

# The Brougher-Bath Mansion

Investment and Offering Memorandum



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## Property Overview

**The Brougher-Bath Mansion** is located at 204 W Spear Street in Carson City, Nevada. The property is located on the historic west side of Carson City. The historic west side dates to the 1860's and is the largest of its kind in Nevada.

The mansion was built in 1903 by Nevada's Honorable State Senator Wilson Brougher, and is the only Queen Anne residence in Carson City's Historic District. Listed on the National Register of Historic Places, it is deemed significant for its architecture and for its association with Wilson Brougher, "*a man of great enterprise*", who rose from poverty to riches.

It has strong elements of the Queen Anne style in its turret, stone foundation, prominent chimney and rounded porches. High Victorian elements are seen in the cornice detailing. The Greek Revival style is denoted in Greek Ionic columns that support the upper front porch balcony and roof.

Brougher came to Nevada as a penniless woodcutter and became a mining tycoon. From woodcutting, he became a merchandizer and then one of the first partners of a very successful group of silver mining claims in Tonopah. He was known to have integrity and ability, and had a wide favorable acquaintance throughout the state.

After making his fortune, Brougher arrived in Carson City in 1902. He purchased one of Carson City's prominent hotels, the Arlington Hotel. Built in 1860 at the corner of Carson and Robinson Streets, under Brougher's ownership became one of the premier hostelrys in town. Unfortunately, it no longer exists, having burnt to the ground in 1976.

Brougher's other endeavor was to build the Brougher Mansion one block away. The mansion incorporated a number of and incorporated a number of unique design features including a two-story circular porch, stained glass windows and a wonderful circular tower that gives the structure the appearance of a castle. Brougher subsequently became a state senator representing Carson City.

Ernest Bath, the city's postmaster, purchased the mansion in 1936 and lived there with his family for more than 40 years. Bath was well within earshot of the Carson City post office clock tower and its bells, located just a block away.

In 1980, the home was listed on the National Register of Historic Places. Unfortunately, the ravages of time had taken their toll on the home and it had fallen into extensive disrepair. In 2000, the home was sold to its third owner, Carlita Ray, who undertook a painstaking, meticulous, and costly restoration in 2003. Originally envisioned as a B&B, the home changed hands again in 2006 to its fourth and current owner who uses it as offices, conferences and meeting facilities.

The possibilities are many with The Brougher-Bath Mansion. The flexible zoning makes it appropriate for a variety of uses including professional offices, a bed and breakfast (a special use permit may be required), an event center, a personal residence or a combination of the above.

Sources: [http://noehill.com/nv\\_carson\\_city](http://noehill.com/nv_carson_city) , [wikipedia.org](http://wikipedia.org) , [carsonpedia.com](http://carsonpedia.com)

## The Offering

The Brougner-Bath Mansion is offered at \$1,085,000. The two-story home has is completely restored inside and out and boasts incredible period detail. The two stories total 3,307 SF. An unfinished basement totals 1,004 SF. The property is 0.19 acres and comes with two parking spots. Plenty of on-street parking is available and the property sits across the street from a city parking lot at the corner of Carson and Spear Streets. The building is fully ADA-compliant.

Graced by a two-story circular porch, the front door is adorned with stained glass. A spacious foyer leads to a reception area on the left, formerly the ladies' sitting room. To the right is a very large room that spans the depth of the home on the right, formerly the gentleman's sitting room and now used as a conference room. Also located on the first floor is the former dining room, now used as a second conference room, a complete kitchen, and full bath, complete with a claw foot tub.

Upstairs, provides access to the second floor of the porch. There are four bedrooms, each used as offices. One bedroom has an en suite bath. The other three bedrooms share a second bathroom. The upstairs floor can be accessed via the staircase leading up from the foyer or the back staircase leading up from the kitchen.

ADA compliance is accomplished through one of the two parking spots being designated for handicap use and along ramp up the back of the home that provides access to the first floor.

## Investment Highlights

**Architectural and Historical Notoriety**— Listed on the National Register of Historic Places, it is deemed significant for its architecture and for its association with Wilson Brougher, a Nevada State Senator. It is the only Queen Anne residence in Carson City’s Historic District. No expense was spared with the meticulous restoration.

