

Q3
2022

INVESTMENT REPORT



OFFICE
RETAIL
INDUSTRIAL



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NORTHERN **NEVADA**

MARKET RECAP

Washoe County Q3 investment sales volume totaled \$52,496,500, which is a multi-year low. There was 10 total investment sales across Washoe County in all of Q3, which is a sign of the rapidly changing real estate market. DCG represented the Seller in the largest retail investment sale of the quarter at 1130 N Hills Blvd., which sold for \$5,750,000.

With inflation persisting, rapidly increasing borrowing costs and growing economic uncertainty, accurate underwriting will remain essential when solving for risk-adjusted returns. Cash buyers are primarily on the sidelines right now and the majority of investment demand is coming from 1031 buyers.

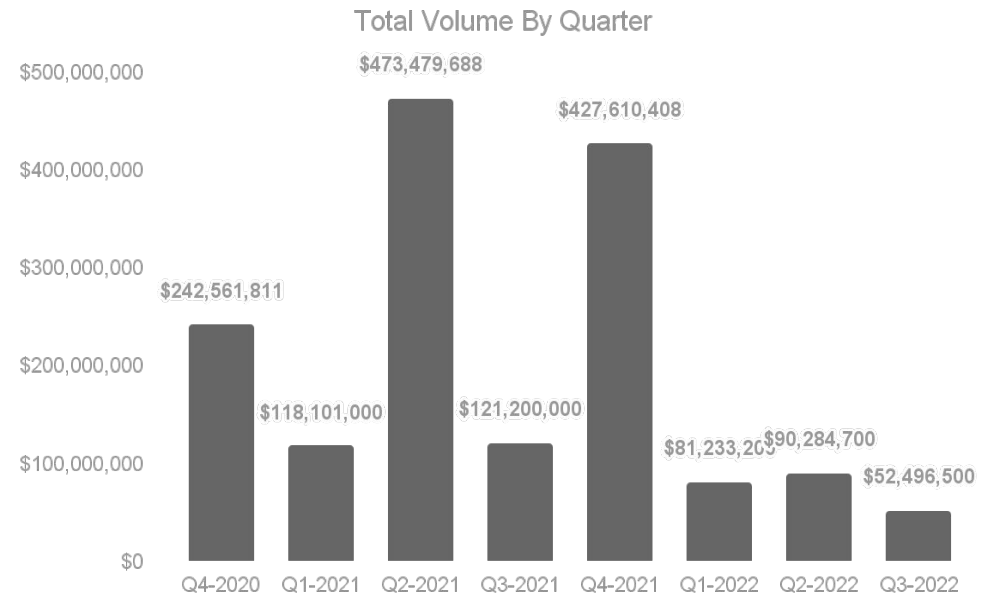
Active buyers are beginning to see more opportunities and we expect that trend to continue the remainder of the year into 2023. As competition continues to dry up, buyers can do appropriate due diligence before writing offers. With debt now hovering around 7%, we anticipate cap rates to continue to adjust upwards accordingly.

