

Real Estate Market Review

Reno Retail

Top Sale Transactions for 3Q18

Property	Submarket	Square Feet	Sale Price	Price/SF	Buyer	Seller
Virginia Street Plaza	South Virginia	10,250	\$3,800,000	\$370.73	Alan M & Donna H Roodhouse	NV Property Investment Enterprises 2 LLC
10340 N McCarran Blvd	Northwest Reno	4,902	\$2,863,000	\$584.05	Four Corners Property Trust, Inc	Brinker International
10390 N McCarran Blvd	Northwest Reno	2,903	\$2,800,000	\$964.52	JP Morgan Chase Bk Natl Assn	Our Ebenezer LLC
1400 E Peckham Ln	Meadowood	16,712	\$1,600,000	\$95.74	Peckham Llc	Section 25 Ltd
2515 Sutro St	Northeast Reno	8,800	\$1,300,000	\$147.73	Sovanna Nadler	Vasken & Rozalin Attashian
10190 – 10192 N McCarran Blvd	Northwest Reno	3,202	\$1,220,000	\$381.01	Fadi Anboubia	Wild Goose LP

Top Lease Transactions for 3Q18

Property	Submarket	Square Feet	Date	Landlord	Tenant
1330 Scheels Dr	Northeast Sparks	23,963	August 2018	Fly High	Toll Brothers
245 Los Altos Pkwy	Spanish Springs	20,059	July 2018	More Furniture for Less	RCG Ventures, LLC
955 S Virginia	Downtown	5,926	July 2018	Undisclosed Tenant	Marmont Properties
2900 Clear Acre Ln	Northeast Reno	5,423	August 2018	Reno/Sparks Gospel Mission	University East Villiage
13945 S Virginia	South Reno	4,984	July 2018	Undisclosed Tenant	DRA Advisors LLC
940 – 960 Ambassador Dr	Northwest Reno	4,471	September 2018	Kelly Moore Paints	The Sharon Corporation

Top Under Construction

Property	Address	Submarket	Square Feet	Owner	Delivery Date
310 Lemmon Dr	310 Lemmon Dr	North Valleys	4,000	Datf Inc	September 2019
Build to Suit Retail	Kietzke Ln	Kietzke	750	Kampar Corp.	February 2019

Market Forecast Trends

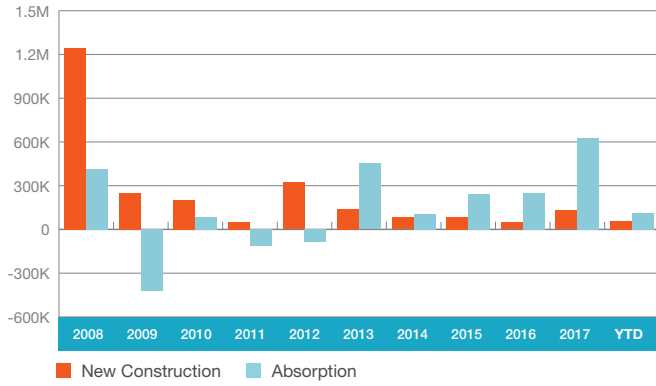


YEAR-TO-YEAR BASIS

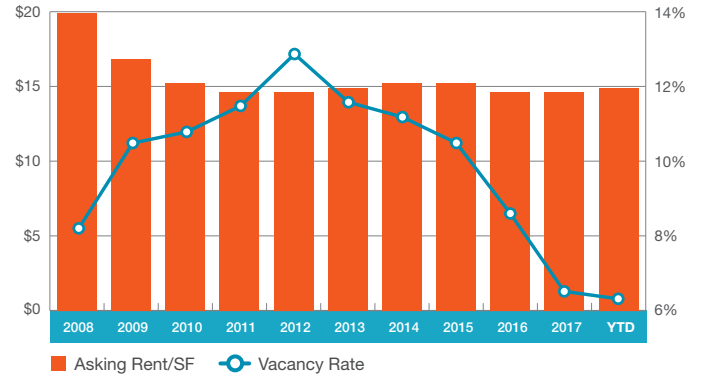
Market Snapshot

	3Q 2018	2Q 2018	3Q 2017	Annual % Change
New Construction	10,900	25,063	105,552	-89.67%
Under Construction	4,000	14,900	58,764	-93.19%
Vacancy Rate	6.3%	6.2%	6.9%	-8.70%
Average Asking Rents (NNN)	\$14.88	\$15.96	\$14.64	1.64%
Average Sales Price (SF)	\$288.04	\$179.69	\$92.72	210.66%
Cap Rate	7.50%	6.42%	6.14%	22.15%
Net Absorption	(24,505)	63,717	172,605	N/A

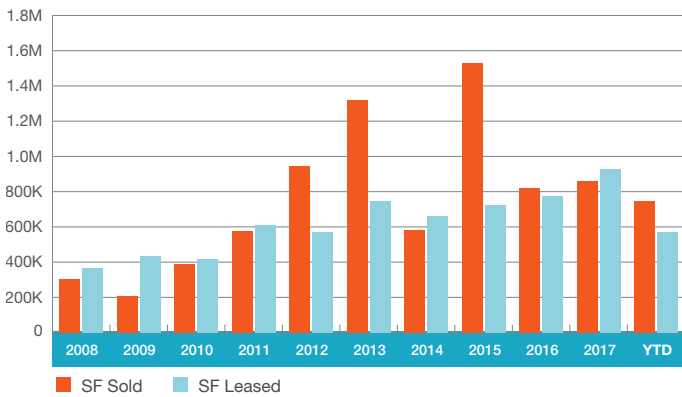
NEW RETAIL CONSTRUCTION & ABSORPTION



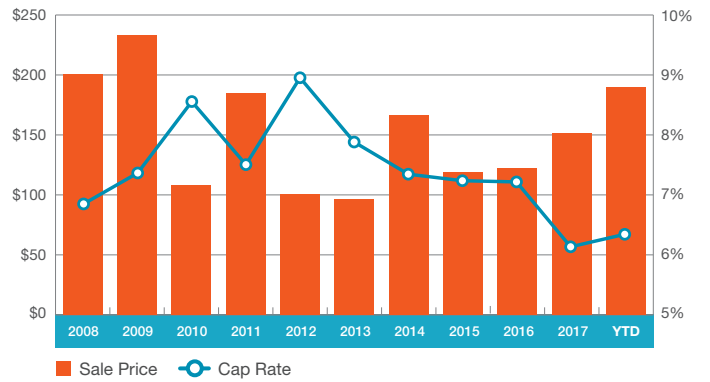
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE & LEASE VOLUME



AVERAGE SALES PRICE/SF & CAP RATES



Kidder Mathews is the largest, independent commercial real estate firm on the West Coast, with more than 700 real estate professionals and staff in 20 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, property management, consulting, project and construction management, and debt equity finance services for all property types.

Contact

Jerry Holdner
 Director of Research
 949.557.5050
 jholdner@kiddermathews.com

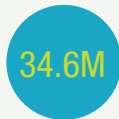
Eric Luhrs
 Executive VP, Brokerage
 775.301.1300
 eluhrs@kiddermathews.com

kiddermathews.com

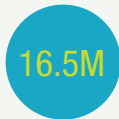
COMMERCIAL BROKERAGE



ANNUAL TRANSACTION VOLUME



ANNUAL LEASING SF



ANNUAL SALES SF



BROKERS

PROPERTY MANAGEMENT



MANAGEMENT PORTFOLIO

VALUATION ADVISORY



ASSIGNMENTS ANNUALLY



TOTAL # APPRAISERS/MAI'S



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR.