

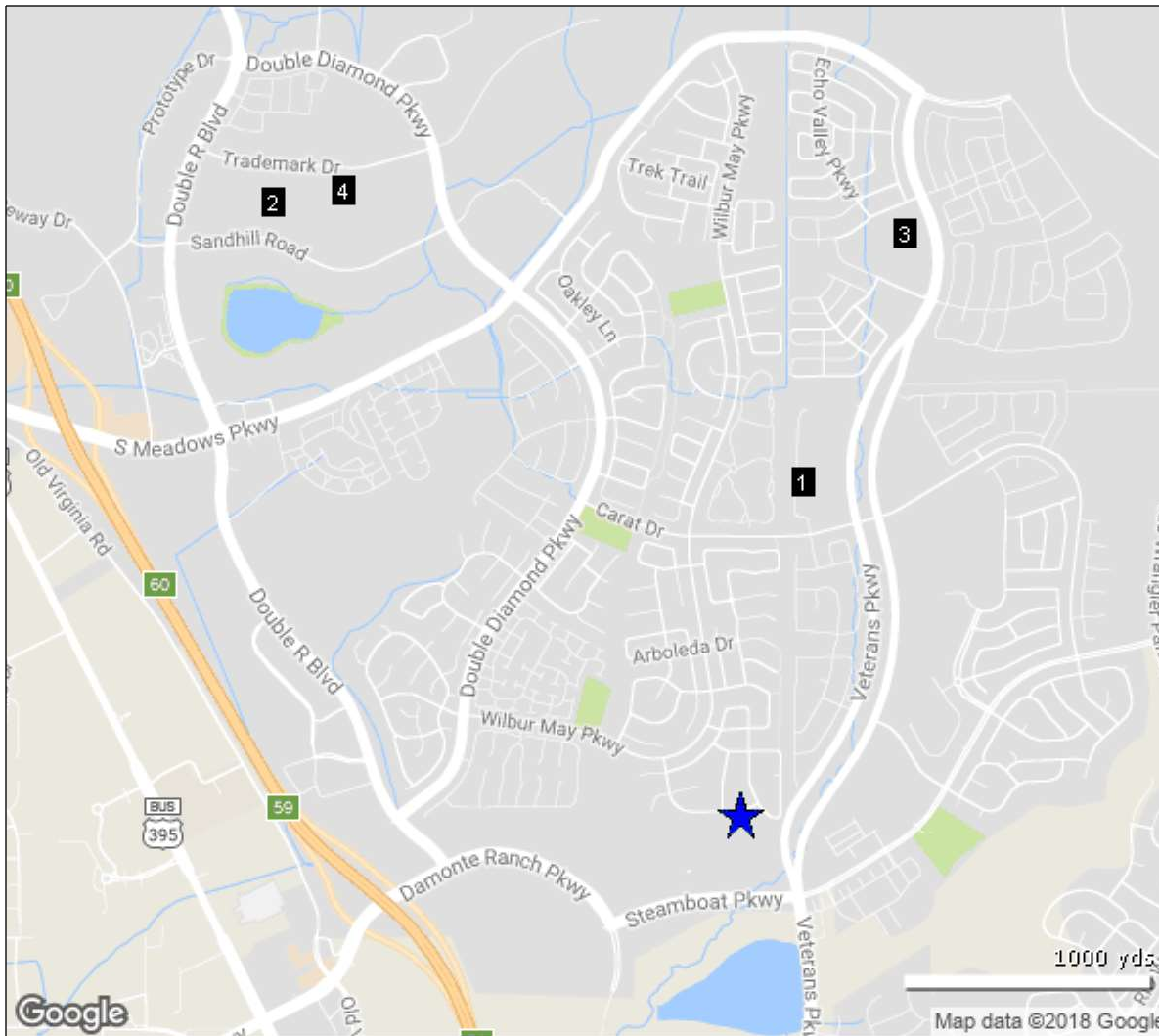
**PETITIONER'S  
EVIDENCE**

RC Willey  
 1201 Steamboat Pkwy  
 Reno NV  
**140-213-20**

Sales Comparables

Property Address	Parcel #	Value	Bldg SF	Acres	\$/SF
1201 Steamboat Pkwy	140-213-20	14,769,551	168,988	12.21	87.40
Year Built	2005				
B/L Ratio	0.318				
	<b>Sale #1</b>	<b>Sale #2</b>	<b>Sale #3</b>		
Parcel	163-090-14	163-073-01	163-112-06		
Sale Price	6,375,000	3,250,000	2,500,000		
Sale Date	01/00/00	01/00/00	01/00/00		
Address	8770 Technology Way	9550 Gateway Dr	9240 Prototype Dr		
Year Built	1997	1995	1995		
Bldg SF	98,270	43,500	46,237		
\$ / SF	64.87	74.71	54.07		
Land Size (Acres)	4.56	2.00	3.49		
B/L Ratio	0.495	0.499	0.304		
<b>Adjustments</b>					
Building Size Adj	-14.1%	-25.1%	-24.6%		
Age Adj	4.0%	5.0%	5.0%		
B/L Ratio Adj	0.7%	0.6%	-0.1%		
<b>Total Adjustments</b>	<b>-9.4%</b>	<b>-19.5%</b>	<b>-19.7%</b>		
Adjusted \$/SF	58.74	60.16	43.44		
			Adjusted Sales Average	54.11	
			Adjusted Average Sale Value	9,144,525	

