$1,300
Other				
(=) TOTAL ANNUAL OPERATING EXPENSE		$6,908	$6,989	$7,152
Operating Expense Ratio - % of Gross Income		23.74%	23.10%	21.95%
(+) TOTAL ANNUAL GROSS INCOME		$29,100	$30,264	$32,592
(-) TOTAL ANNUAL OPERATING EXPENSE		$6,908	$6,989	$7,152
(=) NET OPERATING INCOME		**$22,192**	**$23,275**	**$25,440**

Neither DCG, Trevor Richardson or Chris Moton do not guarantee the accuracy of the current net income projections.

FINANCIALS

4050 SHINNERS

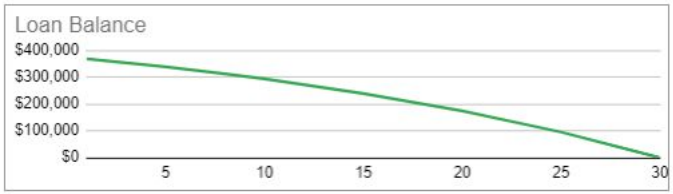
INVESTMENT PROPERTY

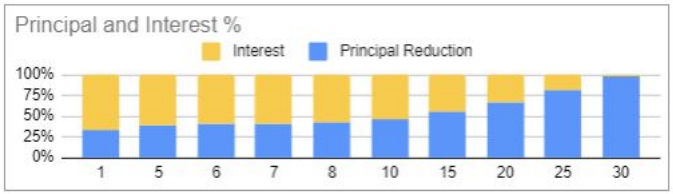
MULTIFAMILY

UNDERSTANDING MIPA: Using general market loan assumptions we can form the outlook for debt. These are just intended to get us in the ballpark, during the escrow loan rates will be locked and depending on the size of the property and debt coverage, the LTV can also change.

Approx. Payment Schedule

Year	Payment	Principal Reductio	Interest	Balance
1	$20,840	$6,895	$13,945	$368,105
5	$20,840	$8,009	$12,831	$337,790
6	$20,840	$8,315	$12,525	$329,475
7	$20,840	$8,632	$12,208	$320,843
8	$20,840	$8,962	$11,879	$311,881
10	$20,840	$9,658	$11,182	$292,919
15	$20,840	$11,647	$9,193	$238,810
20	$20,840	$14,045	$6,795	$173,562
25	$20,840	$16,936	$3,904	$94,880
30	$20,840	$20,423	$417	$0





Financing (MIPA)

	CURRENT RENT	MARKET RENT	PROFORMA RENT
(=) NET OPERATING INCOME	$22,192	$23,275	$25,440
Annual Loan Payment	$20,840	$20,840	$20,840
Annual Cash Flow	$1,352	$2,434	$4,599
Monthly Cash Flow	**$113**	**$203**	**$383**

*These figures are estimates only. Seller to verify.

Estimated Loan Summary

Rate	3.750%	**Down payment**	25%
Amort (months)	360	**Purchase Price**	$500,000
Loan amount	$375,000	**Amount Down:**	$125,000

Monthly Payment	*$1,737*
Total Annual Payment + Expenses	*$20,840*
Down Payment	*$125,000*
LTV (Loan To Value)	*75.0%*
DCR	*1.06*

