

Offering Memorandum

Eight-Unit Multifamily Investment Opportunity

Asking Price: \$2,998,000

Location: Crossing Circle, Gardnerville, Nevada

Executive Summary

This offering presents an opportunity to acquire a newly constructed eight-unit multifamily apartment building in the desirable Crossing Circle development in Gardnerville, Nevada. The property offers modern construction, attached garages, spacious floor plans, and an excellent location within the Carson Valley market. It is well suited for investors seeking a long-term hold in a market with sustained demand for quality rental housing.

Investment Highlights

- Eight residential apartment units
- Newer construction
- Attached private garages
- Modern floor plans
- Strong Carson Valley rental market
- Convenient access to Carson City, Reno, and Lake Tahoe
- Excellent 1031 Exchange opportunity
- High-quality long-term investment

Property Overview

Property Type: Multifamily

Units: 8

Stories: 2

Construction: Wood Frame

Garages: Attached Private Garages

Asking Price: \$2,998,000

Location Highlights

Located in Gardnerville, Nevada, the property is minutes from downtown Minden, Carson City, shopping, healthcare, schools, U.S. Highway 395, Reno, and Lake Tahoe.

Financial Summary (To Be Completed)

Gross Scheduled Income: TBD

NOI: TBD

Cap Rate: TBD

GRM: TBD

Prepared by Matt Carter, Ink Realty