

**AVISON  
YOUNG**

Western Alliance  
Commercial, Inc.

**KIETZKE  
AUTO  
CENTER**

**meineke**  
car care center

**Safelite**  
AutoGlass

**TRICK'S**  
TOTAL CAR-CARE  
775-823-9930

**CHECK DMV**  
REGISTRATION  
RENEWALS

# KIETZKE AUTO CENTER

2825 Kietzke Ln | Reno NV 89502

CONFIDENTIAL OFFERING MEMORANDUM

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## DISCLOSURE

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of Kietzke Auto Center ("Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information that is being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

## OFFER PROCESS

Offers should be presented in the form of a non-binding Letter of Intent delineating the significant terms and conditions of the Purchaser's offer including, but not limited to:

1. Purchase Price
2. Due diligence and closing time frame
3. Earnest money deposit
4. Qualifications to close

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property or Seller directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property.

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

## CONTACT:

Reed Simmons, CCIM  
Vice President  
NV RE # BS.0012512  
775.332.7310  
reed.simmons@avisonyoung.com

Dereck Barrett  
Associate  
NV # S.0187252  
775.332.7316  
dereck.barrett@avisonyoung.com

Bram Buckley, CCIM  
Vice President  
NV RE # S.0071332  
775.332.7307  
bram.buckley@avisonyoung.com

# KIETZKE AUTO CENTER



KIETZKE AUTO CENTER | \$3,200,000

## INVESTMENT HIGHLIGHTS

Price	\$3,200,000
Cap Rate	5.5%
Number of Tenants	5
Occupancy	100%
Tenant Mix	Safelite Meineke Car Care Center Rick's Total Car Care Express Smog Vehicle Consulting Group



# INVESTMENT DESCRIPTION

The subject property consists of a commercial auto center with a total of 15,080 square feet, 13,042 sf on the main level and 2,038 sf on the upper level. There are currently five tenants occupying the majority of the building, two of which are anchor tenants: SafeliteAuto Glass and Meineke Car Care Center. The physical building was constructed in an L shape in 1986. The land size is 1 acre and the zoning is AC (Arterial Commercial).

The exterior of the building is primarily stucco with a roof mansard running along the perimeter fronting the street and parking lot. The roof itself is flat. There are a series of glass and metal bay doors fronting the parking lot for auto access. The parking lot is concrete with 71 parking spaces including those in front of the bay doors. There is a monument sign on Kietzke Lane. Each tenant has its own sign attached to the side of the building.



## KIETZKE AUTO CENTER RENT ROLL

Space No.	Tenant	Term (Mo.)	Start Date	Expiration date	SF Lower	SF Upper	Total SF	Current NNN Rent	NNN Fixed	Total/month	Comments
1	Meineke Car Care Center	120	11/1/2019	10/31/2029	3,240	864	4,104	\$4,135.45 \$1.01/sf	\$656.64	\$4,792.09	Rent increases 3% per annum
2											
3	Ricks Total Car Care	36	7/1/2020	6/30/2023	1,296	0	1,296	\$1,500.00 \$1.16/sf	\$385.00	\$1,885.00	Rent increases 5% per annum
4	Express Smog	36	11/1/2018	10/31/2021	1,296	854	2,150	\$1,404.54 \$0.65/sf	\$268.49	\$1,673.03	Rent increases 2% per annum
7	Vechicle Consulting Group	24	9/1/2020	8/31/2022	670	320	990	\$620.00 \$0.63/sf	\$130.20	\$750.20	Rent increases 3% per annum
5	SafeLite	120	10/1/2011	9/30/2023	6,540	0	6,540	\$6,939.97 1.06/sf	\$1,373.40	\$8,313.37	Rent increases 2% per annum
9											
6											
<b>Total</b>					<b>13,042</b>	<b>2,038</b>	<b>15,080</b>	<b>\$14,599.96</b>	<b>\$2,813.73</b>	<b>\$17,413.69</b>	

# KIETZKE AUTO CENTER P&L

2019 Profit and Loss		
<b>Gross Income</b>		<b>\$175,199.52</b>
<b>NNN Revenue</b>		<b>\$45,200 (PROJECTED)*</b>
<b>Total Revenue</b>		<b>\$220,399.52</b>
<b>Expenses</b>		
Building Services	Burgarello Alarm	\$742.56
Utilities	City of Reno	\$1,760.14
Insurance	Hanover Insurance Group	\$7,503.00
Repair & Maintenance	Have Lights will Travel	\$439.25
Repair & Maintenance	J&M Construction	\$1,800.00
Repair & Maintenance	Johnson Controls	\$475.78
Utilities	Nevada Energy	\$2,926.05
Repair & Maintenance	Raul Andrade - Gardener	\$2,825.00
Utilities	Truckee Meadows Water	\$1,020.08
Taxes & Licenses	Washoe County Treasurer	\$14,595.55
Building Services	Waste Management	\$2,918.51
Building Services	Waters Vacuum Truck Service	\$1,250.00
Property Management (4%)	Estimated	\$7,007.98
<b>Total Annual Expenses (2019)</b>		<b>\$45,263.90</b>
<b>NOI</b>		<b>\$175,135.62</b>

\* Some CAM Fees have not been adjusted to reflect increased property operating expenses.