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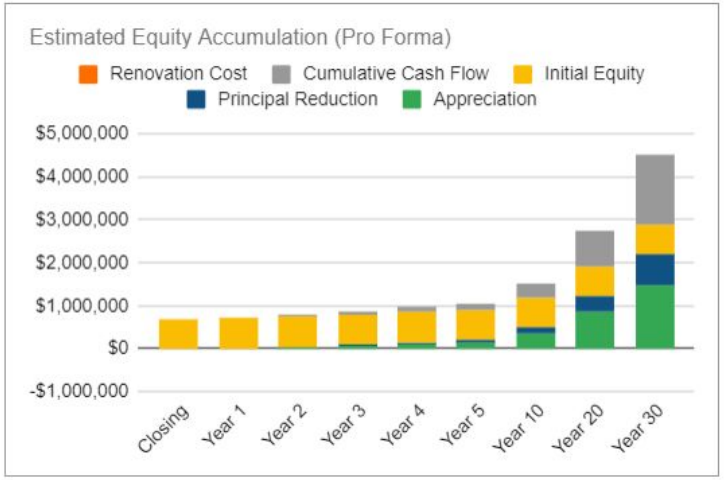
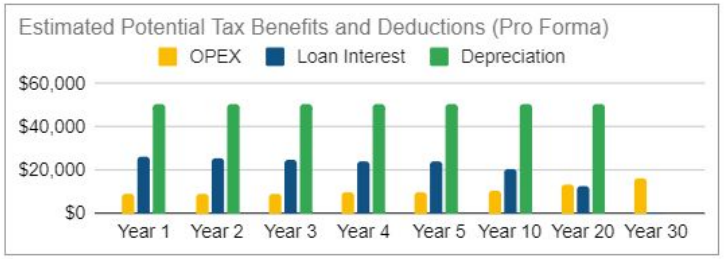
FINANCIALS

4050 SHINNERS
INVESTMENT PROPERTY

DCG MULTIFAMILY





Acquisitions Summary (MIPA)

	CURRENT RENT	MARKET RENT	PROFORMA RENT
(=) NET OPERATING INCOME	**$22,192**	**$23,275**	**$25,440**
PURCHASE PRICE	$500,000	$500,000	$500,000
RENOVATION	$0	$0	$20,000
All-in Cap Rate	4.44%	4.65%	4.89%
Estimated Exit Cap Rate	5.25%	4.50%	4.50%
Cash on Cash	1.08%	1.95%	3.17%
Monthly Cash Flow	$113	$203	$383
Monthly Cash Flow per Unit	$56	$101	$192

Neither DCG, Trevor Richardson or Chris Moton do not guarantee the accuracy of the current net income projections.

FINANCIALS

4050 SHINNERS
INVESTMENT PROPERTY

MULTIFAMILY

Disclaimer (MIPA)

DISCLAIMER

This Report is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Report.

The inclusion of this Report with any other materials does not constitute an endorsement by the Report Author of any third party or any third party's products or services. The projected valuation, financial and investment return information, conclusions and other information contained in this Report are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to the Report Author, and such information and conclusions are not guaranteed by the Report Author and should not be construed as a certifed appraisal or valuation, or investment advice.

The Report Author uses or has used public and/or confdential data and assumptions provided to the Report Author by third parties, and the Report Author has not independently verifed the data and assumptions used in these analyses or data sets. Attributes for properties may be inaccurate because county assessor and property data does not always include recent additions and/or modifcations to property structures. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Report.

Data Sources

Comparable rental information and property data is collected from online rental listings and public county records.

Neither DCG, Trevor Richardson or Chris Moton do not guarantee the accuracy of the current net income projections.

MULTIFAMILY

MULTIFAMILY RENTAL TRENDS

Q4 2021 Reno Multifamily Report

DCGMultifamily.com | DCG Multifamily Research 2022

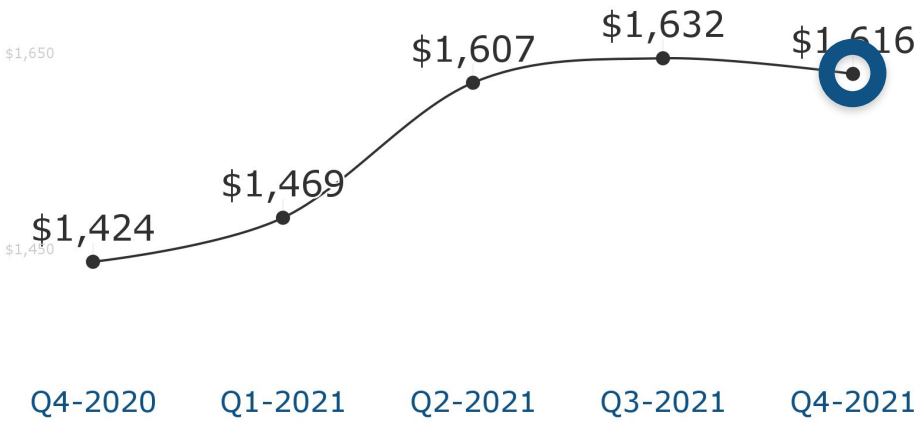
Reno Multifamily Rental Trends

Average rental rates dipped $16 per month to $1,616 following the usual Q4 cycle. Overall vacancy increased to 3.18% from last quarter's vacancy rate of 2.35%. New renters continue to enter the market and job growth has also been at a robust rate with employment for the Reno/Sparks MSA nearing pre-pandemic levels.

