



Century 21 Clark Properties, Inc.
1674 Highway 395
Minden, NV 89423

Jim Nickerson - 775-7837306
jnickerson@c21clarkprop.com

**Inventory
Commercial
Real Estate**

Nicholas Maerz - 775-230-8169
nickm@cipnn.com

Cora Hansen - 775-783-7356
chansen@c21clarkprop.com

**September
2011**

<u>Retail/Office/Ind. for Lease</u>	<u>Size</u>	<u>Pricing</u>	<u>Type</u>	<u>Photo</u>	<u>Comments</u>	<u>Agent/Status</u>
Pad Site "A" Minden Gateway Center Intersection SR 88 & US Hwy 395	30,000 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Anchor Grocery		High Impact Multi-User Regional Center - Pad Site Designed for an Anchor Grocery/Market. Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "B" Minden Gateway Center Intersection SR 88 & US Hwy 395	2,485 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Multi-Use Retail		High Impact Multi-User Regional Center - This Small In-Line Retail Space Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "C" Minden Gateway Center Intersection SR 88 & US Hwy 395	24,600 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Office Free Standing Building		High Impact Multi-User Regional Center - Pad Site Designed for a Three Story Office Building. Offered For Lease / Sale	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "D" Minden Gateway Center Intersection SR 88 & US Hwy 395	12,162 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Retail Free Standing Building		High Impact Multi-User Regional Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 PENDING
Pad Site "E" Minden Gateway Center Intersection SR 88 & US Hwy 395	16,235 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Retail Free Standing Building		High Impact Multi-User Regional Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "F" Minden Gateway Center Intersection SR 88 & US Hwy 395	12,350 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Retail Free Standing Building		High Impact Multi-User Regional Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 PENDING
Pad Site "G" Minden Gateway Center Intersection SR 88 & US Hwy 395	10,080 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Retail Free Standing Building		High Impact Multi-User Regional Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 PENDING
Pad Site "H" Minden Gateway Center Intersection SR 88 & US Hwy 395	1,061 to 5,309 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	In-Line Retail Can Be Demised		High Impact Multi-User Regional Center - Pad Site Designed for In-Line Multi-Tenant. Restaurant Food Court	Nicholas Maerz 775-230-8169 Several Spaces PENDING
Pad Site "I" Minden Gateway Center Intersection SR 88 & US Hwy 395	1,045 to 11,106 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	In-Line Retail Can Be Demised		High Impact Multi-User Regional Center - Pad Site Designed for In-Line Multi-Tenant. Restaurant Food Court	Nicholas Maerz 775-230-8169 Several Spaces PENDING
Pad Site "J" Minden Gateway Center Intersection SR 88 & US Hwy 395	1,025 to 14,283 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	In-Line Retail Can Be Demised		High Impact Multi-User Regional Center - Pad Site Designed for In-Line Multi-Tenant. Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "L" Minden Gateway Center Intersection SR 88 & US Hwy 395	6,500 SqFt Building Foot Print	\$1.50 Per SqFt + NNN	Restaurant		High Impact Multi-User Regional Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
1674 US Hwy 395 N Minden, NV	1,087 SqFt	\$3,500.00	Executive Office		Second Floor, High Visibility Large Office with Storage Room	Nicholas Maerz 775-230-8169 ACTIVE
1679 Hwy. 395 #G Minden, NV	1,350 SqFt	\$1,012.50 +NNN	Retail / Office		Retail / Office Lease on Hwy. 395. Great for Personal Services - located next to Hair Salon	Jim Nickerson and Nicholas Maerz ACTIVE
1624 Library Ln Minden, NV	4,063 SqFt Building	\$6,094.50 +NNN \$1.50 per SqFt	Medical Office		4,063 SqFt ready to use medical office, exam rooms, file room, employee break room, executive offices, equipment in place	Nicholas Maerz 775-230-8169 ACTIVE
1657 Hwy. 395 #111 Minden, NV	740 SqFt	\$667.00 + NNN \$ 0.90 per SqFt	Office Variety of New Uses		Three Offices, with Side Entrance, and private Restroom	Jim Nickerson and Nicholas Maerz ACTIVE