PETITIONER'S EXHIBIT A  
 19 PAGES



★ 1201 Steamboat Pkwy, Reno, NV

	Address	City	Property Info	Sale Info
1	Veterans Pky & Carat Ave	Reno	19.24 AC Land	Sold: \$6,500,000 (\$337,837.84/AC)
2	Trademark Dr & Sandhill Rd	Reno	20.27 AC Land	Sold: \$3,972,933 (\$196,000.64/AC)
3	1917 Wind Walker Dr	Reno	5.74 AC Land	Sold: \$1,992,500 (\$347,125.44/AC)
4	Trademark Dr	Reno	8.70 AC Land	Sold: \$1,650,000 (\$189,655.17/AC)

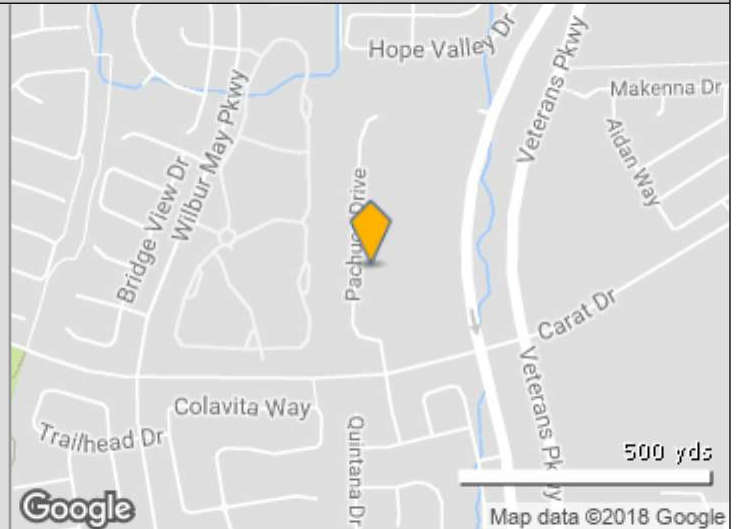
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**Veterans Pky & Carat Ave - Damonte Ranch Phase V****SOLD**

Reno, NV 89521

Sale on 6/3/2016 for \$6,500,000 (\$337,837.84/AC) - Research Complete

Residential Land of 19.24 AC (838,094 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: Lennar Reno LLC  
 True Buyer: Lennar Homes  
 Dustin Barker  
 10345 Professional Cir  
 Reno, NV 89521  
 (775) 825-7733  
 Buyer Type: Developer/Owner-NTL  
 Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Lewis Group of Companies  
 True Seller: Lewis Group of Companies  
 Robert Lewis  
 5240 Polaris Ave  
 Las Vegas, NV 89132  
 (702) 891-5260  
 Seller Type: Developer/Owner-RGNL  
 Listing Broker: No Listing Broker on Deal

**Transaction Details**

ID: 3739116

Sale Date:	06/03/2016	Sale Type:	Investment
Escrow Length:	-	Land Area:	19.24 AC (838,094 SF)
Sale Price:	\$6,500,000-Confirmed	Proposed Use:	Single Family Development
Price/AC Land Gross:	\$337,837.84 (\$7.76/SF)		
Zoning:	PUD		
Transfer Tax:	\$26,650		
Financing:	Down payment of \$3,500,000.00 (53.8%) \$3,000,000.00 from Seller		
Topography:	Level		
On-Site Improv:	Raw land		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Legal Desc:	PM 5227 PAR 1. Bk 141 pg 53		
Parcel No:	141-020-15, 141-020-16		
Document No:	000004595779		

# Veterans Pky & Carat Ave - Damonte Ranch Phase V

**SOLD**

Residential Land of 19.24 AC (838,094 SF) (con't)

## Transaction Notes

Sale consists of two parcels totaling 19.24 acres that sold for \$6.5M. The buyer Lennar Homes will develop 111 SFR lots (\$58,558 per lot). The land sold as paper lots with the buyer re-platting the lots. The average lot size will be approx. 4,500 SF. The buyer will be development Q4, 2016.

This is part of the first phase of the Damonte Ranch community. The seller still owns the adjacent 14.48 acres on the corner of Veterans Pkwy & Carat Ave.

## Income Expense Data

Expenses	- Taxes	\$5,460
	- Operating Expenses	
	Total Expenses	\$5,460

## Current Land Information

ID: 10141776

Zoning:	PUD	Proposed Use:	Single Family Development
Density Allowed:	-	Land Area:	19.24 AC (838,094 SF)
Number of Lots:	111	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Developer/Owner-NTL
Improvements:	-		

Topography:	Level
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

## Location Information

Located:	NWC Veterans Pky & Carat Ave
Metro Market:	Reno/Sparks
Submarket:	South Meadows/South Meadows
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

