LATE EVIDENCE
<table>
<thead>
<tr>
<th>Income Approach 2021 (AVG '18, '19, '20) Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Income</td>
</tr>
<tr>
<td>NNN</td>
</tr>
<tr>
<td>$691,419</td>
</tr>
<tr>
<td>Deferred Income</td>
</tr>
<tr>
<td>$141,333</td>
</tr>
<tr>
<td>Vacancy &amp; Collection (PGI) (-) 10%</td>
</tr>
<tr>
<td>$832,752</td>
</tr>
<tr>
<td>$83,275</td>
</tr>
<tr>
<td>$749,477</td>
</tr>
<tr>
<td>Other Income</td>
</tr>
<tr>
<td>(+)</td>
</tr>
<tr>
<td>$0</td>
</tr>
<tr>
<td>EGI</td>
</tr>
<tr>
<td>$749,477</td>
</tr>
<tr>
<td>Operating Expenses</td>
</tr>
<tr>
<td>$88,437</td>
</tr>
<tr>
<td>NOI</td>
</tr>
<tr>
<td>$661,040</td>
</tr>
<tr>
<td>Cap Rate ((/)7%)</td>
</tr>
<tr>
<td>Estimated Value</td>
</tr>
<tr>
<td>$9,443,426</td>
</tr>
</tbody>
</table>
Hi Doug,

We just discovered the actual Income Approach was not in the report and will be added as late evidence. Here is your copy.

Have a great weekend!

Jeremy M. Saposnek  
Property Appraiser  
City of Carson City  
201 N. Carson St. #6  
Carson City, NV. 89701  
jsaposnek@carson.org  
775-283-7038

From: Douglas W. Hensley <dhensley@olympiacompanies.com>
Sent: Friday, February 5, 2021 8:50 AM
To: Jeremy Saposnek <JSaposnek@carson.org>
Subject: RE: The link is now active for your case

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Please call my cell.
702.349.4962

Thanks,
Doug

Douglas W. Hensley  
Chief Financial Officer and Senior Vice President  
Olympia Companies  
11411 Southern Highlands Parkway  
Suite 300  
Las Vegas, NV 89141  
702.220.6565
From: Douglas W. Hensley
Sent: Friday, February 5, 2021 8:49 AM
To: Jeremy Saposnek <JSaposnek@carson.org>
Subject: RE: The link is now active for your case

Good Morning Jeremy,
Anytime before noon, except from 10:30 to 11:30.

Thanks for taking the time,
Doug

Douglas W. Hensley
Chief Financial Officer and Senior Vice President
Olympia Companies
11411 Southern Highlands Parkway
Suite 300
Las Vegas, NV 89141
702.220.6565
dhensley@olympiacompanies.com

From: Jeremy Saposnek <JSaposnek@carson.org>
Sent: Friday, February 5, 2021 8:16 AM
To: Douglas W. Hensley <dhensley@olympiacompanies.com>
Subject: RE: The link is now active for your case

Good morning Doug,
Please let us know when we can call you, we are ready right now.

Thank you,
Jeremy

From: Douglas W. Hensley <dhensley@olympiacompanies.com>
Sent: Thursday, February 4, 2021 5:35 PM
To: Jeremy Saposnek <JSaposnek@carson.org>
Subject: RE: The link is now active for your case

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Hi Jeremy,
Would you please share with me the math you used to arrive at the amounts on your “Income Approach 2021 Data” analysis. It's on page 5 of the package.

Thanks,
Doug

Douglas W. Hensley
Chief Financial Officer and Senior Vice President
Good morning Doug,

If you have any questions about our report please don’t hesitate to ask.

Thanks again,

Jeremy M. Saposnek
Property Appraiser
City of Carson City
201 N. Carson St. #6
Carson City, NV 89701
jsaposnek@carson.org
775-283-7038

This message originated outside of Carson City’s email system. Use caution if this message contains attachments, links, or requests for information.

Thanks Jeremy.
Doug

Douglas W. Hensley
Chief Financial Officer and Senior Vice President
Olympia Companies
11411 Southern Highlands Parkway
Suite 300
Las Vegas, NV 89141
702.220.6565
dhensley@olympiacompanies.com
From: Jeremy Saposnek <jsaposnek@carson.org>
Sent: Tuesday, February 2, 2021 3:13 PM
To: Robin D. Nedza <rnedza@olympiacompanies.com>; Douglas W. Hensley <dhensley@olympiacompanies.com>
Subject: The link is now active for your case

Just wanted to let you A.S.A.P.