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1657 Hwy. 395 #201 Minden, NV	3,017 SqFt	\$2,715.30 + NNN \$ 0.90 per SqFt	Office Variety of New Uses		Second Floor, Multiple Large Professional Offices	Jim Nickerson and Nicholas Maerz ACTIVE
1657 Hwy. 395 #202 Minden, NV	359 SqFt	\$323.10 + NNN \$ 0.90 per SqFt	Office Variety of New Uses		Second Floor, Two Large Professional Offices	Jim Nickerson and Nicholas Maerz ACTIVE
1665 Lucerne St. #2 Minden, NV	1,725 SqFt	\$1,725.00 + NNN	Retail / Office		"Grey Shell" Ready to be built-out, Dirt Floor, Has Many Possible Uses	Cora Hansen, Jim Nickerson, and Nicholas Maerz ACTIVE
1667 Lucerne St. #D Minden, NV	2,100 SqFt	\$2,100.00 + NNN	Retail / Office		Ready to Move In, Professional Office	Cora Hansen, Jim Nickerson, and Nicholas Maerz ACTIVE
1645 Lucerne St. #B Minden, NV	1,800 SqFt	\$1,800.00 + NNN	Retail / Office		Former Ice Cream Shop, Easily converted to Professional Office, On Hwy 395 Great Visibility	Cora Hansen, Jim Nickerson, and Nicholas Maerz ACTIVE
1681 Lucerne Minden, NV	19,849 SqFt	\$19,849.00 + NNN	Retail Varyity of New Uses		Former Lira's Supermarket, this is a newly constructed Building and has many possible uses	Cora Hansen, Jim Nickerson, and Nicholas Maerz ACTIVE
1593 Esmeralda Minden, NV 89423	22,500 SqFt	\$15,975.00 + NNN	Historic Building County Supports uses & Renovation Restaurant, Retail, etc.		Master Lease Avail. For Historic C.O.D Garage. Historic Bldg. Tax Credits	Jim Nickerson PENDING
1503 Hwy 395 #I Gardnerville, NV	939 SqFt	\$939.00 + NNN	Office / Retail		Ready to move in. Large Front Area, common Lunch Rm., Hwy. Frontage & Signage.	Nicholas Maerz and Jim Nickerson ACTIVE
1503 Hwy 395 #J Gardnerville, NV	1,478 SqFt	\$1,478.00 + NNN	Office / Retail		Ready to move in. Large Front Area, common Lunch Rm., Hwy. Frontage & Signage.	Nicholas Maerz and Jim Nickerson ACTIVE
1504 Hwy. 395 #10 Gardnerville, NV	1st Floor 1,000 SqFt	\$750.00 mo.	Office or Retail		No Cams, Signage, Good Parking, Hwy Exposure	Nicholas Maerz and Jim Nickerson ACTIVE
1504 Hwy. 395 #2 Gardnerville, NV	2 nd Floor 363 SqFt	\$363.00 mo.	Office or Retail		No Cams, Signage, Good Parking, Hwy Exposure	Nicholas Maerz and Jim Nickerson ACTIVE
1504 Hwy. 395 #5 Gardnerville, NV	2nd Floor 380 SqFt	\$ 380.00 mo.	Office Retail		No Cams, Signage, Good Parking, Hwy Exposure	Nicholas Maerz and Jim Nickerson ACTIVE
1332 US Hwy 395 Gardnerville, NV	5,000 SqFt	\$7,500.00 + NNN	Restaurant, Bar, & Gaming		Sports Bar & Restaurant, Ready for Gaming Carson Valley, Gardnerville Fully Equipped	Nicholas Maerz and Jim Nickerson ACTIVE
911 Topsy Ln. #122 Carson City, NV	2,800 SqFt	\$3,500.00 + NNN	Retail Center		Regional Mall with Best Buy, Bed Bath & Beyond, Dollar Tree & more	Nicholas Maerz and Jim Nickerson ACTIVE
911 Topsy Ln. #212 Carson City, NV	1,400 SqFt	\$1,750.00 + NNN	Retail Center		The largest regional mall in Douglas County. New in 2004, in the major commercial core of the area.	Nicholas Maerz and Jim Nickerson ACTIVE