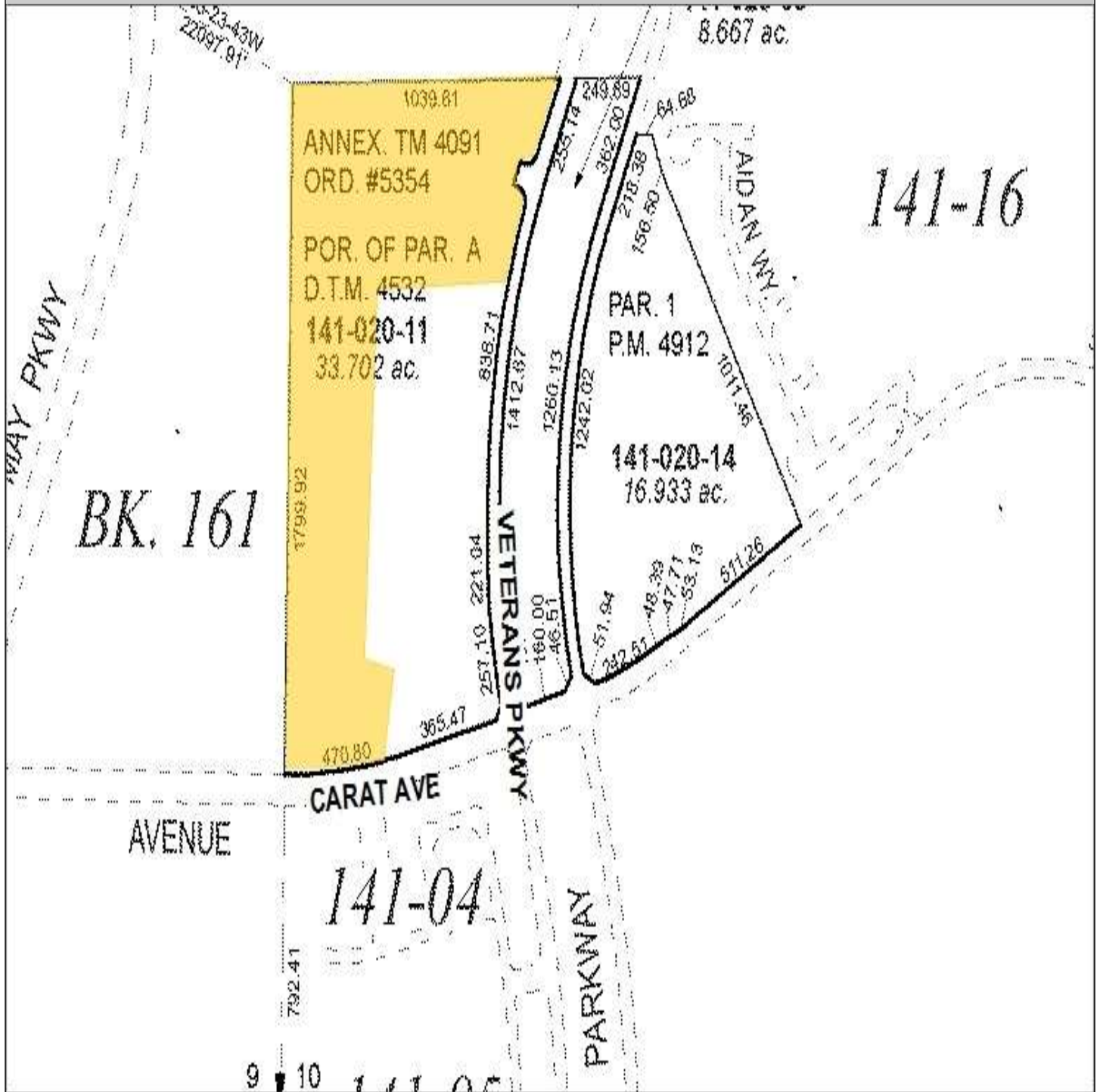
# Veterans Pky & Carat Ave - Damonte Ranch Phase V

SOLD

Residential Land of 19.24 AC (838,094 SF) (con't)

Parcel Number: 141-020-15, 141-020-16  
 Legal Description: -  
 County: Washoe

Plat Map: Veterans Pky & Carat Ave



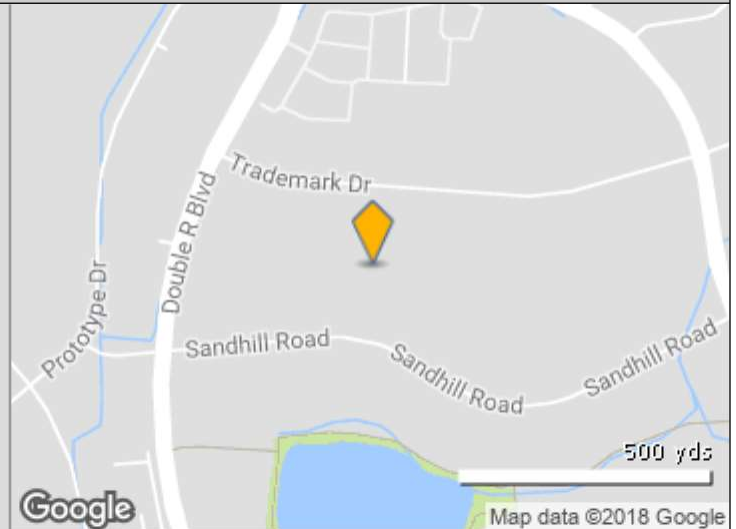
## Trademark Dr &amp; Sandhill Rd

SOLD

Reno, NV 89521

Sale on 12/15/2015 for \$3,972,933 (\$196,000.64/AC) - Research Complete

Commercial Land of 20.27 AC (882,961 SF)



## Buyer &amp; Seller Contact Info

Recorded Buyer: PDCUSIF South Meadows Land LLC  
 True Buyer: Panattoni Development Company, Inc.  
 8775 Folsom Blvd  
 Sacramento, CA 95826  
 (916) 381-1561

Buyer Type: Developer/Owner-NTL  
 Buyer Broker: CBRE  
 Brett Edwards  
 (775) 356-6118

Recorded Seller: IGT  
 True Seller: International Game Technology  
 6355 S Buffalo Dr  
 Las Vegas, NV 89113  
 (702) 669-7777

Seller Type: Corporate/User  
 Listing Broker: CBRE  
 Brett Edwards  
 (775) 356-6118