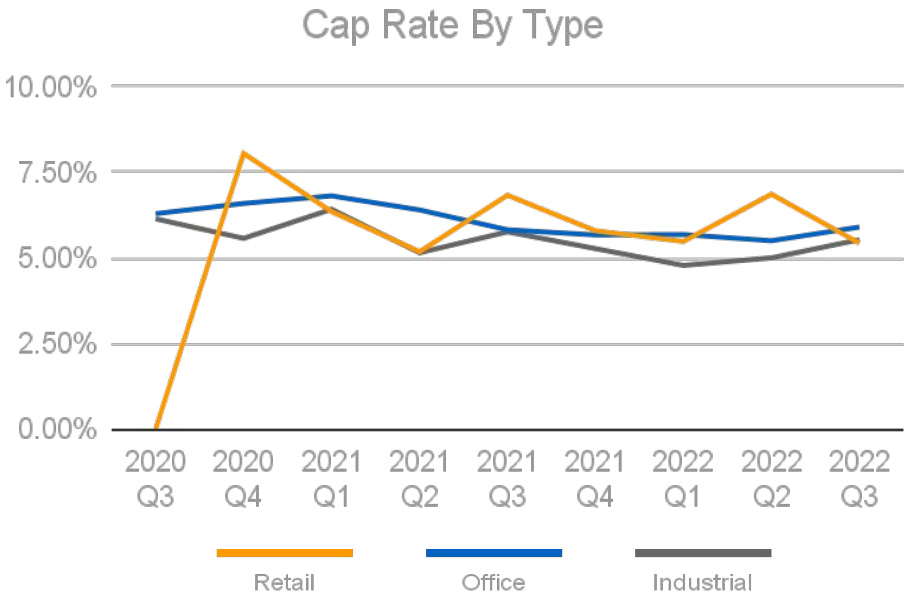
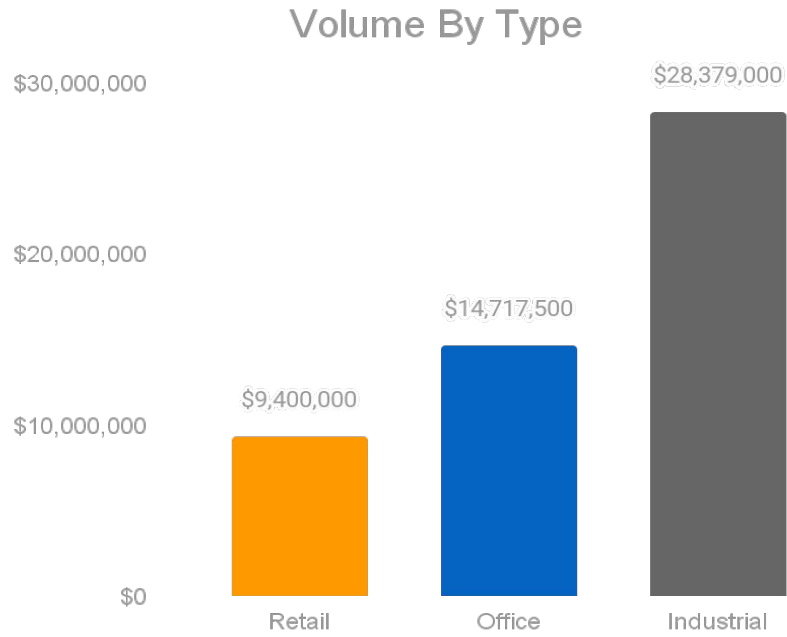
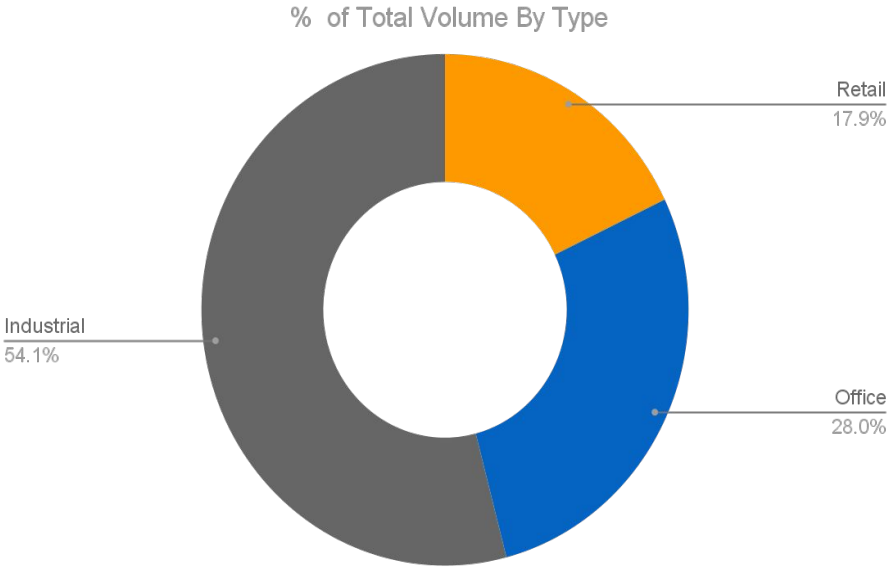
FEDERAL RESERVE/INFLATION NEWS:

The latest CPI reading, October 2022, indicated a CPI at 8.2%, which is down from the June peak of 9.1%, according to the Labor Department. The Fed has been very hawkish with their last four rate hikes at 75 BPS and a high probability of another 75 BPS in their next hike. We expect the FOMC to remain aggressive in its fight against inflation.

[CLICK HERE FOR MORE](#)


2022 Q3 Sales: \$52,496,500





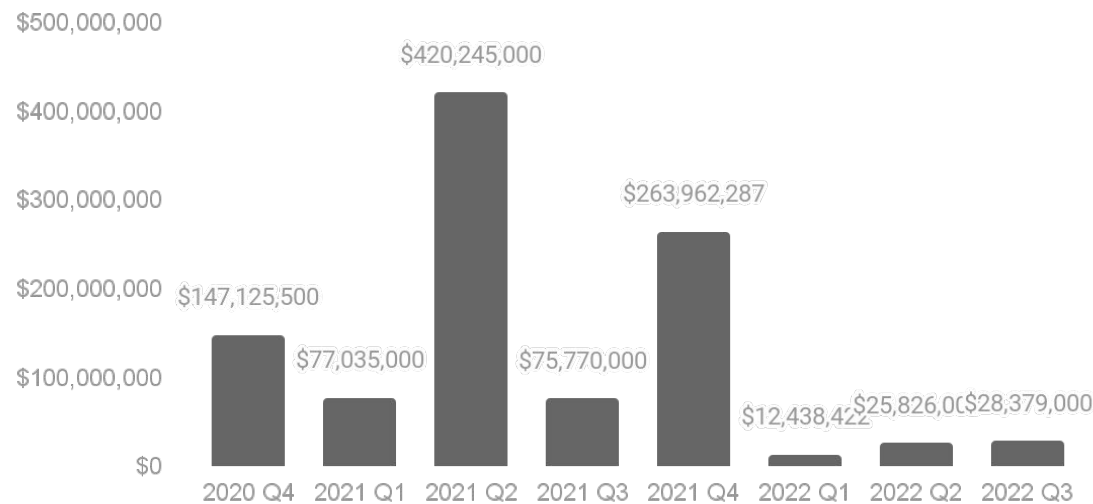
*No reported cap rates in Q3 for Retail Properties

Q3 TOP SALES **INDUSTRIAL**

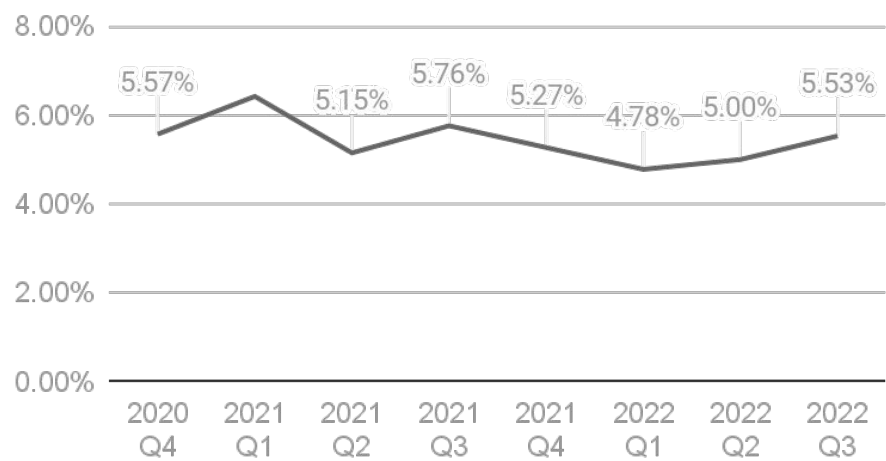
ADDRESS	BUILDING SQUARE FEET	CAP RATE	SALES PRICE PRICE/SF	NOTES
1645 CRANE WAY SPARK, NV 89431	56,335	N/A	\$13,579,000 \$241.04 P/SF	MULTI TENANT INDUSTRIAL WAREHOUSE IN SPARKS INDUSTRIAL. NO FINANCIALS REPORTED.
625 SPICE ISLANDS DR. SPARKS, NV 89431	40,800	7.08% PROFORMA	\$6,900,000 \$169.12 P/SF	MULTI TENANT WAREHOUSE IN SPARKS INDUSTRIAL. RENTS WELL BELOW MARKET WITH AN IN PLACE CAP RATE OF 3.4% AND PROFORMA CAP RATE OF 7.08%.
 8690 TECHNOLOGY WAY RENO, NV 89521	17,701	5.00%	\$5,400,000 \$305.07 P/SF	DCG REPRESENTED BOTH SIDES. 5-YEAR NNN LEASEBACK TO A MEDICAL DEVICE MANUFACTURING COMPANY.
75 ISIDOR CT. SPARKS, NV 89441	6,959	4.50%	\$2,500,000 \$359.25 P/SF	100% OCCUPIED BY DESIGN LAB, PLANETARY PINBALL & FLUID CM.

NOTE: ONLY 4 INDUSTRIAL INVESTMENT SALES IN Q3.

Industrial Volume By Quarter



Industrial Cap Rate By Quarter



Industrial P/SF By Quarter



Q3 TOP SALES OFFICE



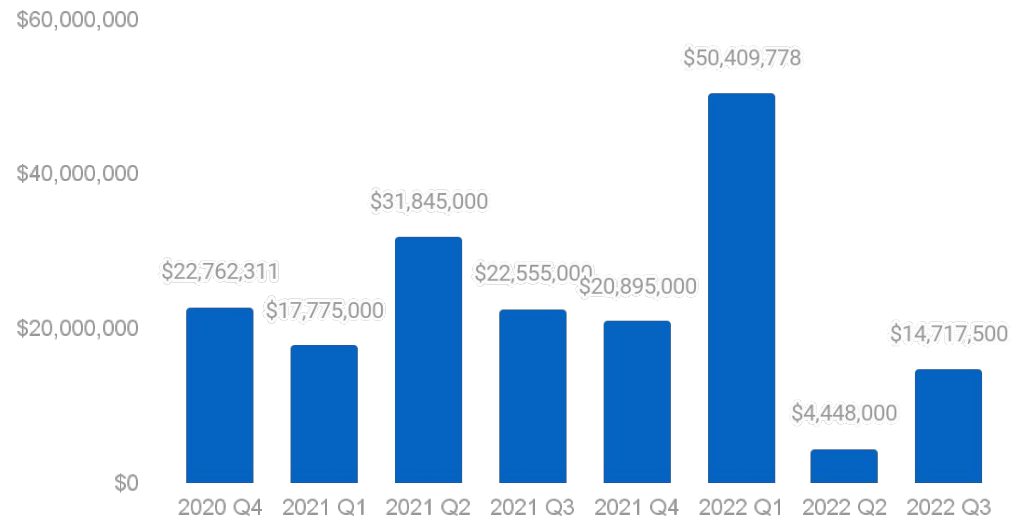
ADDRESS	BUILDING SQUARE FEET	CAP RATE	SALES PRICE PRICE/SF	NOTES
PLUMAS COMMONS 1875 PLUMAS ST. RENO, NV 89509	37,458	5.50%	\$11,945,000 \$318.89 P/SF	MEDICAL AND PROFESSIONAL OFFICE COMPLEX IN CENTRAL RENO. 95% OCCUPIED AT TIME OF SALE.
575 FOREST ST. RENO, NV 89509	7,870	6.30%	\$1,850,000 \$235.07 P/SF	MULTI TENANT OFFICE BUILDING IN MIDTOWN.
9730 S MCCARRAN BLVD. RENO, NV 89523	3,536	N/A	\$922,500 \$260.89 P/SF	MEDICAL OFFICE IN NORTHWEST RENO. 100% OCCUPIED AT TIME OF SALE.

NOTE: ONLY 3 OFFICE INVESTMENT SALES IN Q3.

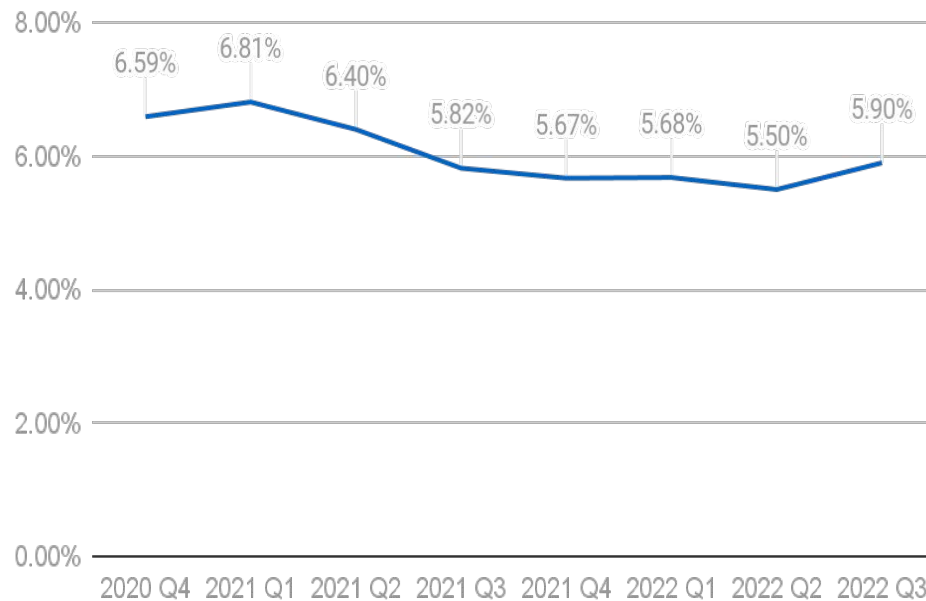
OFFICE

Q3

Office Volume By Quarter



Office Cap Rate By Quarter



Office P/SF By Quarter

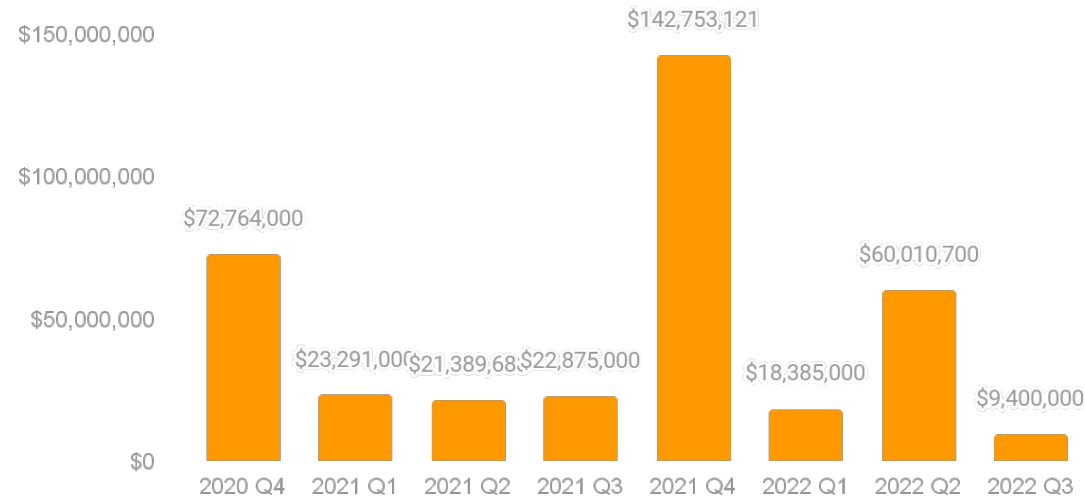


Q3 TOP SALES **RETAIL**

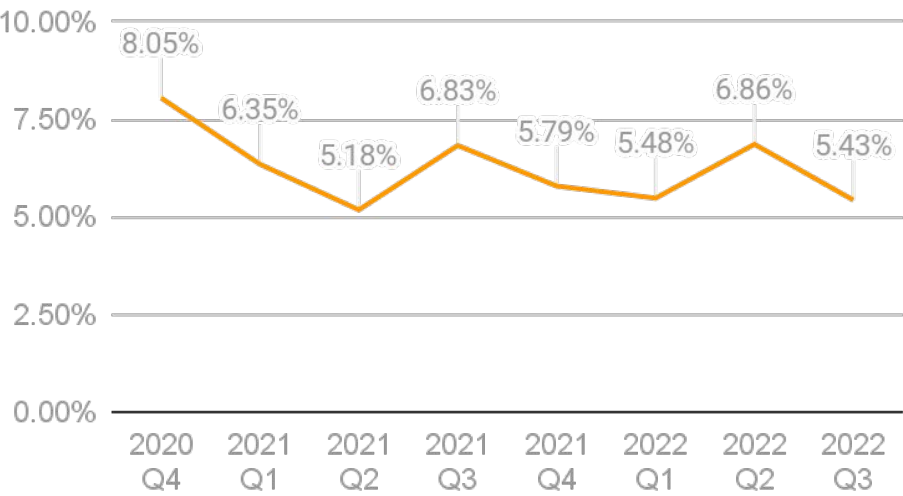
ADDRESS	BUILDING SQUARE FEET	CAP RATE	SALES PRICE PRICE/SF	NOTES
1130 N HILLS BLVD. RENO, NV 89506	21,385	5.92%	\$5,750,000 \$268.88 P/SF	DCG REPRESENTED THE SELLER. 100% OCCUPIED RETAIL STRIP IN NORTH VALLEYS. TENANTS INCLUDE: MY KIDS SMILE, ANYTIME FITNESS, DOLLAR TREE
CHILI'S 5090 SMITHRIDGE DR. RENO, NV 89502	5,645	5.00%	\$3,000,000 \$531.44 P/SF	CHILI'S STNL IN SMITHRIDGE PLAZA.
970 W 7TH ST. RENO, NV 89503	1,880	N/A	\$650,000 \$345.74 P/SF	SMALL MULTI TENANT MIXED USE PROPERTY IN NORTHWEST RENO.

NOTE: ONLY 3 RETAIL INVESTMENT SALES IN Q3.

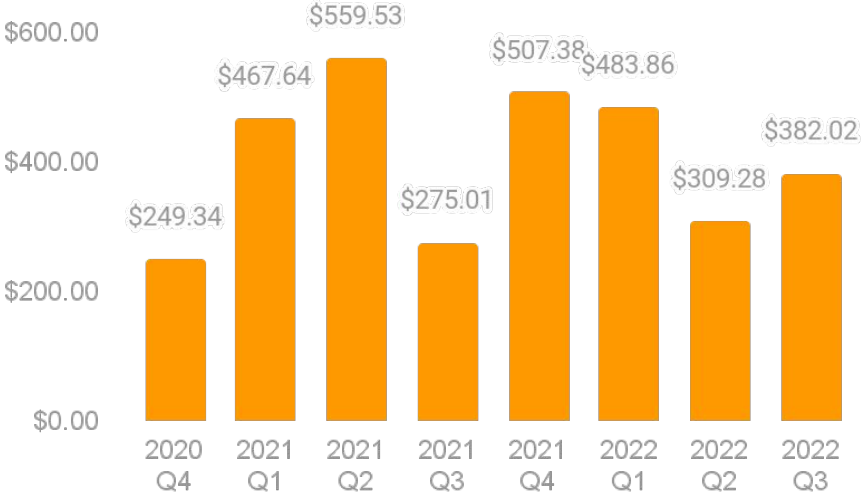
Retail Volume By Quarter



Retail Cap Rate By Quarter



Retail P/SF By Quarter





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Chris has been in the commercial real estate industry since 2006 and has participated in brokering over \$650 million dollars in real estate transactions with an average transaction volume over \$6.0 million. Additionally, Chris has completed over 400 Broker Opinion of Values totaling over \$1 billion in commercial real estate valuations. His responsibilities include providing advice, execution, and investment management services to clients engaged in buying, selling, investing in, financing, or building real estate.



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Matt graduated from the University of Nevada, Reno in 2019 with a Bachelor of Science in Finance and minor in Economics. Shortly after graduation, Matt joined DCG's Investment Team, specializing in the purchase and sale of Investment Properties. His efforts include, but are not limited to, investment sales and purchase, sale-leasebacks, 1031 exchanges, joint ventures, private placements, and property underwriting. Since joining DCG, Matt has been involved in over \$150 million in transactions with an average transaction volume over \$5.0 million.

INVESTMENT TEAM

DCG's investment team has an industry-wide reputation for helping clients create maximum returns from their real estate and achieve their long-term business goals. We work hard to build strong partnerships with clients and to develop tailored investment strategies for them.

Our investment services include providing advice, execution, and investment management services to clients engaged in buying, selling, investing in, financing, or building real estate. These services typically are provided to private and institutional owners and investors, as well as to corporate owners and occupiers. Our objective is to advise clients on how to maximize the value of their real estate. Our efforts include but are not limited to investment sales and purchases, joint ventures, sale-leasebacks, private placements, and property underwriting. We assist investors in a variety of disciplines, including but not limited to, office, retail, industrial, multi-family, hospitality, senior housing, and healthcare. In addition to our investment experience, we draw on our related capabilities in leasing, asset management, operations and valuation to create a full-service experience for all our clients.