# PROPERTY OVERVIEW



Plumb Lane

Plumb Lane

Plumb Lane

Plumb Lane

Plumb Lane

Plumb Lane

Plumb Lane

Park Lane Project

Peppermill

Little Flower Catholic School

Echo Loder Elementary School

Franktown Corners

Toyota

Subaru

Hyundai

Costco

Earl Wooster High School

SITE

Kietzke Lane

Kietzke Lane

Kietzke Lane

Kietzke Lane

Kietzke Lane

# PROPERTY DESCRIPTION

## PROPERTY ADDRESS

2825 KIETZKE LN  
RENO NV 89502

## PROPERTY PRICE

\$3,200,000.00

## APN

020-131-04

## TOTAL BUILDING SQ FT

15,080 Sq Ft Total

## LAND ZONING

AC

## TOTAL ACREAGE

1.00 Acres Total

## TOTAL SQUARE FOOTAGE

43,548 Sq Ft Total

## OCCUPANCY

100%

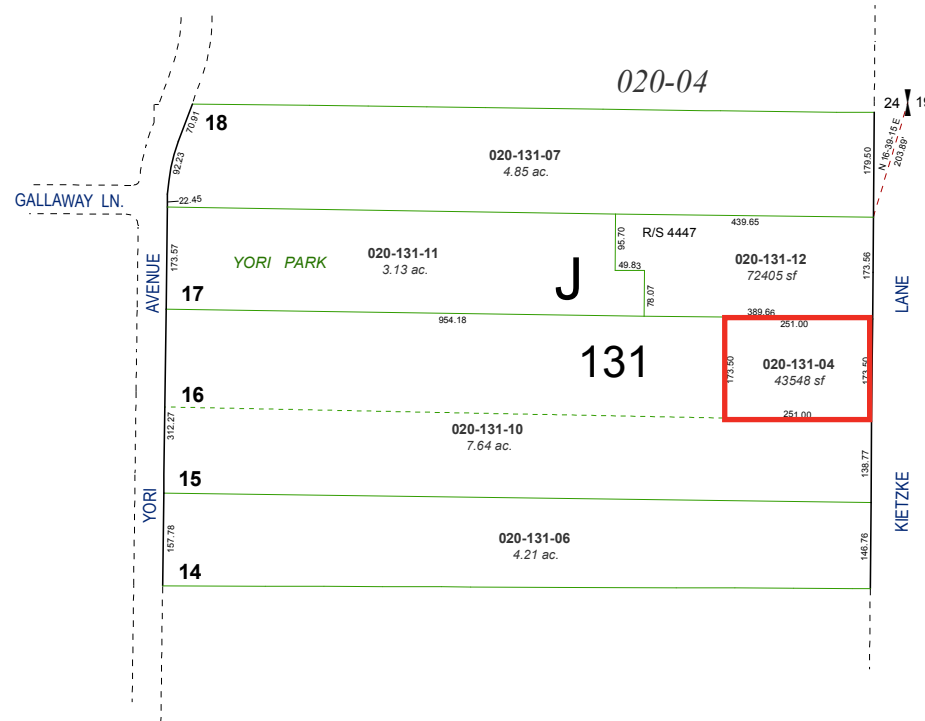
## TENANTS

MEINEKE CAR CARE CENTER  
SAFELITE AUTOGLASS  
RICK'S TOTAL CAR CARE  
EXPRESS SMOG  
VEHICLE CONSULTING GROUP



## (RS #30) HILLBRAE TRACT (UNOFFICIAL)

PORTION OF THE SE 1/4 OF SECTION 24  
T19N - R19E



# DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	22,666	98,441	231,155
Households	7,973	42,896	96,018
Avg Household Income	\$46,375	\$69,441	\$73,918
Median Household Income	\$35,893	\$46,146	\$51,960
Per Capita Income	\$16,512	\$30,331	\$30,776
Median Home Value	\$156,368	\$351,235	\$336,846
Median Age	30.3	39.0	37.0