## Transaction Details

ID: 3469604

Sale Date:	12/15/2015 (187 days on market)	Sale Type:	Investment
Escrow Length:	-	Land Area:	20.27 AC (882,961 SF)
Sale Price:	\$3,972,933-Confirmed	Proposed Use:	-
Asking Price:	5500000		
Price/AC Land Gross:	\$196,000.64 (\$4.50/SF)		
Zoning:	PUD	Percent Improved:	-
Transfer Tax:	\$16,289.30	Total Value Assessed:	\$1,545,028 in 2015
		Improved Value Assessed:	-
		Land Value Assessed:	\$1,545,028
		Land Assessed/AC:	\$76,222
Street Frontage:	1,155 feet on Sandhill Rd 477 feet on Trademark Dr		
Financing:	Down payment of \$3,972,933.00 (100.0%)		
Topography:	Level		
On-Site Improv:	Raw land		
Legal Desc:	Lot 1-G PM 3396		
Parcel No:	163-032-03, 163-032-04		
Document No:	4542336		

# Trademark Dr & Sandhill Rd

**SOLD**

Commercial Land of 20.27 AC (882,961 SF) (con't)

## Transaction Notes

20.27 acres of land in Reno, NV was sold on 12/15/15 for \$3,972,933, as reported by the listing broker.  
The land has a PUD zoning.

## Income Expense Data

Expenses	- Taxes	\$56,578
	- Operating Expenses	
	Total Expenses	\$56,578

## Current Land Information

ID: 9182911

Zoning:	PUD	Proposed Use:	-
Density Allowed:	-	Land Area:	20.27 AC (882,961 SF)
Number of Lots:	-	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Developer/Owner-NTL
Improvements:	-		
Topography:	Level		
Street Frontage:	1,155 feet on Sandhill Rd 477 feet on Trademark Dr		

## Location Information

Metro Market:	Reno/Sparks
Submarket:	South Meadows/South Meadows
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA



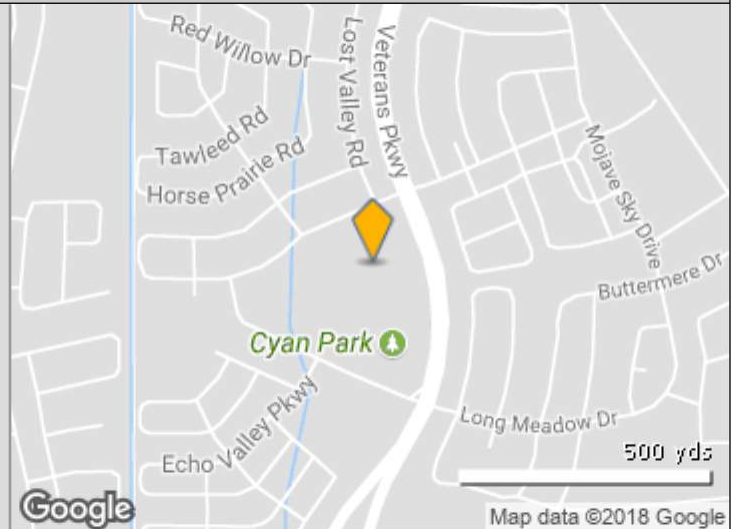
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**1917 Wind Walker Dr****SOLD**

Reno, NV 89521

Sale on 6/28/2016 for \$1,992,500 (\$347,125.44/AC) - Research Complete

Residential Land of 5.74 AC (250,034 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: DRH Energy Inc.  
 True Buyer: D.R. Horton, Inc.  
 David Auld  
 1341 Horton Cir  
 Arlington, TX 76011  
 (817) 390-8200  
 Buyer Type: Developer/Owner-NTL

Recorded Seller: Corona Cyan, LLC  
 True Seller: RSF Partners Inc.  
 3899 Maple Ave  
 Dallas, TX 75219  
 (214) 855-9400  
 Seller Type: Corporate/User

**Transaction Details**

ID: 3667444

Sale Date: 06/28/2016  
 Escrow Length: -  
 Sale Price: \$1,992,500-Affidavit  
 Price/AC Land Gross: \$347,125.44 (\$7.97/SF)

Sale Type: Investment  
 Land Area: 5.74 AC (250,034 SF)  
 Proposed Use: Single Family Development

Zoning: PUD

Percent Improved: 0.3%  
 Total Value Assessed: \$544,201  
 Improved Value Assessed: \$1,710  
 Land Value Assessed: \$542,491  
 Land Assessed/AC: \$94,510

Financing: Down payment of \$1,992,500.00 (100.0%)

Topography: Level

On-Site Improv: Finish grade

Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

Improvements: Finished Lots

Legal Desc: BELLA VISTA RANCH VLG B-2 LOT 41

Parcel No: 165-172-15, 165-172-16, 165-181-01, 165-181-06, 165-183-15, 165-181-05, 165-181-04, 165-182-05, 165-182-06,  
 165-182-01, 165-181-03, 165-181-02, 165-182-09, 165-182-04, 165-182-08, 165-172-17, 165-182-03, 165-172-22,  
 165-172-14, 165-172-18, 165-182-10, 165-172-13, 165-191-01, 165-182-02, 165-172-20, 165-172-19, 165-182-07,  
 165-172-12, 165-172-21

Document No: 000004604436

# 1917 Wind Walker Dr

**SOLD**

Residential Land of 5.74 AC (250,034 SF) (con't)

## Transaction Notes

Documents will be attached when available.

