

2024
NORTHERN NEVADA

Q1 MULTIFAMILY
REPORT



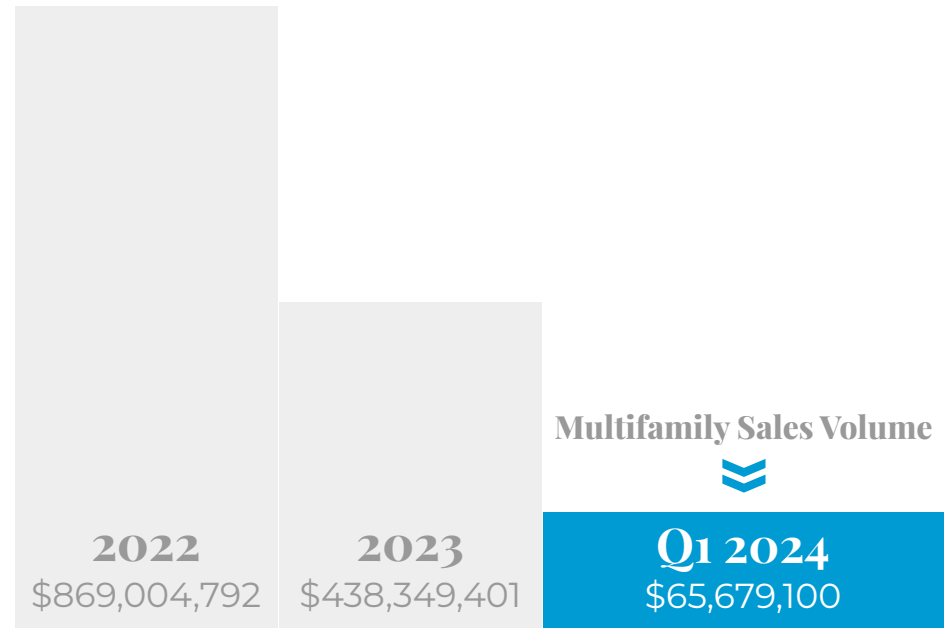


Q1 SALES & 2024 Outlook

Multifamily sales volume in Q1 2024 included 20 sales, totaling \$65,679,100 (\$254,729 per door) in Washoe County. 2023 capped off the year with transaction volume down roughly 50% from the year prior. The majority of volume in Q1 2024 came from an apartment complex known as The Deco at Victorian Square which sold for \$43,000,000 (\$205,742 per unit).

As we navigate the price discovery caused by increased interest rates, the bid-ask spread remains wide. Precise and thorough underwriting is still crucial when calculating risk-adjusted returns because of the current state of the economy, stricter lending requirements, and increased borrowing expenses.

With lenders offering reduced loan proceeds, buyers are forced to consider how far their liquidity can stretch, as well as the cost-benefit of placing such large amounts of capital into a single asset. As a result, we're seeing a rise in seller financing, which appears to be propping up values that would otherwise be unachievable in today's debt climate.



Q4 2023

SALES VOLUME
\$25,475,000

OF TRANSACTIONS
3

PRICE PER DOOR
\$199,755

Q1 2024

SALES VOLUME
\$65,679,100

OF TRANSACTIONS
20

PRICE PER DOOR
\$254,729

Top Sales Multifamily

Address	Building Square Feet	Cap Rate	# of Units	Price/Unit	Sales Price Price/ASF	Notes
955 Avenue of the Oaks Sparks, Nv	203,367 SF	5.75%	209	\$205,742	\$43,000,000 \$211.44 PSF	In the Sparks submarket, near the Nugget Events Center and the Great Basin Brewing Company, an apartment complex known as The Deco at Victorian Square sold.
80/90 Burns St Reno, Nv	11,736 SF	5.00%	16	\$318,200	\$5,091,200 \$433.81 PSF	In Midtown, an apartment complex known as the Mod Midtown Crossing Apartments. 0% vacancy at the time of sale.
780 Forest St Reno, Nv	4,027 SF	5.01%	5	\$375,000	\$1,875,000 \$465.61 PSF	In the Midtown submarket, near Two Chicks and Süp on South Virginia Street.
2795 E 4th Street Reno, Nv	3,120 SF	N/A	10	\$181,000	\$1,810,000 \$580.13PSF	In Northeast Reno, near the Coney Island Bar on Prater Way, an apartment complex and a 1.38-acre industrial yard located directly behind it sold.
1032 War Bonnet Way Incline Village, Nv	3,056 SF	N/A	2	\$805,000	\$1,610,000 \$526.83 PSF	A fully occupied duplex near the Incline Lodge and University of Nevada, Reno Tahoe Campus.
420 16th Street Sparks, Nv	5,040 SF	5.04%	6	\$230,000	\$1,380,000 \$273.81 PSF	In the Sparks submarket, an apartment complex near the Sparks Municipal Court and Victorian Square sold.
1021 Haskell St Reno, Nv	4,380 SF	4.98%	6	\$216,667	\$1,300,000 \$296.80 PSF	In the Midtown submarket, 6 one-bedroom units totaling 4,380 sq. ft. (approx 730 sq. ft. each) sold.
2312 Wedekind Rd Reno, Nv	4,536 SF	6.00%	8	\$155,000	\$1,240,000 \$273.37 PSF	In Northeast Reno, a fully occupied 8-unit multifamily property sold to a local investor.
319 Thoma St Reno, Nv	3,793 SF	N/A	3	\$375,000	\$1,125,000 \$296.60 PSF	In Midtown, near the Stewart Park and adjacent to Holcomb Avenue, a triplex sold.