**Curb Appeal**—The property is breathtaking in terms of its placement on a corner, the tasteful landscaping and the exquisite wrought-iron fence that surrounds the property.

**Location**—Located in the heart of Carson City’s Historic West side, it is conveniently located to many professional practices of varying natures, several county and state government offices, the Capitol and the Legislature.

**Amenities**—The property is conveniently located within short walking distance of a variety of downtown restaurants, bars, casinos, and boutiques.

**Zoning**—The DT-MU RO provides tremendous benefit by declaring that “as a matter of public policy that recognition, preservation, protection and use of culturally significant structures, natural features, sites and landmarks within downtown Carson City are required in the interest of the health, safety, prosperity, social and cultural enrichment, and general welfare of Carson City residents. The purpose of the downtown mixed-use district is to:

1. Safeguard the heritage of the city by preserving neighborhoods, structures, sites and features which reflect elements of the city's cultural, architectural, artistic, aesthetic, political, natural and engineering heritage;
2. Enhance property values and increase economic and financial benefits to the city and its inhabitants;
3. Allow for and encourage a broader mix of uses and a more urban pattern of development while respecting its historic context and creating a vibrant, pedestrian-friendly environment.
4. Establish clear, quantitative standards to ensure that future development that occurs within downtown is consistent with the community's vision as expressed by the policies contained within the city's master plan.
5. Enhance the visual and aesthetic appeal of the city.
6. Assure that new construction, restoration and rehabilitation projects are compatible with the character of the district.”

(Ord. 2007-21 § 5 (part), 2007).

## Pro Forma Analysis

A detail market analysis indicates that the going rate for office space in the Historic West Side approximates \$15/SF absolute NNN. While a building of this age might not be considered an appropriate candidate for a triple net lease, the immaculate condition of the building coupled with absolutely no deferred maintenance negates the concern. Further, with a building of this calibre, a price in excess of \$15/SF could easily be commanded. However, in order to keep the estimate conservative, a prevailing rate of \$15/SF has been used.

The basement provides a fabulous storage area and can be valued at \$7.50/SF.

Net Operating Income Prior To Vacancy	\$57,135
Less Vacancy (5%)	(\$2,857)
Net Operating Income	\$54,278

The property yields a cap rate of 5.0%.

Photos

















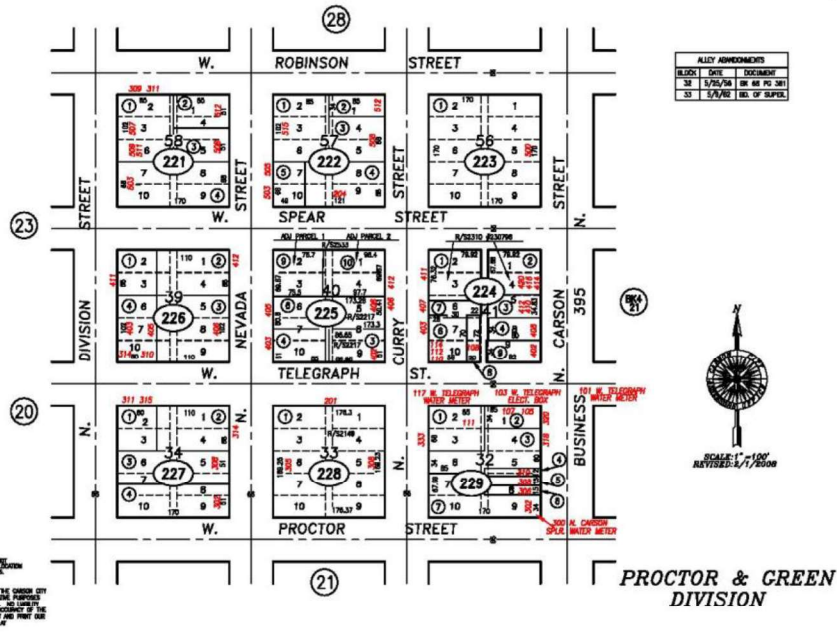


# Aerial View and Assessor's Map



PORTION SW1/4 NW1/4 SECTION 17, T.15 N., R.20 E. M.D.B. & M.