## Income Expense Data

Expenses	- Taxes	\$13,094
	- Operating Expenses	
	Total Expenses	\$13,094

## Current Land Information

ID: 10081687

Zoning:	PUD	Proposed Use:	Single Family Development
Density Allowed:	-	Land Area:	5.74 AC (250,034 SF)
Number of Lots:	-	On-Site Improv:	Finish grade
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Developer/Owner-NTL
Improvements:	Finished Lots		

Topography:	Level
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water

## Location Information

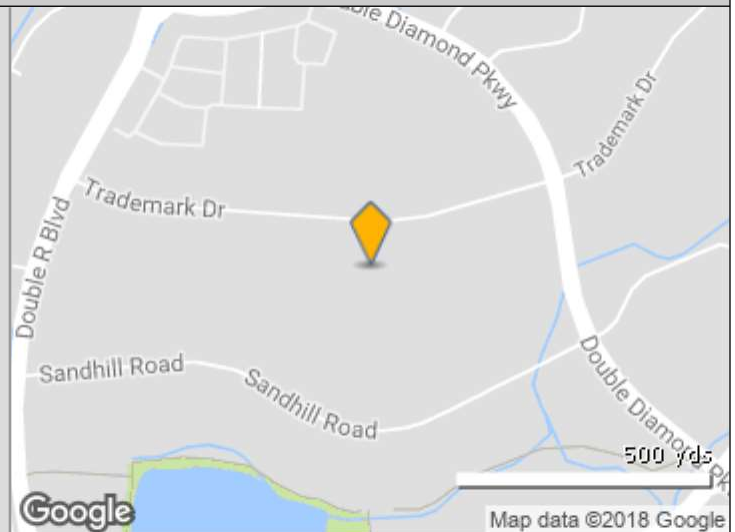
Metro Market:	Reno/Sparks
Submarket:	South Meadows/South Meadows
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

**Trademark Dr****SOLD**

Reno, NV 89521

Sale on 1/30/2015 for \$1,650,000 (\$189,655.17/AC) - Research Complete

Industrial Land of 8.70 AC (378,972 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: McKenzie Properties Lp  
 True Buyer: McKenzie Properties  
 Dale McKenzie  
 245 E Liberty St  
 Reno, NV 89501  
 (775) 329-5181  
 Buyer Type: Developer/Owner-RGNL  
 Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Pfizer Inc  
 True Seller: Pfizer, Inc.  
 Gareth Annino  
 235 E 42nd St  
 New York, NY 10017  
 (212) 733-2323  
 Seller Type: Corporate/User  
 Listing Broker: Commerce Real Estate Solutions -  
 Cushman&Wakefield  
 Brian Armon  
 (775) 851-5320

**Transaction Details**

ID: 3232519

Sale Date:	01/30/2015 (422 days on market)	Sale Type:	Investment
Escrow Length:	-	Land Area:	8.70 AC (378,972 SF)
Sale Price:	\$1,650,000-Confirmed	Proposed Use:	Industrial
Asking Price:	2350000		
Price/AC Land Gross:	\$189,655.17 (\$4.35/SF)		
Zoning:	PUD	Percent Improved:	-
		Total Value Assessed:	\$663,201 in 2014
		Improved Value Assessed:	-
		Land Value Assessed:	\$663,201
		Land Assessed/AC:	\$76,230
Street Frontage:	837 feet on Trademark		
Financing:	Down payment of \$1,650,000.00 (100.0%)		
Topography:	Level		
On-Site Improv:	Raw land		
Parcel No:	163-032-13		
Document No:	000004431344		

# Trademark Dr

**SOLD**

Industrial Land of 8.70 AC (378,972 SF) (con't)

## Transaction Notes

The sale involved 8.7 acres of land located within the South Meadows planned unit development.