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911 Topsy Ln. #218 Carson City, NV	1,400 SqFt	\$1,750.00 + NNN	Retail Center		Next to Wal-Mart, National Tenants, Ready to Move in, In Line Store in North Douglas County	Nicholas Maerz and Jim Nickerson ACTIVE
911 Topsy Ln. #220 Carson City, NV	1,400 SqFt	\$1,750.00 + NNN	Retail Center		The largest regional mall in Douglas County. New in 2004, in the major commercial core of the area.	Nicholas Maerz and Jim Nickerson ACTIVE
911 Topsy Ln. #222 Carson City, NV	1,400 SqFt	\$1,750.00 + NNN	Retail Center		Next to Wal-Mart, National Tenants, Ready to Move in, In Line Store in North Douglas County	Nicholas Maerz and Jim Nickerson ACTIVE
911 Topsy Ln. #230 Carson City, NV	1,600 SqFt	\$2,000.00 + NNN	Retail Center		Next to Wal-Mart, National Tenants, Ready to Move in, In Line Store in North Douglas County	Nicholas Maerz and Jim Nickerson ACTIVE
911 Topsy Ln. #232 Carson City, NV	1,600 SqFt	\$2,000.00 + NNN	Retail Center		Next to Wal-Mart, National Tenants, Ready to Move in, In Line Store in North Douglas County	Nicholas Maerz and Jim Nickerson ACTIVE
911 Topsy Ln. #218 Carson City, NV	1,400 SqFt	\$2,870.00 + NNN	Retail Center		Next to Wal-Mart, National Tenants, Ready to Move in, In Line Store in North Douglas County	Nicholas Maerz and Jim Nickerson ACTIVE
15 W. College Pkwy. Carson City, NV	78,844 SqFt	Ground Lease \$1.44 / SqFt / year	Land		Retail / Land	Nicholas Maerz 775-230-8169 ACTIVE
271 Kingsbury Grade #1 2nd Floor Stateline, NV	500 SqFt	\$2,900.00 + NNN	Office Building		Lake View, Good Parking, Front Signage	Nicholas Maerz and Jim Nickerson ACTIVE
271 Kingsbury Grade #2 3rd Floor Stateline, NV	500 SqFt	\$2,500.00 + NNN	Office Building		Lake View, Good Parking, Front Signage	Nicholas Maerz and Jim Nickerson ACTIVE
271 Kingsbury Grade #3 2nd Floor Stateline, NV	400 SqFt	\$2,900.00 + NNN	Office Building		Lake View, Good Parking, Front Signage	Nicholas Maerz and Jim Nickerson ACTIVE
271 Kingsbury Grade #4 3rd Floor Stateline, NV	1,500 SqFt	\$2,500.00 + NNN	Office Building		Lake View, Good Parking, Front Signage	Nicholas Maerz and Jim Nickerson ACTIVE
640 Orrcrest Dr Reno, NV	11,700 SqFt w/Ready to Build Land	\$0.44 Per SqFt + NNN	Industrial		Property has 2 Building Sites, #1 has a 11,700 SqFt Building, #2 is Land Ready for New 11,200 SqFt, or Level Yard Space	Nicholas Maerz 775-230-8169 ACTIVE
4805 Reno Hwy Fallon, NV	5,000 SqFt Plus Yard	\$6,094.00 + NNN \$0.80 Per SqFt	Industrial		3 Overhead Roll-Up Doors, Front & Rear Parking, Hwy Signage & Frontage, Showroom, Rear Yard	Jim Nickerson and Nicholas Maerz ACTIVE
Business Opportunities	Size	Pricing	Type	Photo	Comments	Agent/ Status
639 Hwy 50 Zephyr Cove, NV	2,000 SqFt Building 1 Acre	\$339,00.00	Restaurant, Bar, & Gaming		Restaurant, Bar, & Gaming Lake Tahoe Area established 28 yrs. Owner retiring. Good High Gross Income.	Jim Nickerson and Nicholas Maerz ACTIVE
Carson City, NV	3,000 SqFt	\$225,000.00	Bakery		Well Established Family Wholesale Bakery. Est. 1984, Business Includes Several Large Retailers, Co-Packing for Other Brands	Jim Nickerson and Nicholas Maerz ACTIVE



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<u>Land</u>	<u>Size</u>	<u>Pricing</u>	<u>Type</u>	<u>Photo</u>	<u>Comments</u>	<u>Agent/ Status</u>
North Carson City, NV	1,830 SqFt 3 Bay Garage	\$162,000.00	Auto Repair Shop		Established Auto Repair Shop, located on North Carson Street, Equipment Included	Jim Nickerson and Nicholas Maerz ACTIVE
7051 Hwy 395 Minden, NV	880 SqFt	\$179,000.00	Locksmith		Established 5 years. All equipment and vehicles included.	Jim Nickerson and Nicholas Maerz ACTIVE
1875 Hwy 395 Topaz, NV	832 SqFt	\$75,000.00	Restaurant		Seats 30 inside and 50+ outside. Fully equipped with an immaculate kitchen.	Jim Nickerson and Nicholas Maerz ACTIVE
Pad Site "A" Minden Gateway Center Intersection SR 88 & US Hwy 395	103,346 SqFt Pad Site 30,000 SqFt Building Foot Print	\$2,687,005.00	Anchor Grocery		High Impact Multi-User Reginal Center - Pad Site Designed for an Anchor Grocery/Market. Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
Wingfield Village Spanish Spring, NV	10.9 & 8.9 Acres	\$2,600,000.00	Residential Land		Wingfield Village Phase 1 had been approved for 105 single lots and Phase 2 for another 75 lots.	Nicholas Maerz 775-230-8169 ACTIVE
1062 Riverview Gardnerville, NV	12.08 Acres	\$2,252,157.00	Commercial Land		Highway Commercial	Nicholas Maerz and Jim Nickerson ACTIVE
6100 Boyer Ln. Stagecoach, NV	84.73 Acres	\$2,250,000.00	Residential Land Phase III		75 One Acre Lots, Water Rights, all lots continuation of Phase 1 91% Sold	Nicholas Maerz 775-230-8169 ACTIVE
1709 Monte Vista Ave. Minden, NV	2.07 Acres	\$1,758,300.00	Commercial Land		Corner Location w/3 sided exposure. Ready for development. Can build 30,000+SqFt.	Cora Hansen, Jim Nickerson, and Nicholas Maerz ACTIVE
Pad Site "E" Minden Gateway Center Intersection SR 88 & US Hwy 395	58,544 SqFt Pad Site 16,235 SqFt Building Foot Print	\$1,522,157.00	Retail Free Standing Building		High Impact Multi-User Reginal Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "F" Minden Gateway Center Intersection SR 88 & US Hwy 395	55,318 SqFt Pad Site 12,350 SqFt Building Foot Print	\$1,438,265.00	Retail Free Standing Building		High Impact Multi-User Reginal Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 PENDING
Pad Site "C" Minden Gateway Center Intersection SR 88 & US Hwy 395	46,751 SqFt Pad Site 24,600 SqFt Building Total SqFt	\$1,215,675.00	Office Free Standing Building Three Story		High Impact Multi-User Reginal Center - Pad Site Designed for a Three Story Office Building. Offered For Lease / Sale	Nicholas Maerz 775-230-8169 ACTIVE
9630C W. Hwy 50 Stagecoach, NV	10 one-acre Commercial lots	\$1,200,000.00	151 Residential lots and Retail / Commercial Property		It is part of a 4-phase planned development	Nicholas Maerz 775-230-8169 ACTIVE
9630R W. Hwy 50 Stagecoach, NV	30 Acres w/water rights	\$900,000.00	Land		Part of a 4-phase development. Approval for 30 one-acre lots	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "G" Minden Gateway Center Intersection SR 88 & US Hwy 395	33,206 SqFt Pad Site 10,080 SqFt Building Foot Print	\$863,370.00	Retail Free Standing Building		High Impact Multi-User Reginal Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 PENDING
Pad Site "L" Minden Gateway Center Intersection SR 88 & US Hwy 395	27,808 SqFt Pad Site 6,500 SqFt Building Foot Print	\$723,008.00	Restaurant		High Impact Multi-User Reginal Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE



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1224 Centerville Gardnerville, NV	2.7 Acres	\$675,000.00	Office Commercial Land		Corner location, Great Visibility, Complete Due Del File, Centerville & Dresslerville	Nicholas Maerz and Jim Nickerson ACTIVE
1752 US Hwy. 395 N Minden, NV	.58 Acres	\$319,000.00	Commercial Pad Site in Ironwood Center		Commercial Pad on Hwy. 395 with Great Exposure & Count	Nicholas Maerz and Jim Nickerson ACTIVE
Pad Site "B" Minden Gateway Center Intersection SR 88 & US Hwy 395	9,819 SqFt Pad Site 2,485 SqFt Building Foot Print	\$255,291.00	Multi-Use Retail		High Impact Multi-User Reginal Center - This Small In-Line Retail Space Can be Leased or Sold	Nicholas Maerz 775-230-8169 ACTIVE
505 Green Brae Dr. Sparks, NV	Level corner lot with utilities in the street	\$203,856.00	Retail Sales or General Office		The surrounding area is a mature retail hub & has a diverse retail presence	Nicholas Maerz 775-230-8169 ACTIVE
1962 US Hwy. 395 Topaz, NV	3.36 Acres	\$200,000.00	Tourist Commercial		Tourist Commercial lot on Hwy. 395 with Great Exposure, has 2.20 Acre Feet of Water Rights	Nicholas Maerz and Jim Nickerson ACTIVE
Lot #4 Carry Way & Cygnet Dr Mound House, NV	1.1 Acres	\$149,000.00	Industrial Vacant Land		M1 zoning, Land in the Comstock Industrial Park in Mound House	Nicholas Maerz 775-230-8169 ACTIVE
15 W. College Pkwy. Carson City, NV	78,843 SqFt Parcel	\$1,498,017.00 \$19.00 SqFt	Retail / Commercial		Subject Property wraps around the corner lots. Also offered for Lease	Nicholas Maerz 775-230-8169 ACTIVE
73 Carry Way Mound House, NV	Development for - 3 Industrial Bldg. totaling 26,800 SqFt	\$169,000.00	Land w/ Development Plans		Ready to Develop Land has Plans for Industrial Condos, Conveyed w/ Water	Nicholas Maerz 775-230-8169 ACTIVE
Pad Site "D" Minden Gateway Center Intersection SR 88 & US Hwy 395	47,747 SqFt Pad Site 12,162 SqFt Building Foot Print	\$141,428.00	Retail Free Standing Building		High Impact Multi-User Reginal Center - Pad Site Designed for a Free Standing Retail Building. Can be Leased or Sold	Nicholas Maerz 775-230-8169 PENDING
Commercial / Income	Size	Pricing	Type	Photo	Comments	Agent/ Status
1454 Hussman Ave. Gardnerville, NV89410	40 - 2 Bdrms, 1 Bth 10 - 1 Bdrms, 1 Bth.	\$4,880,000.00 6.53 % Cap Rate	Commercial Investment		W&D, A/C, Dishwasher, Refrigerator, Secured Storage, Separate Utilities, RV & Rec. Parking	Nicholas Maerz 775-230-8169 ACTIVE
1243 High School St Gardnerville, NV89410	Townhouse 10 - 2 Bdrms, 2.5 Bth. 10 - 2 Bdrms, 1.5 Bth. Flat 3 - 2 Bdrms, 2.5 Bth.	\$2,595,000.00 6.92 % Cap Rate	Commercial Investment		Great Condo Conversion Project. W&D, A/C, Dishwasher, Refrigerator, Garage, Separate Utilities	Nicholas Maerz 775-230-8169 ACTIVE
1332 US Hwy 395 Gardnerville, NV	6,752 SqFt	\$1,790,000.00	Restaurant, Bar, & Gaming		Sports Bar & Restaurant, Ready for Gaming One Vacant Fully Equiped, Second Income Producing	Nicholas Maerz 775-230-8169 ACTIVE
640 Orrcrest Dr Reno, NV	11,700 SqFt w/Ready to Build Land	\$1,250,000.00	Industrial		Property has 2 Building Sites, #1 has a 11,700 SqFt Building, #2 is Land Ready for New 11,200 SqFt, or Level Yard Space	Nicholas Maerz 775-230-8169 ACTIVE
3389 S. Carson St. Carson City, NV	6,736 SqFt	\$1,200,000.00	Commercial Investment		Multi-use Veterinary Hospital and Residence. Real Prop. for Sale Only not business	Nicholas Maerz 775-230-8169 ACTIVE
79 Carry Wy. Mound House, NV	8,400 SqFt	\$899,000.00	Commercial Investment		2 Warehouse/Shop spaces, 3,000 SqFt ea. w/roll up doors 2 office areas, and a 1,200 SqFt apartment w/ 2 Bdrms & 1 Bth.	Nicholas Maerz 775-230-8169 ACTIVE



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1436 Industrial Way Gardnerville, NV	1.18 Acres	Just Reduced \$749,000.00 8.5% Cap Rate	Commercial		6 Leased offices with Long term tenants. Ample parking	Patty Clark ACTIVE
555 Green Brae De., Sparks, NV	1,551 SqFt	\$650,000.00	Commercial Investment		1,551 sq. ft. Restaurant including drive-thru. Tenant is renewing lease for another 5 years.	Nicholas Maerz 775-230-8169 ACTIVE
1624 Library Ln Minden, NV	4,063 SqFt Building 0.47 Acres	\$450,000.00	Medical Office		4,063 SqFt ready to use medical office, exam rooms, file room, employee break room, executive offices, lots of equipment	Nicholas Maerz 775-230-8169 ACTIVE
1681 US Hwy 395 N Minden, NV	4,100 SqFt Building 0.60 Acer Lot	\$345,000.00	Commercial		Former Restaurant & Bar, 30 Parking Spaces, 200 amp 120/208 single phase, Water and Sewer Hook-ups	Tim Egan Jim Nickerson and Nicholas Maerz ACTIVE
789 Tillman Ln. Gardnerville, NV	1,100 SqFt	\$169,000.00 REDUCED	General Commercial		5 Offices-Multi Entrances-Good Signage-OWC 20/10	Jim Nickerson and Nicholas Maerz ACTIVE