Jeremy M. Saposnek
Property Appraiser
City of Carson City
201 N. Carson St. #6
Carson City, NV. 89701
jsaposnek@carson.org
775-283-7038

CAUTION: This email originated from outside of Olympia Companies & Olympia Management Services. Do not click links or open attachments unless you recognize the sender and know the content is safe.
LATE EVIDENCE
REDUCED! Drive Thru Pad
For Sale or Lease
Build to Suit

.77 Acres Highway Frontage Outparcel
Zoned: General Commercial

2031 East William Street, Carson City, Nevada
APN 008-152-24

- Finished outparcel on East William Street adjacent to Tractor Supply one block west of the I580 Freeway on and off ramps.
- Near Carson High School—one of Nevada’s largest population high schools, the Boys and Girls Club and the MAC Community Center.
- Nevada DOT Traffic Counts of 25,500 cars per day.
- Highway access on both sides of site.
- All utilities stubbed to parcel.
- Prominent street pylon sign position.

- Offered for sale at $336,000.00
- Offered for ground lease at $3,500 monthly.
- Build to Suit opportunity.
- Possible Owner Financing.

Vicki Hone  The Hone Company  (775)691-1912  vhone@honecompany.com
Sale/Lease/Build to Suit

2031 East William Street, Carson City, Nevada

Conceptual Site Plan

Vicki Hone  The Hone Company  (775)691-1912  vhone@honecompany.com
2835 E Hwy 50, Carson City, NV 89701

$300,000

Sold Price

Beds

Baths

Sq Ft

Recently Sold
This home sold 5 months ago.

About This Home

MLS Remarks: Property is being offered for sale at $335,000. This location is perfectly suited for free-standing building or fuel station with 41,000 square feet of parcel size. Ease of access for drive-thru location with two highway entrances. Power, sewer and water stubbed to site. Large residential population surrounding the site, both high density apartment complexes and retail uses. 2018 Traffic Counts of over 32,000 cars per day.

Listed by Vicki Hone • Hone Company

Redfin last checked: 7 minutes ago | Last updated Aug 11, 2020

Bought with Vicki Hone • Hone Company

Price Insights

Redfin Estimate

$353,678

Home Facts

Status

Sold

Property Type

Vacant Land

Community

Carson SE Central

Lot Size

0.94 Acres

MLS# 200001398

Thinking about selling?
Sell your home for more, pay a 1% listing fee when you sell and buy

Estimated sale price

$336,000 - $372,000

Schedule selling consultation

It's free, with no obligation - cancel anytime

OR

I'm the owner

Map Nearby Homes For Sale

Expand Map

Street View

Directions

Your comments

Add a comment...

Visible only to you

Redfin Estimate

Edit Home Facts to improve accuracy
Edit Home Facts to improve accuracy.

$353,678
+$54K since sold in 2020

Track This Estimate
1 year 5 years

Redfin Estimate based on recent home sales.

SOLD JAN 25, 2021

$280,000
3 1 1,010
2183 Dorn Way
Carson City, NV 89706-1732

SOLD NOV 24, 2020

$346,000
3 2 1,2
1425 Siskiyou
Carson City, NV 89701

Homeowner Tools
Edit home facts
<table>
<thead>
<tr>
<th>Home Sale Price</th>
<th>Outstanding Mortgage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$353,678</td>
<td>$238,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Selling with Traditional Agent</th>
<th>Selling with Redfin Agent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your Total Sale Proceeds</td>
<td>$89,755</td>
</tr>
<tr>
<td>Seller Agent Commission</td>
<td>3% ($10,610)</td>
</tr>
<tr>
<td></td>
<td>1.5% ($5,305)</td>
</tr>
</tbody>
</table>

$5,305 more selling your home with a Redfin agent.

Schedule Selling Consultation
Exterior Features, School / Neighborhood, Utilities, Taxes / Assessments

Exterior Features
- Fencing: Chain Link, Masonry
- Has Outbuildings

School Information
- Elementary School: Empire
- Middle School: Eagle Valley
- High School: Carson

Utility Information
- Electricity: On Property
- Existing Sewer/Septic: City/County on Property
- Utilities at Site: Electricity, Telephone
- Water Rights: No

Taxes & Assessment Information
- Tax Database ID: 1
- Tax Property ID: 00818301
- Taxes: $3,877

Lease / Rent Details, Listing Information

Lease Information
- 1 month Min.

Listing Information
- Please, Street/Alternative USDA/USDA Off Range
Based on homes you’ve looked at.