## Income Expense Data

Expenses	- Taxes	\$24,287
	- Operating Expenses	
	Total Expenses	<u>\$24,287</u>

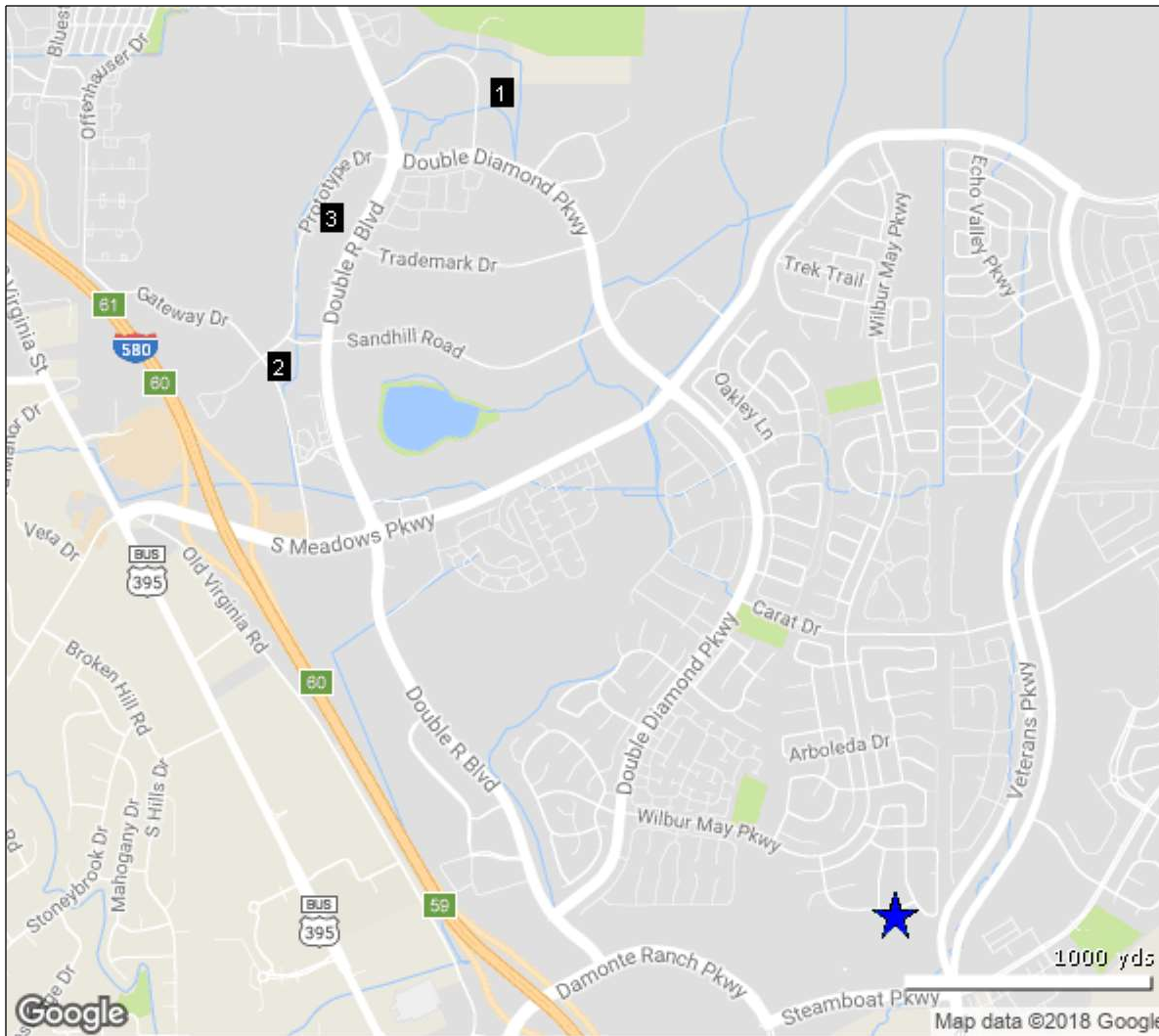
## Current Land Information

ID: 9280900

Zoning:	PUD	Proposed Use:	Industrial
Density Allowed:	-	Land Area:	8.70 AC (378,972 SF)
Number of Lots:	-	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Developer/Owner-RGNL
Improvements:	-		
Topography:	Level		
Street Frontage:	837 feet on Trademark		

## Location Information

Metro Market:	Reno/Sparks
Submarket:	South Meadows/South Meadows
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA



★ 1201 Steamboat Pkwy, Reno, NV

	Address	City	Property Info	Sale Info
1	8770 Technology Way	Reno	98,270 SF Industrial/Distribution	Sold: \$6,375,000 (\$64.87/SF)
2	9550 Gateway Dr	Reno	43,500 SF Industrial/Distribution	Sold: \$3,250,000 (\$74.71/SF)
3	9240 Prototype Dr	Reno	46,237 SF Industrial/Warehouse	Sold: \$2,500,000 (\$54.07/SF)

# 8770 Technology Way - McPherson's

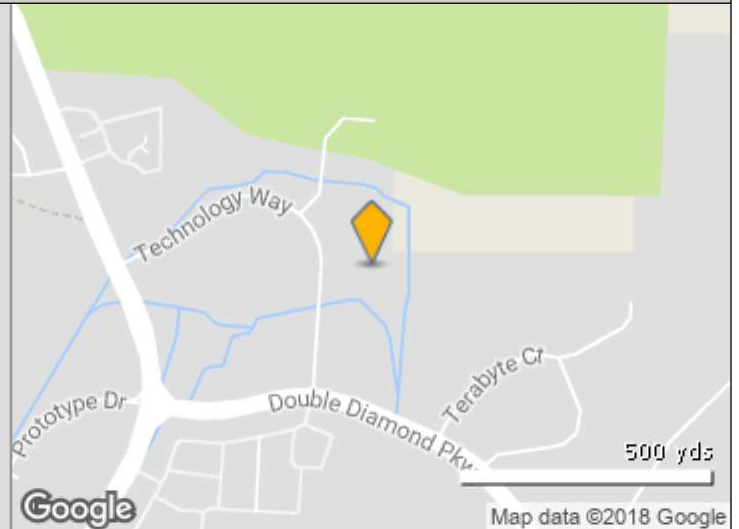
**SOLD**

1

Reno, NV 89521

Sale on 11/29/2017 for \$6,375,000 (\$64.87/SF) - Research Complete

98,270 SF Class B Distribution Building Built in 1997



## Buyer & Seller Contact Info

Recorded Buyer: Wpt Reno I Lp  
True Buyer: WPT Capital Advisors, LLC  
3033 Excelsior Blvd  
Minneapolis, MN 55416  
(612) 800-8513

Buyer Type: Developer/Owner-NTL  
Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Artbox LLC  
True Seller: MacPherson's  
Frank Stapleton  
1375 Ocean Ave  
Emeryville, CA 94608  
(510) 428-9011  
Seller Type: Corporate/User  
Listing Broker: Kidder Mathews  
Michael Hoeck  
(775) 470-8888

