

**2021 Carson Gaming Theaters  
009-151-58**

**LATE  
EVIDENCE**

**Income Approach 2021 (AVG '18, '19, '20) Data**

Rental Income	NNN	\$691,419
Deferred Income		\$141,333
	PGI	\$832,752
Vacancy & Collection	(-) 10%	\$83,275
		<u>\$749,477</u>
Other Income	(+)	\$0
	EGI	<u>\$749,477</u>
Operating Expenses		\$88,437
	NOI	<u>\$661,040</u>
Cap Rate	(/ )7%	
Estimated Value		<u>\$9,443,426</u>

**Jeremy Saposnek**

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**From:** Jeremy Saposnek  
**Sent:** Friday, February 5, 2021 11:48 AM  
**To:** Douglas W. Hensley  
**Subject:** Income Approach - RE: The link is now active for your case  
**Attachments:** 009-151-58 Income Approach 2021.pdf

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](mailto: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

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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

[dhensley@olympiacompanies.com](mailto:dhensley@olympiacompanies.com)

**From:** Douglas W. Hensley  
**Sent:** Friday, February 5, 2021 8:49 AM  
**To:** Jeremy Saposnek <[JSaposnek@carson.org](mailto: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](mailto:dhensley@olympiacompanies.com)

**From:** Jeremy Saposnek <[JSaposnek@carson.org](mailto:JSaposnek@carson.org)>  
**Sent:** Friday, February 5, 2021 8:16 AM  
**To:** Douglas W. Hensley <[dhensley@olympiacompanies.com](mailto: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](mailto:dhensley@olympiacompanies.com)>  
**Sent:** Thursday, February 4, 2021 5:35 PM  
**To:** Jeremy Saposnek <[JSaposnek@carson.org](mailto: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



Olympia Companies  
11411 Southern Highlands Parkway  
Suite 300  
Las Vegas, NV 89141  
702.220.6565  
[dhensley@olympiacompanies.com](mailto:dhensley@olympiacompanies.com)

From: Jeremy Saposnek <[JSaposnek@carson.org](mailto:JSaposnek@carson.org)>  
Sent: Wednesday, February 3, 2021 6:11 AM  
To: Douglas W. Hensley <[dhensley@olympiacompanies.com](mailto:dhensley@olympiacompanies.com)>  
Subject: RE: The link is now active for your case

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](mailto:jsaposnek@carson.org)  
775-283-7038



From: Douglas W. Hensley <[dhensley@olympiacompanies.com](mailto:dhensley@olympiacompanies.com)>  
Sent: Tuesday, February 2, 2021 3:40 PM  
To: Jeremy Saposnek <[JSaposnek@carson.org](mailto:JSaposnek@carson.org)>; Robin D. Nedza <[rnedza@olympiacompanies.com](mailto:rnedza@olympiacompanies.com)>  
Subject: RE: The link is now active for your case

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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](mailto:dhensley@olympiacompanies.com)

From: Jeremy Saposnek <[JSaposnek@carson.org](mailto:JSaposnek@carson.org)>

Sent: Tuesday, February 2, 2021 3:13 PM

To: Robin D. Nedza <[rnedza@olympiacompanies.com](mailto:rnedza@olympiacompanies.com)>; Douglas W. Hensley <[dhensley@olympiacompanies.com](mailto: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](mailto:jsaposnek@carson.org)

775-283-7038



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**2021 Call the Ball QOF LLC**  
**008-152-24**

**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 1580 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~~ **\$295,000.00**
- Offered for ground lease at **\$3,500** monthly.
- **Build to Suit opportunity.**
- **Possible Owner Financing.**

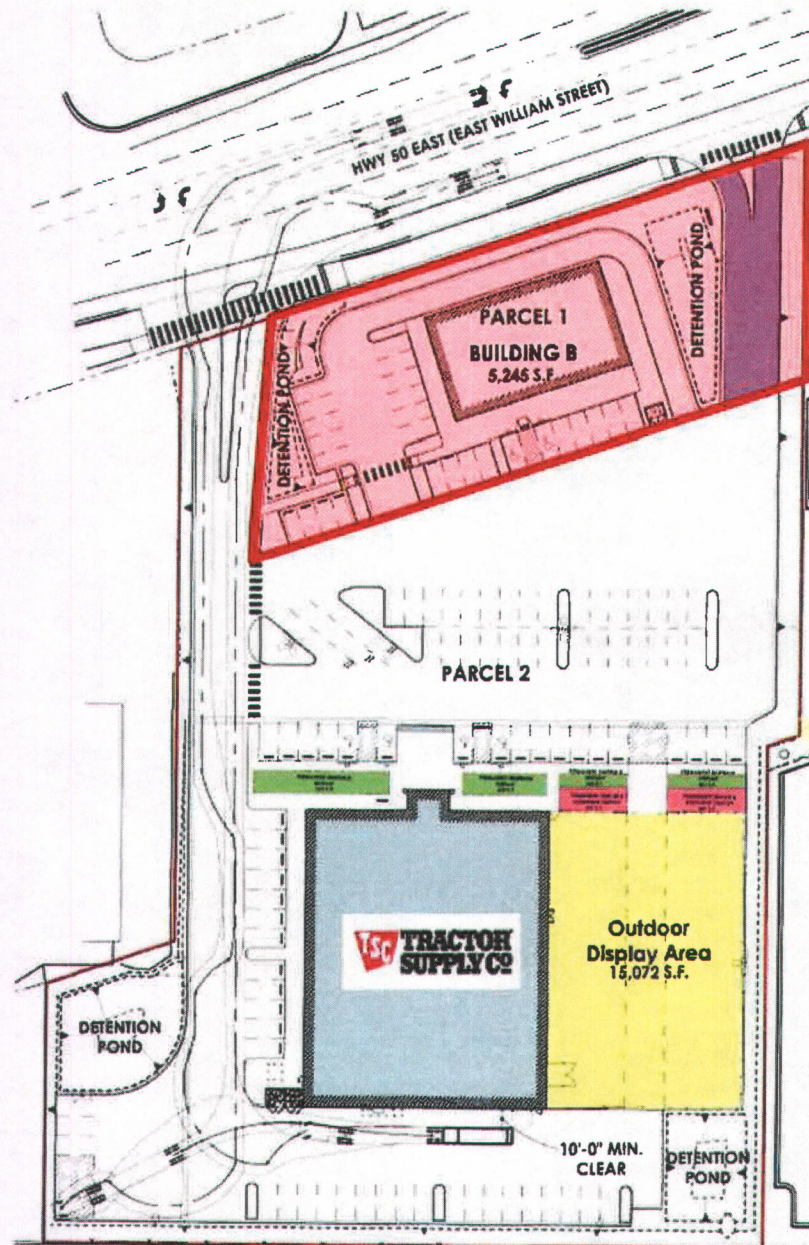


Vicki Hone The Hone Company (775)691-1912 vhone@honecompany.com



# Sale/Lease/Build to Suit

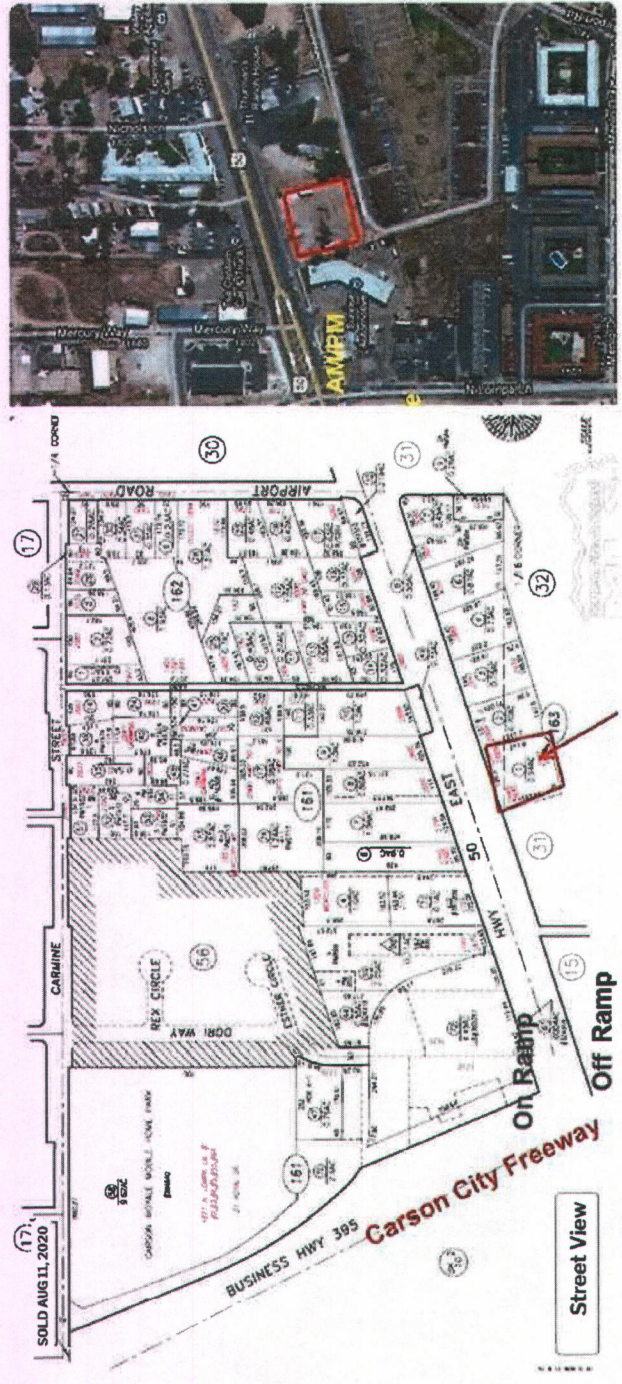
2031 East William Street, Carson City, Nevada



Conceptual Site Plan

Vicki Hone The Hone Company (775)691-1912 [vhone@honecompany.com](mailto:vhone@honecompany.com)







2835 E Hwy 50, Carson City, NV 89701

**\$300,000**

Sold Price

—  
Beds