3-22



THIS MAP IS PROVIDED FOR THE USE OF THE CHANDLER CITY ENGINEERS FOR RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. CHANDLER CITY ENGINEERS IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE CHANDLER CITY ENGINEERS SHALL NOT BE HELD RESPONSIBLE FOR ANY SUCH ERRORS OR OMISSIONS.



## General Disclaimer & Notice of Confidentiality Chase International Commercial (CIC)

**PURPOSE:** This confidential Executive Summary is intended to familiarize the reader with summary information regarding The Brougher-Bath Mansion. It does not attempt to enumerate risk factors and other investment or building considerations that may be relevant to any investment decision. This Confidential Executive Summary is specifically not intended to be an Offering Memorandum or Prospectus as those terms are used in the securities industry. It is intended to be reviewed only by the party receiving it from CIC and should not be made available to any other person or entity without the written consent of CIC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

**DISCLAIMER:** The information contained in this Confidential Executive Summary has been prepared by CIC. The investment discussed in this document involves potential risks involving both return and investment principle. No representation or warranties are made with respect to the level of risk to principle or income of this investment and the rate of return with respect to either income or appreciation in the investment. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, CIC has not verified, and will not verify, any of the information contained herein, nor has CIC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. No claims to accuracy or completeness of the conclusions or the proposals are to be drawn and CIC shall not be held responsible for the content, accuracy of such information. By accepting this Confidential Executive Summary, the recipient acknowledges the responsibility to perform a due diligence review at his or her own risks prior to any investment.

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## Biography

**Missy is currently a member of CHASE INTERNATIONAL COMMERCIAL** in Reno, Nevada and specializes in all aspects of commercial real estate from sales, leasing, investments, relocation, acquisition and disposition for the Greater Northern Nevada Commercial Markets.

**Missy is a CCIM, A CERTIFIED COMMERCIAL INVESTMENT MEMBER** is a recognized expert in the disciplines of commercial and investment real estate. The designation is awarded by CCIM Institute. A CCIM is a resource to the commercial real estate owner, investor, and user, and is among a corps of over 9,500 professionals around the globe who hold the CCIM designation. CCIM designees live and work in the U.S., Canada, Mexico, and more than 35 other nations. International membership includes more than 1,000 professionals. CCIMs must be proficient in the areas of investment analysis, market analysis, user decision analysis and financial analysis for commercial real estate. CCIMs have access to a suite of online technology tools through the Site To Do Business, and they can post properties for sale or lease through the online CCIMNet commercial real estate exchange. Of the more than 150,000 commercial real estate professionals in the United States, only an estimated 6 percent hold the CCIM designation. CCIM members are responsible for an approximate US \$400 billion annually of real estate transactions globally. CCIM Institute is a commercial affiliate of the National Association of Realtors. CCIM Institute is headquartered in Chicago, Illinois.

She started her sales career in Honolulu with Xerox Corporation specializing in Military and Vertical accounts (*i.e.*: *Amfac, Castle & Cook*). Her career evolved into commercial real estate with Ashwill-Burke, Woodland Hills, CA (*now Ashwill Associates*), Trammell Crow Company, Los Angeles, C.B. Commercial Real Estate Group, Reno, NV and Heitman Financial, Ltd., a Chicago-based Real Estate Acquisition, Asset Management and Advisory Group of Companies as Vice President/Corporate Broker for their client's portfolio of Northern Nevada Commercial Properties.

In 1996 she founded Reno-based Commercial Industrial Consultants, Ltd., and CI-Commercial Industrial Real Estate Services in Reno Nevada, a full service commercial/industrial Real Estate firm and three years ago joined Chase International Commercial. Missy structured a land/geothermal partnership that is now known as Geothermal Rail Industrial Development, LLC. "GRID", a 4,400-acre mixed-use commercial and industrial development exploring renewable energy for its power resource located 30 miles from Reno. As a Managing Member she was instrumental in the facilitation of various entitlements and financing for the property as well as locating companies to its Churchill Gateway Commerce Park, <http://www.gridusa.biz>. The power plant is now up and running and selling geothermal electric power to Sacramento Municipal Utility District.

### EDUCATION

Providence High School, Burbank, California  
Mt. St. Mary's College, Los Angeles, California  
Arizona State University, Tempe, Arizona  
CCIM - CIREI Institute of Chicago, Illinois  
Xerox Document University, Leesburg, VA  
Xerox Sales Institute – Fort Lauderdale, Florida  
Real Estate Licensee - California and Nevada

### BOARD HISTORY

Reno Philharmonic - Trustee  
DRI - Desert Research Parks, Ltd.  
CCIM - Northern Nevada Chapter  
NAIOP – President, Northern Nevada Chapter

### AFFILIATION HISTORY

NAR, NNRMLS, Rotary Club of Reno



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY  
RECEIVED JUN 30 1980  
DATE ENTERED AUG 11 1980

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC BROUGHER MANSION

AND/OR COMMON

BATH MANSION

**2 LOCATION**

STREET & NUMBER 204 West Spear Street

CITY, TOWN

Carson City

\_\_\_ VICINITY OF

\_\_\_ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT  
Nevada-at-large

STATE

Nevada

CODE

32

COUNTY

Carson City

CODE

025

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

*Independent City*

**4 OWNER OF PROPERTY**

NAME Estate of Dora Bath

STREET & NUMBER

CITY, TOWN

Carson City

\_\_\_ VICINITY OF

STATE

Nevada

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Carson City Recorder

STREET & NUMBER Court House

CITY, TOWN

Carson City

STATE

Nevada

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Proctor & Green Subdivision Survey

DATE

1979

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Historic Preservation & Archeology, 201 S. Fall St.

CITY, TOWN

Carson City

STATE

Nevada

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

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### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Brougher House is a substantial Queen Anne residence, built in 1903 and 1904. It was constructed by Wilson Brougher, who made his fortune in the Tonopah boom, and came to Carson as proprietor of the Arlington Hotel. Outstanding features include a two-story circular porch, a corner turret, and a rich variety of decorative detailing.

The house is two stories in height and irregular in plan. It rests on a rough stone foundation and is topped by a steeply pitched hip roof. The eaves are decorated with a boxed cornice, brackets and denticulated frieze. The siding is narrow clapboard painted white, with a contrasting grey sillboard. There are three chimneys; one situated against the east side wall, one projecting from the center of the peak of the roof, and a third projects from the roof near the rear of the structure.

The focal point of the facade or south side is the two-story circular porch with flat roof supported by four Ionic columns and enclosed with a balustrade. Steps lead up to the porch on both sides. The main entrance is in the center of the facade. The door is wood with a square glass pane in the upper portion. It is framed by stained glass sidelights which measure half the length of the door, and topped with a stained glass fanlight. The door is covered by a screen door, of the same period as the house.

Above the main door at the second story level is a narrow arch-shaped door of glass and wood which opens onto the porch. On either side are rectangular lights, and the arrangement is similar to the Palladian window. Two fixed oval windows are spaced evenly apart on either side of the door.

At the southeast corner of the structure is a two-story turreted tower. The dominant feature is the large curved Palladian window at the first story level. The central window is fixed and the rectangular windows are 1/1. It is embellished with four fluted pilasters and ornamental panels in a geometric motif above the window. Three evenly spaced 1/1 sash rectangular windows in the second story of the tower are of a type similar to those on the east and west walls; with plain trim around the window opening extending about 6" below the slipsill, and cut in a decorative pattern at the bottom.

A two-story slanted bay projects from the facade near the south-west corner, with three 1/1 sash rectangular windows at both the first and second story levels.

In the center of the north or rear wall is a semi-circular, two story projection, with three 1/1 sash windows at the first story level and a triple window on the second floor. On either side of this projection, at the second story level, is a small screened-in porch.





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AUG 11 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

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The east side is fairly plain with a 1/1 sash window at each level. The west wall is irregular with a one story, one bay wide ell with screened-in porch and hip roof, attached to the first floor. Six steps lead up to the porch, which is accessible from the main house through three different doors. The windows at the first story level of the west wall are 1/1 sash, while those above are smaller one sash types.

The Brougner House is illustrative of the level of architectural taste at the turn of the century, and is an excellent example of Queen Anne architecture characterized by asymmetrical massing, a corner turret, and stained glass lights at the front entrance.