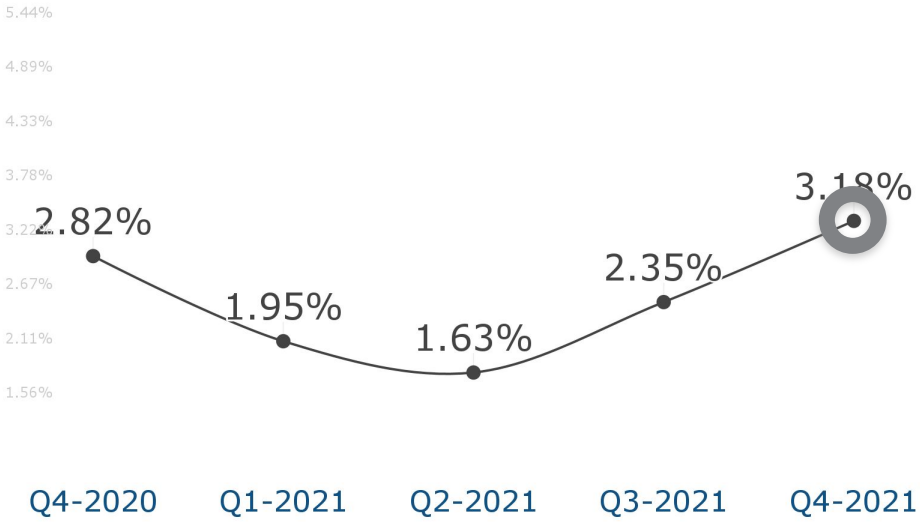
Q4'21 Reno Multifamily Average Rental Rate **$1,616**

