Offering Memorandum

Alpha Ave. & Mt. Anderson St.

LOGIC



5975 Alpha Ave., Reno, NV 89506

Leasehold Investment | NNN Lease

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5975 Alpha Ave.
Reno, NV 89506

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Property Overview
Property Details
Investment Highlights

01
Executive Summary

Offering Snapshot

$1,945,000
Offering Price

8%
CAP Rate

$155,626
NOI

Property Overview

5975 Alpha Avenue is a leasehold investment opportunity at the Reno-Stead Airport. The property has been on an airport ground lease since 1997 and will be renewed on a new 20-year ground lease prior to the close of escrow. The building is currently leased to Tactical Air Support with a lease term through August 2029 and a five- year renewal option. The tenant's lease includes 3% annual rent increases at the beginning of each calendar year.



Property Details

Location
5975 Alpha Ave.
Reno, NV 89506

Property Size
- ± 11,000 SF Hangar
- ± 2,000 SF Building
- ± 3,000 SF Yard

Construction
- Built in 1997

Ground Lease Term
- 20-year lease term

Occupancy
- Single Tenant

Tenant Lease Term
- Through August 2029 with a 5-year option



Investment Highlights



8% CAP Rate
NOI $155,626



Tenant lease term through August 2029
with a five-year option



NNN Lease
Structure



3%
Annual Increases



05
Tenant Profile

Property Name:	Airport Hanger
Trade Name:	Tactical Air Support, Inc.
Lease Type:	NNN
LL Responsibilities:	Ground lease expenses
Lease Term Remaining:	Through August 2029 with a 5-year option
Building Parcel Size:	± 22,523 SF
Year Built:	1997