—  
Baths

—  
Sq Ft



### 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**

### 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 · Source: NNRMLS

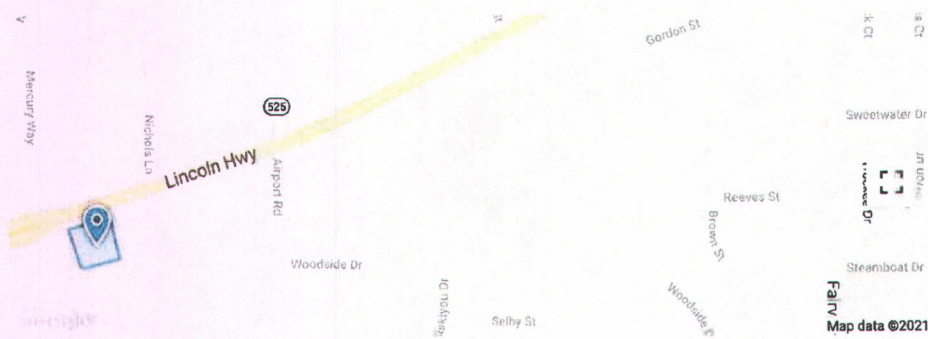
Bought with Vicki Hone · Hone Company

### 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		



[Map Nearby Homes For Sale](#)

[Expand Map](#) [Street View](#) [Directions](#)

### Your comments

Add a comment...

Visible only to you

[Save](#)

[Add co-buyer](#)

### 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

A

SOLD NOV 24, 2020

**\$280,000**  
2183 Dorl Way  
Carson City, NV 89706-1732

**3 1 1,010**  
Beds Baths Sq. Ft.

**\$346,000**  
1425 Siskiyou  
Carson City, NV 89701

**3 2 1,2**  
Beds Baths Sq

## Homeowner Tools

Edit home facts



Home Sale Price  
\$353,678

Outstanding Mortgage  
\$238,000

	<b>Selling with Traditional Agent</b>	<b>Selling with Redfin Agent</b>
Your Total Sale Proceeds	\$89,755	+\$5,305 \$95,061
Seller Agent Commission	3% (\$10,610)	1.5% (\$5,305)

**Compare Agent Services**

**Show Taxes and Fees**

**Get \$5,305 More Selling Your Home with a Redfin Agent**

**Schedule Selling Consultation**

public records. [Learn more.](#)

#### 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: 00816301
- Taxes: \$3,977

#### Lease / Rent Details, Listing Information

##### Lease Information

- Lease No

##### Listing Information

- Cross-Street/Directions: I580 Freeway Off Ramp

◆ ◆ ◆ ◆ ◆

◆ ◆ ◆ ◆ ◆



Based on homes you've looked at.

**\$1,014,076**

— Beds — Baths — Sq. Ft.

1 Brick Rd, Carson City, NV 89701

**\$860,000**

— Beds — Baths — Sq. Ft.

191 Duane Bliss Way #43, Carson City, NV 89705

**\$289,000**

— Beds — Baths — Sq. Ft.

2579 Eagle Ridge Rd #1B, Genoa, NV 89411

**\$1,360,378**

— Beds — Baths — Sq. Ft.

0 Hwy 50 E, Carson City, NV 89701

**\$148,000**

— Beds — Baths — Sq. Ft.

2109 Court Side Cir, Carson City, NV 89703

**\$249,900**

— Beds — Baths — Sq. Ft.

1314 Downs Dr, Minden, NV 89423

**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 Squirrel St #44, Minden, NV 89423

**\$485,000**

— Beds — Baths — Sq. Ft.  
222 Dayton Valley Rd, Dayton, NV 89403

HOT 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 \$10 per square foot.

SOLD DEC 1, 2020

SOLD DEC 30, 2020

SOLD DEC 15, 2020

**\$160,000** Last Sold Price

— Beds — Baths — Sq. Ft.  
3733 Buckskin, Carson City, NV 89703

**\$130,000** Last Sold Price

— Beds — Baths — Sq. Ft.  
138 Linehan Rd Par 4, Moundhouse, NV 89706

**\$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  
- Beds | 3 Baths | 2976 Sq. Ft.

2750 US-50, Carson City, NV  
- Beds | - Baths | 9440 Sq. Ft.

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

2765 US-50, Carson City, NV  
- Beds | - Baths | 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  
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### 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  
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### Popular Searches

Carson City Luxury Homes  
Carson City Land  
Carson City Vintage  
Carson City Condos

Carson City Cheap Homes  
Carson City Single Story Homes  
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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.

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GreatSchools Ratings provided by GreatSchools.org.





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... <input type="checkbox"/>		

Listing ID: 14816968  
Last Updated: 1/19/2021

Date Created: 1/9/2019

## 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	<b>008-15</b> <b>2-24</b>	Improvements Assessment	<b>\$0</b>
Land Assessment	<b>\$98,011</b>	Total Assessment	<b>\$98,011</b>