Q4'21 Reno Multifamily Average Vacancy **3.18%**

AVERAGE RENTAL TRENDS



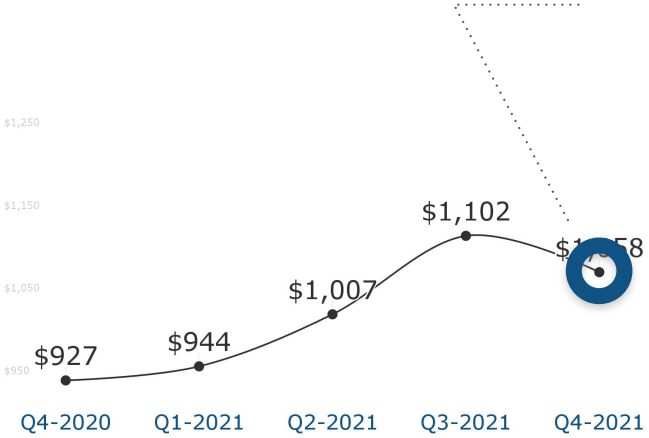
VACANCY



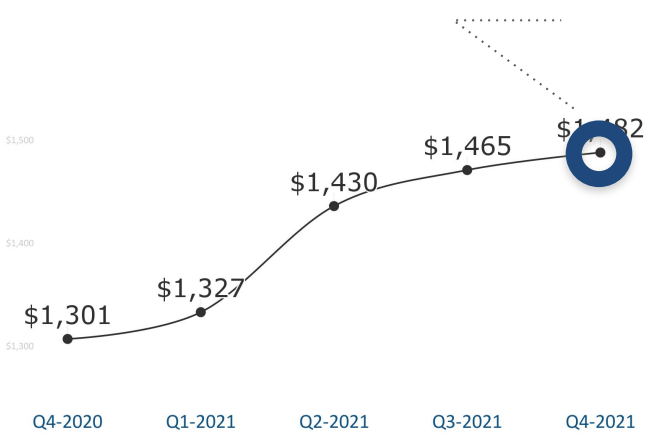
*DATA PROVIDED BY JOHNSON PERKINS GRIFFIN APARTMENT SURVEY

Rental Trends by Unit Type

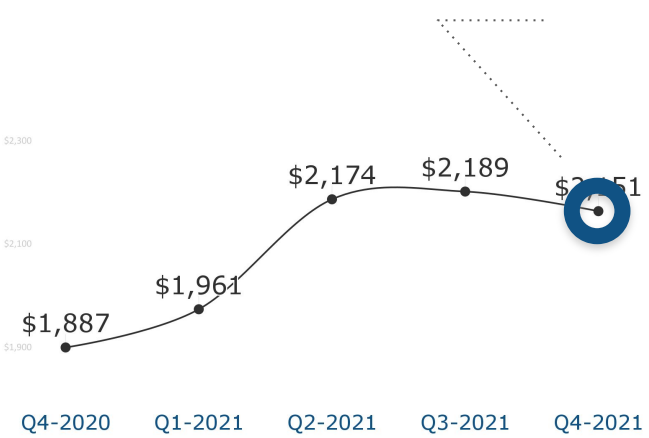
Studio $1,058



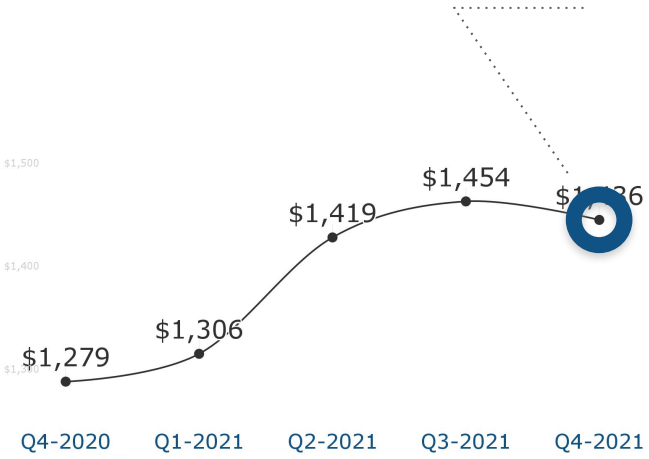
2br / 1ba $1,482



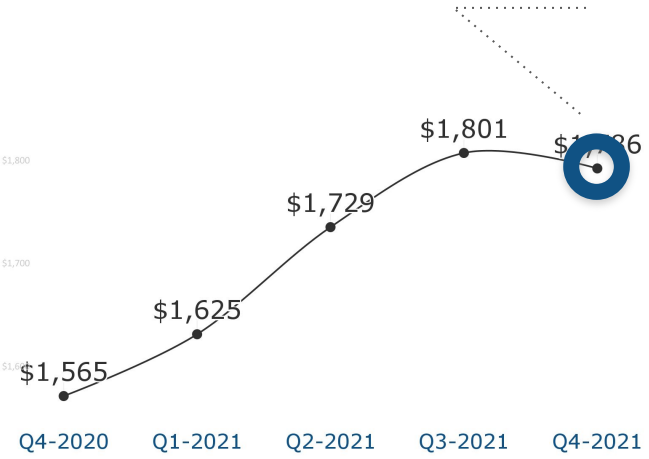
3br / 2ba $2,151



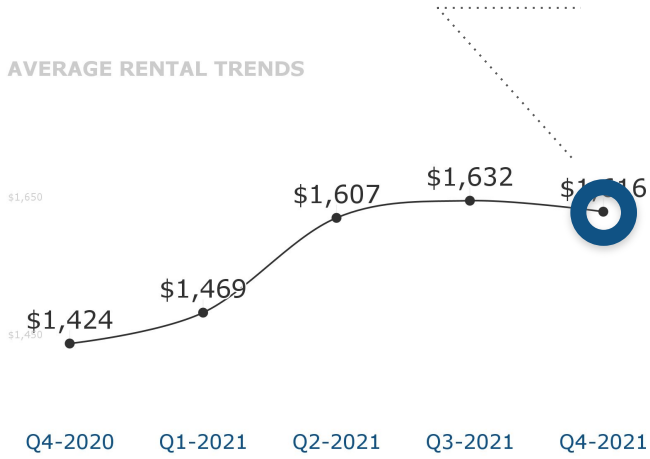
1br / 1ba $1,436



2br / 2ba $1,786



Average $1,616



*DATA PROVIDED BY JOHNSON PERKINS GRIFFIN APARTMENT SURVEY

DCG MULTIFAMILY