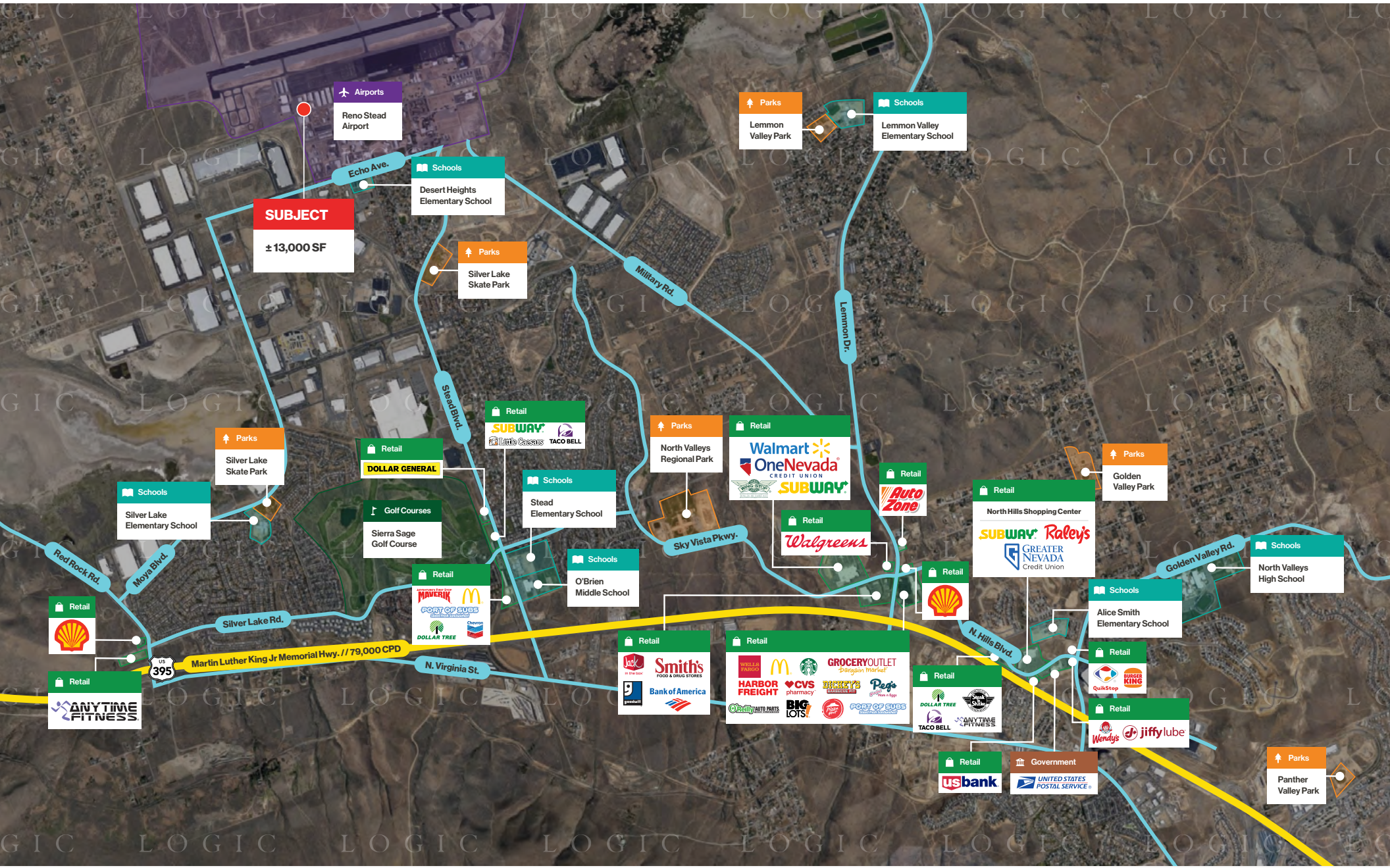


07
Aerial



Aerial

Government | Venues | Airports | Parks | Schools | Retail





09
Financial Analysis

Cash Flow

Ordinary Income/Expense	
Rent Income	$170,465 Per Yr. as of Jan 2027
Expense: Ground Lease	($9,009.20) Per Yr.
Expense: Gross Receipts to RTAA	($5,114) Per Yr.
Expense: Sewer	($716) Per Yr.
NOI	**$155,626**



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Market Overview



Important Statistics

5-Mile Radius

49,738
Total Population

34,086
Daytime Population

496
Number of Businesses

1.4%
2026-2031 Population Growth

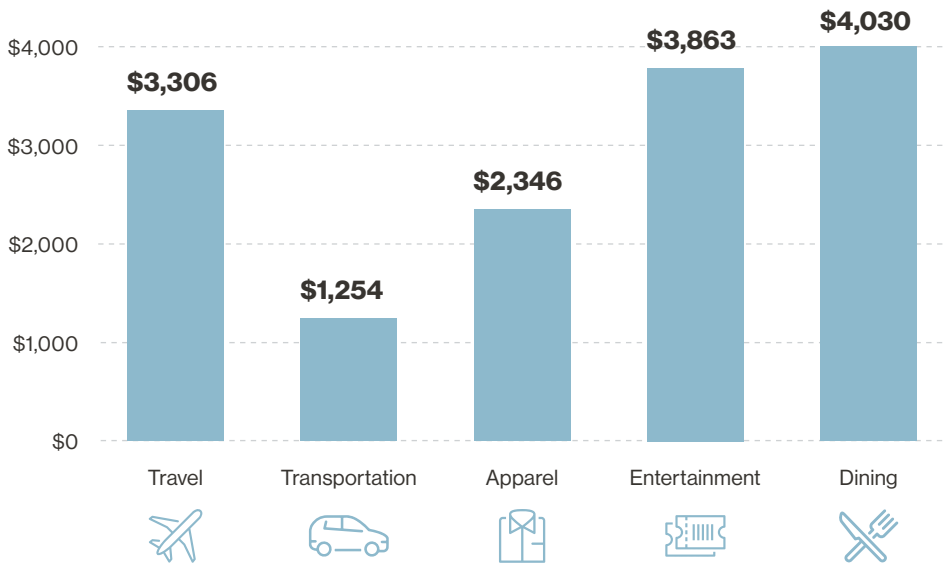
7,326
Total Employees

$452,272
Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	2,002	28,821	42,751
2026 Population	1,952	32,818	49,738
2031 Population	2,018	34,572	53,444
Annual Growth 2020 - 2026	-0.40%	2.10%	2.45%
Annual Growth 2026 - 2031	0.67%	1.05%	1.45%
Income			
2026 Average Household Income	$111,953	$108,969	$112,088
2031 Average Household Income	$134,805	$126,622	$130,173
2026 Per Capita Income	$36,086	$37,196	$39,259
2031 Per Capita Income	$43,715	$43,448	$45,943
Households			
2020 Total Households	610	9,667	14,721
2026 Total Households	619	11,079	17,360
2031 Total Households	644	11,729	18,800
Housing			
2026 Total Housing Units	625	11,572	18,351
2026 Owner Occupied Housing Units	388	7,562	12,760
2026 Renter Occupied Housing Units	231	3,517	4,600
2026 Vacant Housing Units	6	493	991
2031 Total Housing Units	659	12,410	20,061
2031 Owner Occupied Housing Units	417	8,193	13,827
2031 Renter Occupied Housing Units	227	3,536	4,973
2031 Vacant Housing Units	15	681	1,261

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.

2025 Population

640k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties

229% Northern Nevada Employment Growth Since 2020-2025

13% Reno/Sparks Employment Growth in Past 5 Years

60k-62k Trade, Transportation and Utilities, Largest Employment Sector

2025 Travel

3.8MM

Annual Visitors Reno-Tahoe Area

14% Summer Airport Passenger Increases

60% Percentage of Overnight Visitors from California

2025 Visitors

$2.0B

Gross Gaming Revenue in Northern Nevada

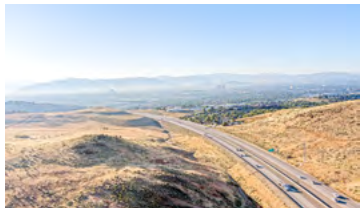
7.90MM Hotel Rooms Available in Reno-Tahoe Area Annually

88% Visitors Would Recommend Reno-Tahoe for Travel



Top Projects 2025
Under Construction & Planned

$15B+
Total Planned & Under Construction

#		Project	Cost
1		**Reno-Tahoe Airport Expansion** The Reno-Tahoe International Airport is undergoing a $1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience. **Status of Project:** In Progress **Estimated Completion:** 2028	**$1.6B**
2		**I-80 Widening Project** This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center. **Status of Project:** Start of 2026 **Estimated Completion:** 2027	**$275MM**
3		**Greenlink Nevada** Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability. **Status of Project:** In Progress **Estimated Completion:** 2027	**$4.2B**
4		**UNR College of Business** The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones. **Status of Project:** In Progress **Estimated Completion:** Fall 2025	**$150MM**



Source: www.flipsnack.com | edawnresources/sce-2025 | presentationcopy/full-view.html

Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

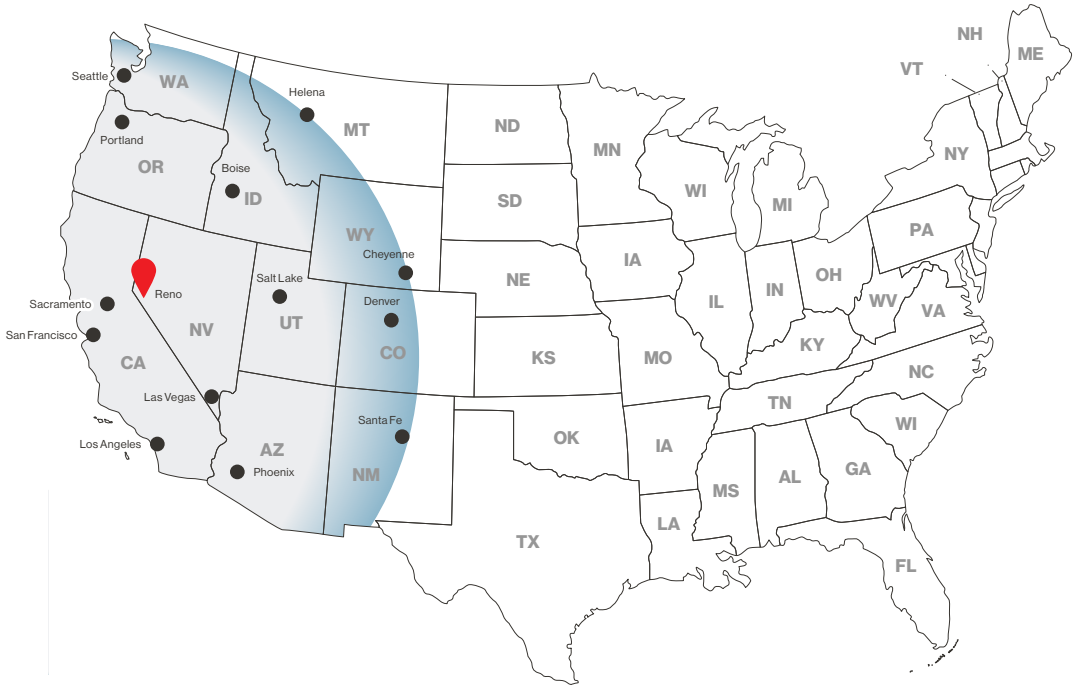
Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Tax Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Northern Nevada Transit Times



1-Day Truck Service

San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM

60MM Customers

1-Day Truck Service from Northern Nevada

Power Costs

Nevada: 53% Less Than California, 25% Below U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.









A Look at Northern Nevada





The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



A Look at Northern Nevada



TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.







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