## Transaction Details

ID: 4084062

Sale Date:	11/29/2017	Sale Type:	Investment
Escrow Length:	40 days	Bldg Type:	Distribution
Sale Price:	\$6,375,000-Confirmed	Year Built/Age:	Built in 1997 Age: 20
Asking Price:	-	RBA:	98,270 SF
Price/SF:	\$64.87	Land Area:	4.56 AC (198,546 SF)
Price/AC Land Gross:	\$1,398,639.75		
Percent Leased:	100.0%	Percent Improved:	71.3%
Tenancy:	Multi	Total Value Assessed:	\$1,692,969 in 2017
Sale Conditions:	Sale Leaseback	Improved Value Assessed:	\$1,206,531
		Land Value Assessed:	\$486,438
		Land Assessed/AC:	\$106,721
Financing:	Down payment of \$6,375,000.00 (100.0%)		
Legal Desc:	POR PARCEL A1 OF PARCEL MAP 3200 WASHOE CO, NV MAY 2, 1997, FILE 2094989.		
Parcel No:	163-090-14		
Document No:	000004767421		

**8770 Technology Way - McPherson's****SOLD**

98,270 SF Class B Distribution Building Built in 1997 (con't)

**Transaction Notes**

This sale included an agreement for a 2 year sale-leaseback, with several extensions. The buyers were motivated by the desire to expand their real estate holdings to the western United States.

**Income Expense Data**

Expenses	- Taxes	\$61,983
	- Operating Expenses	
	Total Expenses	\$61,983

**Current Industrial Information**

ID: 5954305

Bldg Type:	Distribution	RBA:	98,270 SF
Bldg Status:	Built in 1997	% Leased:	100.0%
Rent/SF/Yr:	-	Stories:	1
Bldg Vacant:	0 SF	Total Avail:	0 SF
Building FAR:	0.49	Warehouse Avail:	0 SF
Office Avail:	0 SF	CAM	-
Max Contig:	-	Zoning:	PUD
Smallest Space:	-	Owner Type:	Developer/Owner-NTL
Land Area:	4.56 AC	Owner Occupied:	No
Lot Dimensions:	-	Tenancy:	Multi
Ceiling Height:	-	Column Spacing:	-
Loading Docks:	11 ext (bldg. total)	Levelators:	None
Cross Docks:	No	Crane:	None
Drive Ins:	1/8'0" w x 10'0" h (total)	Const Type:	Reinforced Concrete
Sprinklers:	-	Rail Spots:	None
Rail Line:	None		
Expenses:	2017 Tax @ \$0.63/sf		
Parking:	70 free Surface Spaces are available; Ratio of 0.71/1,000 SF		

**Location Information**

Metro Market:	Reno/Sparks
Submarket:	South Reno Ind/South Reno Ind
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA







## 9550 Gateway Dr

SOLD

Reno, NV 89521

Sale on 12/15/2017 for \$3,250,000 (\$74.71/SF) - In Progress

43,500 SF Class B Distribution Building Built in 1995



## Buyer &amp; Seller Contact Info

Recorded Buyer: RC5475 LLC  
 True Buyer: Bruce De Jong  
 Bruce Jong  
 9736 S Virginia St  
 Reno, NV 89511

Buyer Type: Individual  
 Buyer Broker: Colliers International  
 Chris Fairchild  
 (775) 823-4662  
 Greg Shutt  
 (775) 823-9666

Recorded Seller: Apartments 801 LLC  
 True Seller: Walter H Van Buskirk III  
 Walter Van Buskirk  
 430 Adelaide Dr  
 Santa Monica, CA 90402  
 (310) 393-8796

Seller Type: Individual  
 Listing Broker: Colliers International  
 Chris Fairchild  
 (775) 823-4662  
 Greg Shutt  
 (775) 823-9666

## Transaction Details

ID: 4087252

Sale Date:	12/15/2017	Sale Type:	Investment
Escrow Length:	-	Bldg Type:	Distribution
Sale Price:	\$3,250,000	Year Built/Age:	Built in 1995 Age: 22
Asking Price:	-	RBA:	43,500 SF
Price/SF:	\$74.71	Land Area:	2 AC (87,120 SF)
Price/AC Land Gross:	\$1,625,000.00		
Percent Leased:	100.0%	Percent Improved:	74.2%
Tenancy:	Multi	Total Value Assessed:	\$839,136 in 2017
		Improved Value Assessed:	\$622,277
		Land Value Assessed:	\$216,859
		Land Assessed/AC:	\$108,429
No. of Tenants:	4		
Tenants at time of sale:	Bluth Construction; Computerized Screening, Inc.; Csi; Delta Industries Inc		
Parcel No:	163-073-01		
Document No:	000004772111		

# 9550 Gateway Dr

**SOLD**

43,500 SF Class B Distribution Building Built in 1995 (con't)

Sale History: Sold for \$3,250,000 (\$74.71/SF) on 12/15/2017  
Sold for \$3,700,000 (\$85.06/SF) on 9/26/2014

## Income Expense Data

Expenses	- Taxes	\$30,732
	- Operating Expenses	
	Total Expenses	\$30,732

## Current Industrial Information

ID: 5954313

Bldg Type:	Distribution	RBA:	43,500 SF
Bldg Status:	Built in 1995	% Leased:	100.0%
Rent/SF/Yr:	-	Stories:	1
Bldg Vacant:	0 SF	Total Avail:	0 SF
Building FAR:	0.50	Warehouse Avail:	0 SF
Office Avail:	0 SF	CAM	-
Max Contig:	-	Zoning:	PUD
Smallest Space:	-	Owner Type:	Individual
Land Area:	2 AC	Owner Occupied:	No
Lot Dimensions:	-	Tenancy:	Multi
Ceiling Height:	-	Column Spacing:	-
Loading Docks:	2 ext (bldg. total)	Levelators:	2 ext
Cross Docks:	No	Crane:	None
Drive Ins:	2/8'0" w x 10'0" h (total)	Const Type:	-
Sprinklers:	-	Rail Spots:	None
Rail Line:	None		