DUPLEX SALES DATA

Q4 2021 Reno Multifamily Report

DCGMultifamily.com | DCG Multifamily Research 2022

DUPLEX MULTIFAMILY

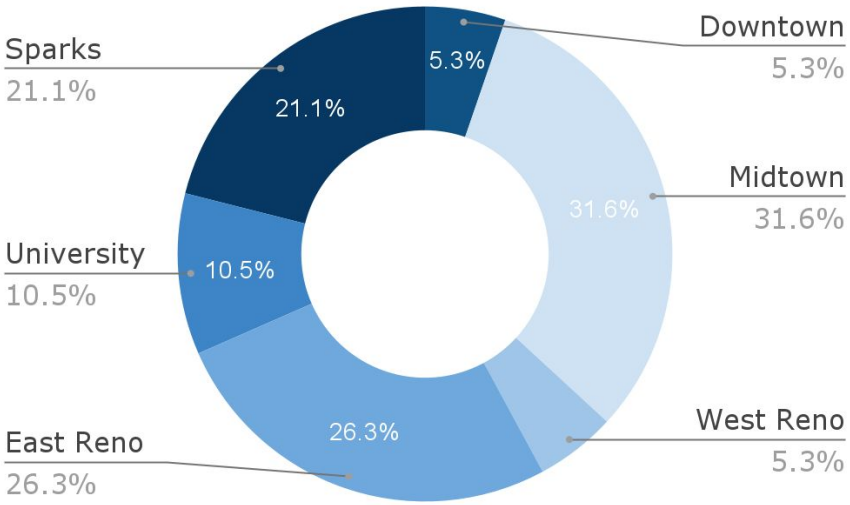
2 UNITS

Q4 2021 Duplex Sales

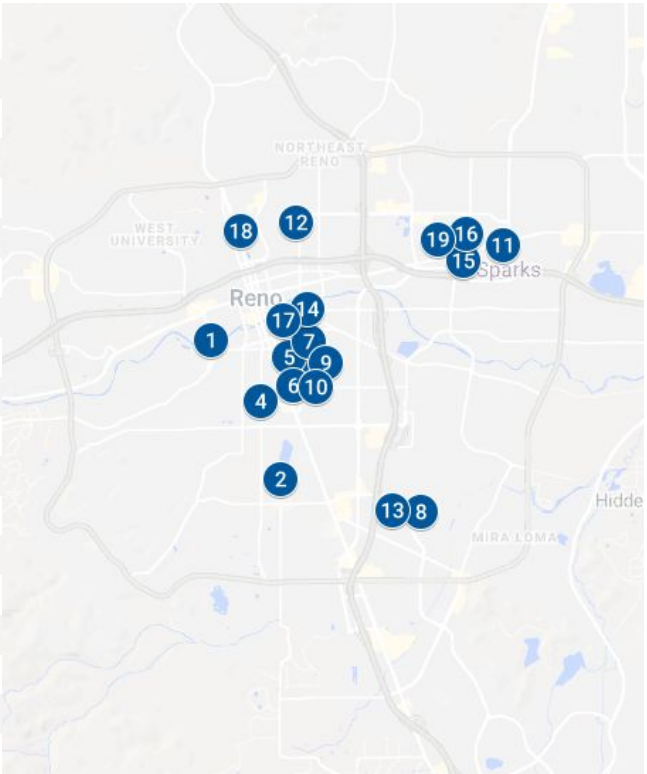
Total Sales
$10.4M

Avg. $/Unit
$273,714

Units Sold
38



1	45 Keystone Ave
2	945 Brinkby Ave
3	321 Crampton St
4	510 W Pueblo St
5	728 Wheeler Ave
6	1225 Wheeler Ave
7	426 Roberts St
8	1313 Powell Ln
9	805 E Taylor St
10	350 Claremont St
11	625 9th St
12	1730 Stratford Dr
13	1196 Virbel Ln
14	611 E 2nd St
15	1651 G St
16	809 16th St
17	318 Mill St
18	98 W 14th St
19	1957 H St