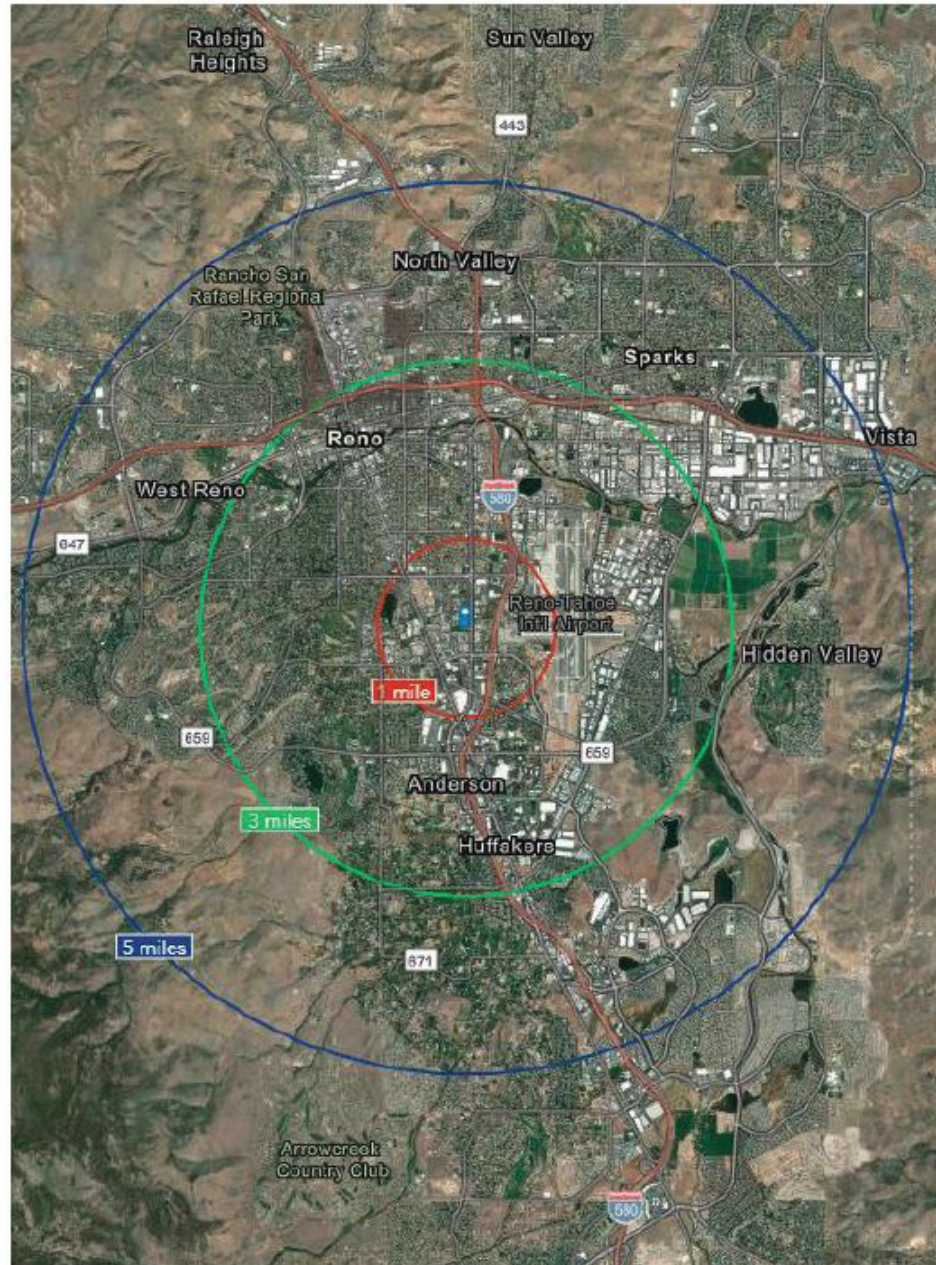
Source: STDB 2020

## TRAFFIC COUNTS

Kietzke Ln

28,000

Source: NDOT 2019





## CONTACT



Reed Simmons, CCIM  
Vice President  
NV RE # BS.0012512  
775.332.7310  
[reed.simmons@avisonyoung.com](mailto:reed.simmons@avisonyoung.com)



Bram Buckley, CCIM  
Vice President  
NV RE # S.0071332  
775.332.7307  
[bram.buckley@avisonyoung.com](mailto:bram.buckley@avisonyoung.com)



Dereck Barrett  
Associate  
NV # S.0187252  
775.332.7316  
[dereck.barrett@avisonyoung.com](mailto:dereck.barrett@avisonyoung.com)

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