Q1 2024

Reno Multifamily Average Cap Rate

5.32%



Q1 2024

Reno Multifamily Average P/Door

\$254,729



Q1 2024

Reno Multifamily Average P/SF

\$331.30

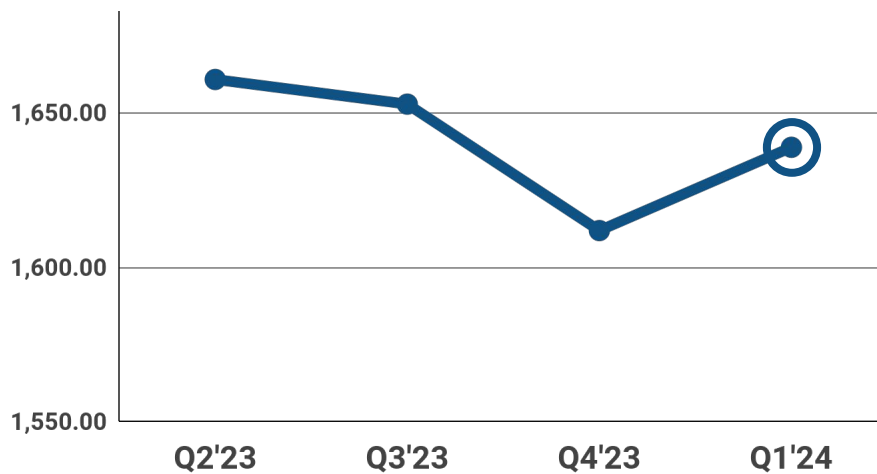


RENO MULTI FAMILY Rental Trends

Average rental rates increased from \$1,612 in Q4 2023 to \$1,639 in Q1 2024. Overall vacancy slightly decreased to 2.95%. Interest rate increases have impacted the demand of the rental market as rents have remained relatively flat moving into 2024.

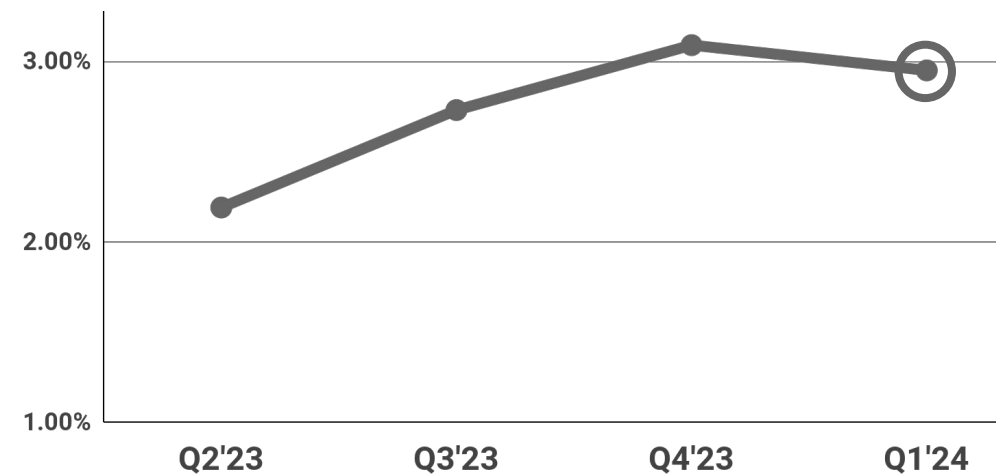
Q1 2024 Reno Multifamily Average Rental Rate

\$1,639



Q1 2024 Reno Multifamily Average Vacancy Rate

2.95%



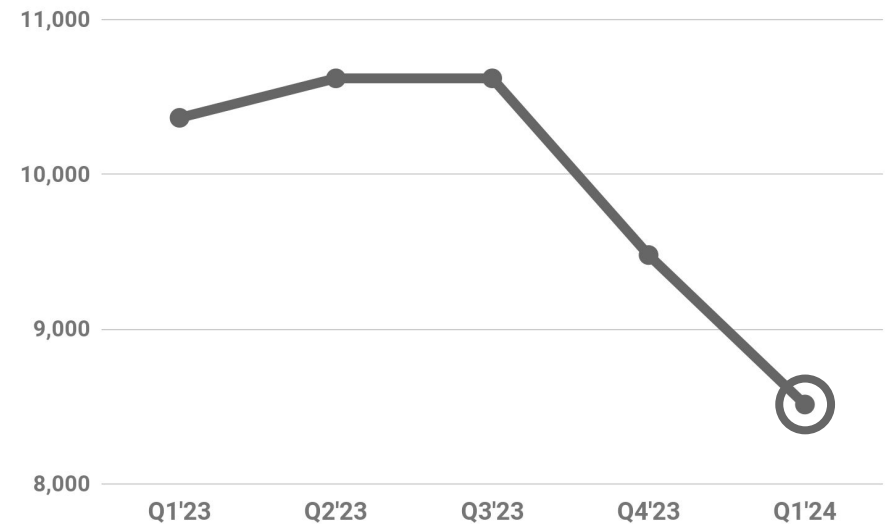
Reno Multifamily Construction Overview

Total units planned or under construction dropped significantly from 9,479 units last quarter to 8,514 in Q1.

Lack of developable land, rising costs of capital and cost of construction continue to be the most influential factors hindering new multifamily supply. On the demand side, job growth continues to increase as corporations expand or desire to move to the area. Nevada inbound moves have been some of the highest in the nation and affordability issues in Single Family housing push demand higher for multifamily inventory.

Reno Multifamily
Average Total Units

8,514



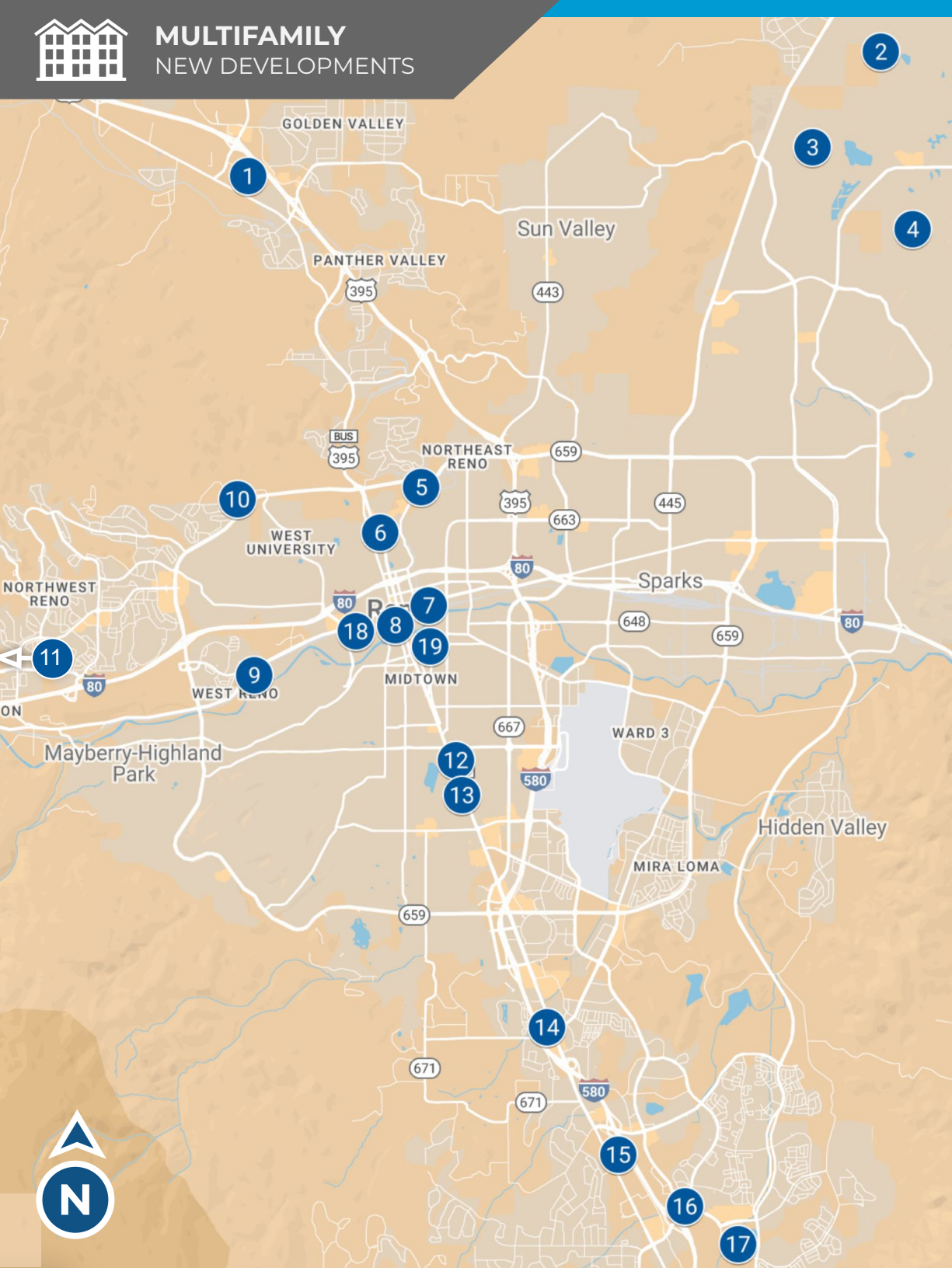
PLANNED MF CONSTRUCTION - 4,378



MF UNDER CONSTRUCTION - 4,136



MULTIFAMILY NEW DEVELOPMENTS



- 1 **Lemon Landing** - 342-units
- 2 **Stonebrook Apartments**- 396 units
- 3 **Homecoming at Kiley Ranch**- 306 units
- 4 **Rowan Apartments**- 360 units
- 5 **The Edison** - 232 units (Student Housing)
- 6 **The Dean**- 196 units (Student Housing)
- 7 **Ballpark Apartments**- 369 units
- 8 **Reno City Center**- 530 units (Currently on hold)
- 9 **The Retreat**- 283 units
- 10 **The Overlook @ Keystone Canyon** - 342 units
- 11 **The Kallan**- 242 units
- 12 **Atwood @ RED**- 359 units
- 13 **The Halcyon** - 330 units
- 14 **Elysium** - 270 units
- 15 **Integra Peaks** - 300 units
- 16 **Palomino** - 328 units
- 17 **Indigo** - 260 units
- 18 **Vintage at Washington Station** - 205 units
- 19 **301 State Street** - 88 units

DOWNTOWN MULTIFAMILY DEVELOPMENTS

VESTA APARTMENTS

40-Unit Located in Midtown



EL CENTRO

26 studios for homeless subsidized by the HUD RAD program



CAL AVE STUDIOS

36 luxury units with modern design



RIVERSIDE APARTMENTS

34 units with ground level parking and retail space



PINE STREET TOWNHOMES

49 three-story unit tentative map with garage



HIGH STREET TOWNHOMES

16 modern spacious units



64 PARK ST

14 units



602 KUENZLI STREET

9 units with commercial space



307 PINE

12 luxury units with modern design



EDEN TOWERS

4-stories with 34-units



MAJOR DOWNTOWN RENO DEVELOPMENTS

RENO ENTERTAINMENT DISTRICT

1,300 Luxury units, 70,000+ sf of retail, 170-room Hotel, and a 2-Acre Park



245 NORTH ARLINGTON

65 units within Jacobs Entertainments' Reno Neon Line District



MOD 2

69 units, five-stories



VINTAGE AT WASHINGTON STATION

205 low-income housing units for seniors



301 STATE

88 units



RYLAND APARTMENTS

118 units



5TH AND VINE APARTMENTS

302 units



RIVERBOAT HOTEL APARTMENTS

105 studio units, one and two-bedroom units



CANYON FLATS

158 units accommodating up to 508 students



RENO CITY CENTER

530 units, 78,500 sf of retail & 150,000 sf of office space



661 LAKE STREET

475 unit student housing, 13-stories, including 5-story parking garage & 4,000 sf retail space



PARK PLACE

Five-story building with 762 beds within 267 units



Featured Listings

Multifamily - 21 on Center For Sale

500 UNIVERSITY WY
\$2,450,000 (\$116,667/UNIT)
6,800 SF - 21 Units



Vacation Motor Lodge For Sale

599 S CENTER ST
\$3,300,000 (\$94,286/UNIT)
9,660 SF - 35 Units



Midtown Apartment Portfolio For Sale

240-250 THOMA ST
\$4,488,000 (\$264,000/UNIT)
11,104 SF - 17 Units



GERRIT HILLEBRAND, CCIM
SENIOR VICE PRESIDENT
775.850.3066 **DIRECT**
ghillebrand@dicksoncg.com
S.186721

DOMINICK HOOVER
ASSOCIATE
dhoover@dicksoncg.com
775.850.3031 **CELL**
S.0201555

dicksoncg.com



CORFAC
INTERNATIONAL