*DATA PROVIDED BY WASHOE COUNTY ASSESSOR

DUPLEX MULTIFAMILY

2 UNITS

Q4 2021 Duplex Sales

#	Address	Sale Price	# Units	$/Unit	Sale Date	Area	Year Built
1	45 Keystone Ave, Reno, NV 89503	$875,000	2	$437,500	11/1/2021	Downtown	1928
2	945 Brinkby Ave, Reno, NV 89509	$855,000	2	$427,500	11/1/2021	West Reno	1955
3	321 Crampton St, Reno, NV 89502	$695,000	2	$347,500	10/15/2021	Midtown	1930
4	510 W Pueblo St, Reno, NV 89509	$690,000	2	$345,000	11/24/2021	Midtown	1940
5	728 Wheeler Ave, Reno, NV 89502	$664,000	2	$332,000	10/28/2021	Midtown	1920
6	1225 Wheeler Ave, Reno, NV 89502	$648,000	2	$324,000	10/19/2021	Midtown	1942
7	426 Roberts St, Reno, NV 89502	$625,000	2	$312,500	12/10/2021	Midtown	1916
8	1313 Powell Ln, Reno, NV 89502	$560,000	2	$280,000	12/30/2021	East Reno	2004
9	805 E Taylor St, Reno, NV 89502	$555,000	2	$277,500	11/3/2021	East Reno	1960
10	350 Claremont St, Reno, NV 89502	$500,000	2	$250,000	10/18/2021	East Reno	1936
11	625 9th St, Sparks, NV 89431	$465,000	2	$232,500	10/15/2021	Sparks	1927
12	1730 Stratford Dr, Reno, NV 89512	$450,000	2	$225,000	10/5/2021	University	1952
13	1196 Virbel Ln, Reno, NV 89502	$435,000	2	$217,500	10/25/2021	East Reno	1963
14	611 E 2nd St, Reno, NV 89502	$425,000	2	$212,500	11/23/2021	East Reno	1930
15	1651 G St, Sparks, NV 89431	$424,125	2	$212,063	12/10/2021	Sparks	1953
16	809 16th St, Sparks, NV 89431	$420,000	2	$210,000	10/15/2021	Sparks	1900
17	318 Mill St, Reno, NV 89501	$415,000	2	$207,500	12/3/2021	Midtown	1920
18	98 W 14th St, Reno, NV 89503	$380,000	2	$190,000	11/12/2021	University	1932
19	1957 H St, Sparks, NV 89431	$320,000	2	$160,000	12/1/2021	Sparks	1950

SEE SALES MAP FOR LOCATION

*DATA PROVIDED BY WASHOE COUNTY ASSESSOR

NORTHERN NEVADA OVERVIEW

Greater Reno-Sparks-Tahoe is the place companies come to increase the bottom line and to grow. Whether to take advantage of a business friendly environment, get closer to customers through strategic location or to enjoy the quality of life, companies like Tesla, Switch, Intuit, Microsoft, Apple, Amazon.com and Urban Outfitters call Northern Nevada home to some of their most critical business functions.

Reno is nestled in the hub of the western region, with a market area of 11 states and 53 million people. The Reno/Tahoe area is a transportation hub serviced by two major highways, I-80 and US 395, railroads, trucking and airline carriers that make it possible to ship from Reno to 80% of the 11 western states on a next-day basis.

FINANCIAL ADVANTAGE

From exemptions to abatements, to deferrals, to the complete absence of taxes, simply operating your business in Greater Reno-Tahoe adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation for 2017.

BUSINESS ADVANTAGE

Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses.

LIVE & PLAY

The Northern Nevada area isn't just a great place to do business, but it's also a great place for individuals and families to live and play. For those outdoor enthusiasts, Reno-Sparks is the gateway to Lake Tahoe and many other scenic attractions.

DCG | MULTIFAMILY

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Multifamily Specialist

Rachael Jones
Multifamily Marketing Director

Ashley Ravenscroft
Multifamily Investment Analyst

RENO'S ONLY MULTIFAMILY WEBSITE