## ZONING

Zoning Code **GC**

## YOU MAY ALSO LIKE

**US Highway 50 @ ...**  
**\$16,250,000**

**Truckee Railyard M...**  
**\$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.

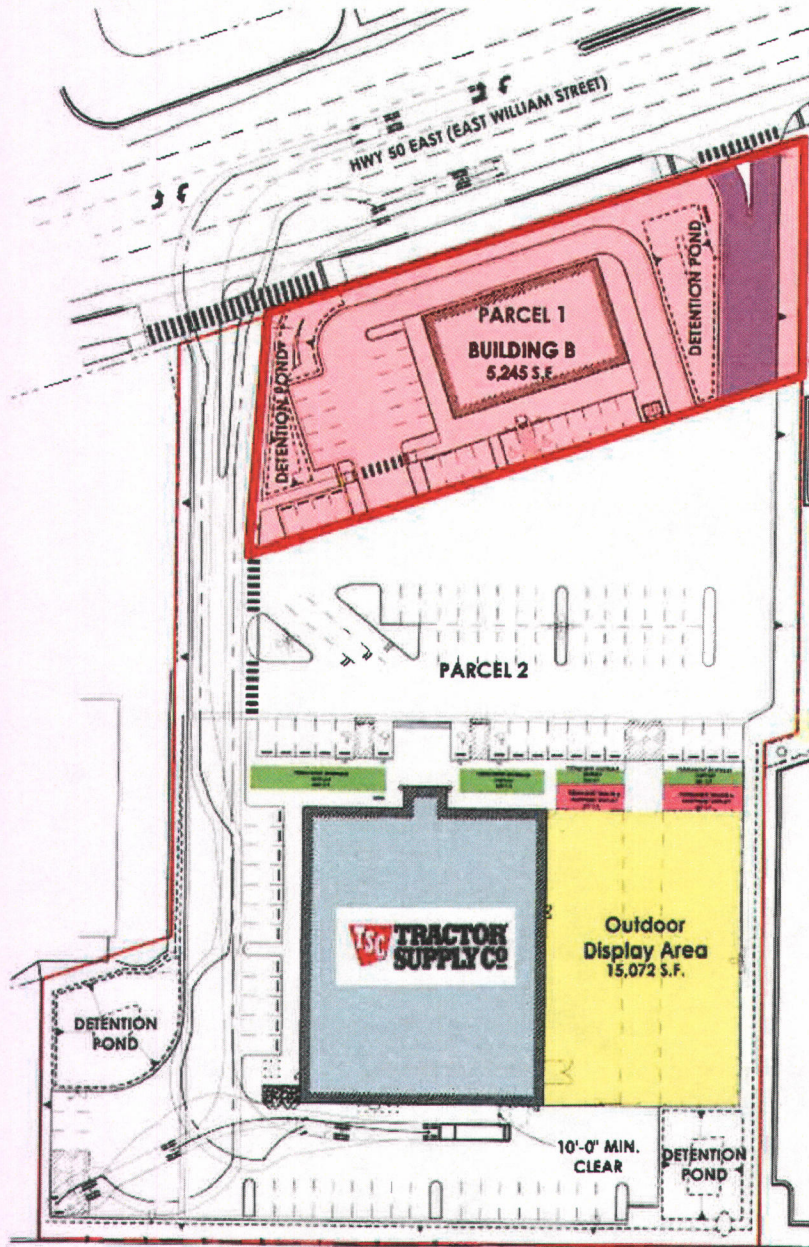


Vicki Hone The Hone Company (775)691-1912 [vhone@honecompany.com](mailto:vhone@honecompany.com)



# 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



### E HWY 50 @ ARROWHEAD DR.

Property Type	Land	Total Lot Size	1.09 AC
---------------	------	----------------	---------

Property Subtype	<b>Commercial</b>	Cross Streets	<b>Arrowhead Dr.</b>
Proposed Use	<b>Commercial</b>	Opportunity Zone	<b>No</b>

Listing ID: 16947589

Date Created: 8/17/2019

Last Updated: 1/19/2021

## 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
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## PROPERTY TAXES

Parcel Number	<b>008-39</b>	Improvements Assessment	<b>\$0</b>
Land Assessment	<b>\$79,767</b>	Total Assessment	<b>\$79,767</b>

## 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

10240 E Hwy 50, Mound House NV

2910 N ROOP St, Carson City NV

320 Highway 341, Carson City NV

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