<table>
<thead>
<tr>
<th>Price</th>
<th>Beds</th>
<th>Baths</th>
<th>Sq. Ft.</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,014,076</td>
<td>5</td>
<td>3</td>
<td>4,500</td>
<td>1 Brick Rd, Carson City, NV 89701</td>
</tr>
<tr>
<td>$860,000</td>
<td>3</td>
<td>2</td>
<td>2,290</td>
<td>191 Duane Bliss Way #43, Carson City, NV 89706</td>
</tr>
<tr>
<td>$289,000</td>
<td>3</td>
<td>2</td>
<td>1,451</td>
<td>2579 Eagle Ridge Rd #18, Genoa, NV 89411</td>
</tr>
<tr>
<td>$1,360,378</td>
<td>4</td>
<td>3</td>
<td>3,026</td>
<td>0 Hwy 50 E, Carson City, NV 89701</td>
</tr>
<tr>
<td>$148,000</td>
<td>2</td>
<td>1</td>
<td>1,230</td>
<td>2109 Court Side Cir, Carson City, NV 89703</td>
</tr>
<tr>
<td>$249,900</td>
<td>3</td>
<td>2</td>
<td>1,296</td>
<td>1314 Downs Dr, Minden, NV 89423</td>
</tr>
</tbody>
</table>

See 5 More Homes In Your Feed

Nearby Similar Homes

Homes similar to 2835 E Hwy 50 are listed between $148K to $1,360K at an average of $370 per square foot.
$260,000
-Beds - Baths - Sq. Ft.
3160 Clark, Washoe City, NV 89704

$250,000
-Beds - Baths - Sq. Ft.
Lot 44 Squires St #44, Minden, NV 89423

$485,000
-Beds - Baths - Sq. Ft.
222 Dayton Valley Rd, Dayton, NV 89403

-NOT HOME-

$270,000
-Beds - Baths - Sq. Ft.
5015 Grays Starlight, Washoe City, NV 89704

$750,000
3 Beds 2 Baths 2,018 Sq. Ft.
2583 Last Chance Ct, Minden, NV 89423
Yard Garage Parking Deck

-View More Homes-

-Nearby Recently Sold Homes-
Nearby homes similar to 2835 E Hwy 50 have recently sold between $104K to $9,440K at an average of $1.0 per square foot.

-SOLD DEC 1, 2020-
$160,000 Last Sold Price
-Beds - Baths - Sq. Ft.
3733 Buckskin, Carson City, NV 89703

-SOLD DEC 30, 2020-
$130,000 Last Sold Price
-Beds - Baths - Sq. Ft.
138 Linehan Rd Par 4, Moundhouse, NV 89706

-SOLD DEC 15, 2020-
$104,000 Last Sold Price
-Beds - Baths - Sq. Ft.
TBD Gardner, Carson City, NV 89706-9999

-View More Recently Sold Homes-
Nearby Properties

Data from public records.

1769 Nichols Ln, Carson City, NV
1 Beds | 1 Baths | 1110 Sq Ft

3075 US-50, Carson City, NV
2 Beds | 3 Baths | 2576 Sq Ft

2750 US-50, Carson City, NV
2 Beds | 1 Bath | 9440 Sq Ft

2880 US-50, Carson City, NV
2 Beds | 1 Bath | 3123 Sq Ft

2765 US-50, Carson City, NV
3 Beds | 1 Bath | 12322 Sq Ft

Show More ▼

More Real Estate Resources

New Listings In 89701

3012 Green Dr
1309 N Lompa Ln
641 Meadow Ln
3709 Woodside
All 89701 New Listings

Zip Codes

89423 Homes For Sale
89511 Homes For Sale
89703 Homes For Sale
89413 Homes For Sale
89451 Homes For Sale

Nearby Cities

Verdi Homes For Sale
South Lake Tahoe Homes For Sale
Incline Village Homes For Sale
Reno Homes For Sale
Fernley Homes For Sale
Zephyr Cove Homes For Sale
Show More ▼

Neighborhoods

North Carson Homes For Sale
Carson Hot Springs Homes For Sale
Clearcreek Homes For Sale
Empire Homes For Sale
Silver Oak Homes For Sale
Lake Tahoe Homes For Sale
Show More ▼

Popular Searches

Carson City Luxury Homes
Carson City Land
Carson City Vintage
Carson City Condos
2835 E Hwy 50 is vacant land in Carson City, NV 89701. This vacant land is a 0.94 acre lot. 2835 E Hwy 50 last sold on August 11, 2020 for $300,000. Nearby schools include Empire Elementary School, Carson High School and Mark Twain Elementary School. The closest grocery stores are Centro Market, Daisy's Store and Country Store. Nearby coffee shops include Dunkin' Donuts, Stagecoach Community Center and 7-Eleven. Nearby restaurants include AMPM, Taco Bell and China Chef Buffet. 2835 US-50 is near Mills Park, Capitol Complex and Governors Field. This address can also be written as 2835 US-50, Carson City, Nevada 89701.
This Land Property is no longer advertised on LoopNet.com.

2031 E William St
Carson City, NV 89701 - 0.77 AC -
Land For Sale

0.77 LAND ON US50 - CARSON CITY

Property Type: Land
Total Lot Size: 0.77 AC
Property Subtype: Commercial
Opportunity Zone: No
Proposed Use: Comm...

Listing ID: 14816968
Date Created: 1/9/2019
Last Updated: 1/19/2021
DESCRIPTION

Finished outparcel on East William Street adjacent to Tractor Supply one block west of the I580 Freeway on and off ramps.
Near Carson High School—one of Nevada’s largest population high schools, the Boys and Girls Club and the MAC Community Center.
Nevada DOT Traffic Counts of 25,500 cars per day.
Highway access on both sides of site.
All utilities stubbed to parcel.
Prominent street pylon sign position.
Offered for sale at $295,000.00
Offered for ground lease at $3,500 monthly.
Build to Suit opportunity.

TRANSPORTATION

✈️ AIRPORT

Reno-Tahoe International Airport 52 min drive 31.5 mi

PROPERTY TAXES

Parcel Number 008-15 2-24
Improvements Assessment
$0

Land $98,011 Total Assessment $98,011
Assessment

ZONING

Zoning Code GC
YOU MAY ALSO LIKE

US Highway 50 @ ...  Truckee Railyard M...
$16,250,000       $7,500,000

The Land Property at 2031 E William St, Carson City, NV 89701 is no longer being advertised on LoopNet.com. Contact the broker for information on availability.

NEARBY LISTINGS

3726 Lyla Ln, Carson City NV
1350 Old Hot Springs Rd, Carson City NV
Saliman, Carson City NV
Saliman, Carson City NV
2943 Hwy 50 E, Carson City NV
4530-4580 Cochise St, Carson City NV
4749 Snyder Ave, Carson City NV
Research Way, Carson City NV
5155 US Highway 50, Carson City NV
4847 E Nye Ln, Carson City NV
3340 Hwy 50 E, Carson City NV
3350 Hwy 50 E, Carson City NV
4500 Ryan Way, Carson City NV
W College Pkwy @ GS Richards Blvd, Carson City NV
5th And Saliman, Carson City NV

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REDUCED! Drive Thru Pad
For Sale or Lease
Build to Suit

.77 Acres Highway Frontage Outparcel
Zoned: General Commercial

2031 East William Street, Carson City, Nevada
APN 008-152-24

- Finished outparcel on East William Street adjacent to Tractor Supply one block west of the I580 Freeway on and off ramps.

- Near Carson High School-one of Nevada’s largest population high schools, the Boys and Girls Club and the MAC Community Center.

- Nevada DOT Traffic Counts of 25,500 cars per day.

- Highway access on both sides of site.

- All utilities stubbed to parcel.

- Prominent street pylon sign position.

- **Offered for sale at $399,880.00, $336,000.00**

- Offered for ground lease at $3,500 monthly.

- Build to Suit opportunity.

- Possible Owner Financing.

Vicki Hone   The Hone Company   (775)691-1912   vhone@honecompany.com
Sale/Lease/Build to Suit

2031 East William Street, Carson City, Nevada

Conceptual Site Plan

Vicki Hone  The Hone Company  (775)691-1912  vhone@honecompany.com
This Land Property is no longer advertised on LoopNet.com.

**E Highway 50 @ Arrowhead Dr.**
Carson City, NV 89706  ·  1.09 AC  ·  Land For Sale

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Land</th>
<th>Total Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1.09 AC</td>
</tr>
</tbody>
</table>
Property: Commercial
Subtype: Cross Streets
Proposed Use: Commercial Opportunity
Zone: No

INVESTMENT HIGHLIGHTS

High traffic signalized intersection
HWY 50 is major arterial road for Moundhouse, Dayton, Stagecoach, Silver Springs, Fernley

TRANSPORTATION

✈ AIRPORT

Reno-Tahoe International Airport 55 min drive 33.5 mi

PROPERTY TAXES

Parcel Number 008-39 1-14
Improvements Assessment
$0 $0

Land Assessment $79,767 Total Assessment $79,767

ZONING

Zoning Code G1
YOU MAY ALSO LIKE

US Highway 50 @ ... $16,250,000
Truckee Railyard M... $7,500,000

The Land Property at E Highway 50 @ Arrowhead Dr., Carson City, NV 89706 is no longer being advertised on LoopNet.com. Contact the broker for information on availability.

NEARBY LISTINGS

1350 Old Hot Springs Rd, Carson City NV
Saliman, Carson City NV
Saliman, Carson City NV
2943 Hwy 50 E, Carson City NV
Research Way, Carson City NV
5155 US Highway 50, Carson City NV
4847 E Nye Ln, Carson City NV
3340 Hwy 50 E, Carson City NV
3350 Hwy 50 E, Carson City NV
4500 Ryan Way, Carson City NV
W College Pkwy @ GS Richards Blvd, Carson City NV
5th And Saliman, Carson City NV
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