



OFFERING MEMORANDUM

80 Vine Street

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

A fully leased, income-producing multifamily asset in the heart of Reno's urban core, with all five units occupied under signed leases.

LIST PRICE

\$1,150,000

CAP RATE

5.27%

UNITS

5

IN-PLACE NOI

\$60,611

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 now 100% leased, with all five units occupied under signed leases following the recent lease-up of Unit B.

Investment Highlights

- **Fully leased, day-one income.** All five units are occupied under signed leases. Unit B leased in August 2026 at \$1,230/month, bringing the property to 100% occupancy with no lease-up risk for a new owner.
- **Reduced rollover risk.** Units B, C, and D run through 7/31/2027, 6/30/2027, and 1/31/2027 respectively — three of five units secured well beyond the near term.
- **Embedded rent growth.** Bringing all five units to their estimated market rents implies approximately \$2,760 in additional annual income beyond the in-place 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

5.27%

GRM

13.97_x

PRICE / UNIT

\$230,000

PRICE / SF (BLDG)

\$309.14

IN-PLACE NOI

\$60,611

Figures reflect current in-place rents across all five units. See Section 04 for 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	5 of 5 Units (100%)



SECTION 03

Rent Roll

Current rent roll per signed leases, as of July 16, 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	08/10/2026	07/31/2027	Occupied (new lease)	\$1,230	\$1,250	\$1,230
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	5 of 5 Occupied			\$6,845	\$7,075	\$6,710

In-Place Rent reflects currently contracted monthly rent under signed leases for all five units. Market Rent reflects estimated market rent and is shown for reference only. Unit B was leased effective 8/10/2026 at \$1,230/month through 7/31/2027. 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) is presented on current in-place rents across all five units.

OCCUPIED UNITS

5 / 5 (100%)

IN-PLACE MONTHLY RENT

\$6,845

MONTHLY MARKET UPSIDE

\$230

SECURITY DEPOSITS HELD

\$6,710

SECTION 04

Financial Summary

Annualized basis: current in-place rents under signed leases across all five units.

INCOME

Rental Income	\$82,140
Laundry Income	\$158
Total Gross Income	\$82,298

ANNUAL GROSS INCOME (IN-PLACE)

\$82,298

Rental income reflects current in-place rents under signed leases across all five units.

OPERATING EXPENSES

Property Taxes	\$4,989.05
Property Management (7%)	\$5,760.86
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	\$21,686.91

PRICING & RETURNS

List Price	\$1,150,000
Total Gross Income	\$82,298
Total Operating Expenses	\$21,687
Net Operating Income	\$60,611
Expense Ratio	26.4%
Cap Rate	5.27%
GRM	13.97x
Price / Unit	\$230,000
Price / SF (Building)	\$309.14
NOI / Unit	\$12,122

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	IN-PLACE NOI
\$1,150,000	5.27%	\$60,611

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