Expenses: 2017 Tax @ \$0.71/sf

Parking: 80 free Surface Spaces are available; Ratio of 1.22/1,000 SF

## Location Information

Metro Market: Reno/Sparks  
Submarket: South Reno Ind/South Reno Ind  
County: Washoe  
CBSA: Reno, NV  
CSA: Reno-Carson City-Fernley, NV  
DMA: Reno, NV-CA

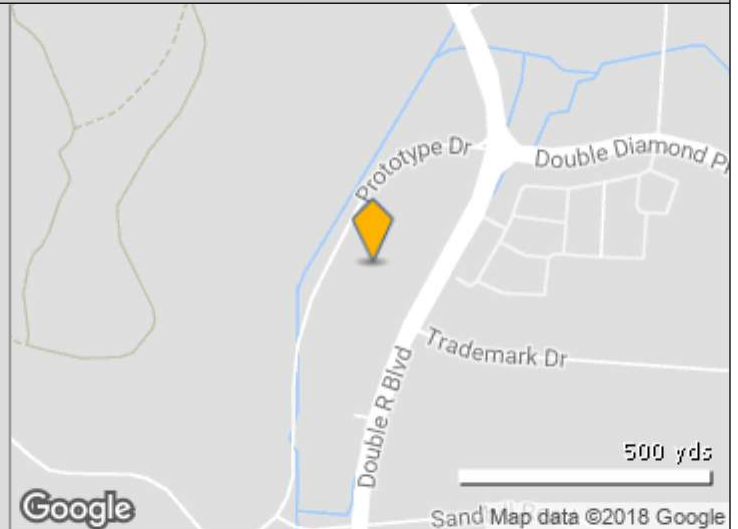
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**9240 Prototype Dr****SOLD**

Reno, NV 89521

Sale on 8/27/2015 for \$2,500,000 (\$54.07/SF) - Research Complete

46,237 SF Class B Warehouse Building Built in 1995

**Buyer & Seller Contact Info**

Recorded Buyer: Verdure Asset Corp  
 True Buyer: Richard Kudlack  
 Richard Kudlack  
 PO Box 210  
 Bolton Landing, NY 12814  
 (518) 240-6097  
 Buyer Type: Individual  
 Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Volpp Dev Co LLC  
 True Seller: Paul A Volpp  
 Paul Volpp  
 12570 Fieldcreek Ln  
 Reno, NV 89511  
 (775) 853-3432  
 Listing Broker: No Listing Broker on Deal

**Transaction Details**

ID: 3387975

Sale Date:	08/27/2015	Sale Type:	-
Escrow Length:	-	Bldg Type:	Warehouse
Sale Price:	\$2,500,000-Full Value	Year Built/Age:	Built in 1995 Age: 20
Asking Price:	-	RBA:	46,237 SF
Price/SF:	\$54.07	Land Area:	3.49 AC (151,807 SF)
Price/AC Land Gross:	\$717,360.11		
Percent Leased:	100.0%	Percent Improved:	51.7%
Tenancy:	Single	Total Value Assessed:	\$770,000 in 2015
Transfer Tax:	\$10,250	Improved Value Assessed:	\$398,073
		Land Value Assessed:	\$371,927
		Land Assessed/AC:	\$106,722
No. of Tenants:	1		
Tenants at time of sale:	Bulldog Hydraulics & Gaskets		
Financing:	Down payment of \$2,500,000.00 (100.0%)		
Parcel No:	163-112-06		
Document No:	000004507218		

# 9240 Prototype Dr

**SOLD**

46,237 SF Class B Warehouse Building Built in 1995 (con't)

## Transaction Notes

On 8/27/15, the 46,237 SF Industrial Building at 9240 Prototype Dr. Reno, NV 89521 was sold for \$2,500,000. The property was built in 1995, with a zoning of PUD. Information in this report was not verified with any parties involved. All details were obtained via public record.

## Income Expense Data

Expenses	- Taxes	\$26,272
	- Operating Expenses	
	Total Expenses	\$26,272

## Current Industrial Information

ID: 5959190

Bldg Type:	Warehouse	RBA:	46,237 SF
Bldg Status:	Built in 1995	% Leased:	100.0%
Rent/SF/Yr:	-	Stories:	1
Bldg Vacant:	0 SF	Total Avail:	0 SF
Building FAR:	0.30	Warehouse Avail:	0 SF
Office Avail:	0 SF	CAM	-
Max Contig:	-	Zoning:	PUD
Smallest Space:	-	Owner Type:	Individual
Land Area:	3.49 AC	Owner Occupied:	No
Lot Dimensions:	-	Tenancy:	Single
Ceiling Height:	22'0" -24'0"	Column Spacing:	40'w x 48'd
Loading Docks:	2 ext (bldg. total)	Levelators:	1 ext
Cross Docks:	No	Crane:	None
Drive Ins:	4/8'0" w x 12'0" h (total)	Const Type:	-
Sprinklers:	Yes	Rail Spots:	None
Rail Line:	None		
Expenses:	2017 Tax @ \$0.58/sf		
Power:	2000a/480v 3p		
Parking:	100 free Surface Spaces are available; Ratio of 2.53/1,000 SF		
Features:	Security System, Skylights		

## Location Information

Metro Market:	Reno/Sparks
Submarket:	South Reno Ind/South Reno Ind
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA