

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 20-0082  
Hearing Date 02/20/2020  
Tax Year 2020/2021

APN: 040-951-08

Owner of Record: RS EAGLE FEDERAL WAY LLC et al

Property Address: 5075 KIETZKE LN

Property Type: MATERIAL STORAGE BUILDING 33% DISCOUNT WAREHOUSE STORE 67%

Gross Building Area: 175,120

Year Built: 1999

Parcel Size: 14.91 AC

Description / Location: The subject property is the Lowe's Home Improvement Center in the Meadowood submarket. It is located at the SW corner of S McCarran Blvd and Kietzke Ln.

2020/21 Taxable Value:	Land:	\$7,406,546
	Improvements:	\$8,894,545
	Total:	<u>\$16,301,091</u>
	Taxable Value / SF	\$93

Sales Comparison Approach: Indicated Value Range/SF \$140 to \$150

Income Approach Indicated Value /SF \$108

Conclusions: Taxable value does not exceed full cash value.



RECOMMENDATION: Uphold **X** Reduce

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>
<b>LAND:</b>	\$7,406,546	\$2,592,291	<b>\$/SF GBA</b>
<b>IMPROVEMENTS:</b>	\$8,894,545	\$3,113,091	\$93.09
<b>TOTAL:</b>	\$16,301,091	\$5,705,382	
			<b>TAXABLE</b>
			<b>\$/SF Land</b>
			\$11.40

<b>HEARING:</b>	<b>20-0082</b>
<b>DATE:</b>	<b>02/20/2020</b>
<b>TAX YEAR:</b>	<b>2020/2021</b>

OWNER: RS EAGLE FEDERAL WAY LLC et al

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER	NOI OAR
1	040-951-08	5075 KIETZKE LN		175,120					649,697				
		MATERIAL STORAGE BUILDING	33%	175,120	MASONRY BRNG	C15		1999	27%				
		DISCOUNT WAREHOUSE STORE	67%		CONCRETE, TILT-UP			26, 27	PUD				

IMPROVED SALES												
IS-1	025-570-01	6590 S VIRGINIA ST		102,832				435,382	\$15,980,000	\$155.40	\$933,660	
		DISCOUNT WAREHOUSE STORE	100%	102,832	MASONRY BRNG	C15	1993	24%	04/26/2018	See note	5.84%	
		HOME DEPOT			CONC TILT-UP		25	MUSV				
IS-2	039-750-13	5150 MAE ANNE AVE		94,213				395,743	\$9,350,000	\$99.24	\$636,250	
		DISCOUNT STORE	100%	94,213	MASONRY BRNG	C20	1990	24%	09/12/2017		6.80%	
		KOHL'S			CONCRETE BLK		24	AC				
IS-3	038-881-08	8650 BOOMTOWN GARSON RD		127,616				980,099	\$26,213,000	\$205.41	NA	
	038-870-12	WAREHOUSE SHOWROOM STORE	100%	127,616	MASONRY BRNG	C30	2007	13%	05/14/2019	See note		
		CABELA'S			CONCRETE, PRECAST		23	AC				
IS-4	040-141-42	6139 S VIRGINIA ST		81,838				240,016	\$24,100,000	\$294.48	\$1,145,146	
	10, 12, 20, 22	SUPERMARKET	62%	81,838	MASONRY BRNG	C25	1993	34%	07/24/2017	See note	4.75%	
		DISCOUNT STORE	38%		CONCRETE BLK		24	AC				
		WHOLE FOODS & SIERRA TRADING POST										

<b>LAND SALES</b>												
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Tax/Unit	Zoning	Comments			
1	164-354-01	647 INNOVATION DR A	08/22/19	\$16,708,928	967,163	\$17.28	\$5.25	PUD	Sale after 2020 reappraisal review period. Zoning change from IC. Site will be developed into a new hospital.			
2	140-212-08, -09, -10	1160 DAMONTE RANCH PKWY/ 1175 STEAMBOAT PKWY	03/09/18	\$10,731,584	866,626	\$12.38	\$7.60	PUD	Minor improvement demolished after purchase. A senior living community is planned.			
3	040-900-19, -20	DEL MONTE LN	05/03/18	\$11,142,640	557,132	\$20.00	\$14.00	PUD	Offices, retail and restaurants are under construction as Village at Rancharrah.			

**COMMENTS:**

<p>The subject property is a well maintained, fully functioning and performing Lowe's. The subject includes a drive-through lumber yard. The following Improved and land sales were compared to the subject:</p> <p>IS-1: Sale of a Home Depot property that is about the same age. Sold with 100% occupancy at a 5.84% cap rate. Current rent noted at \$81,900/MO and/or \$0.80/SF/MO. The option for lease renewal is 8/31/24. A review of the rent found that excess rent may in fact exist. Discounting the excess rent and adjusting the sales price results in about \$1M reduction which equates to an adjusted market value of about \$14,980,000, i.e. \$146/SF.</p> <p>IS-2: Sale of a big box property with Kohl's as tenant; Property is a co-anchor with other big box retailers. Sold with 100% occupancy at a 6.8% cap rate. The lease has 8yrs. remaining. Five year options are available. It is an older sale at an inferior location.</p> <p>IS-3: Sale of a Cabela's built in 2007. 100% occupied when sold. Part of a portfolio investment sale. Considering the superior store finishing at an inferior location, a downward adjustment of 20% adjustment was applied. The value per square foot derived is about \$164.</p> <p>IS-4: Sale of a big box property with Whole Food and Sierra Trading Post as tenants; Sold with 100% occupancy at an estimated 4.75% cap rate. Strong rent was in place. Sale is considered superior due to its large use as a supermarket which includes additional finishing and partitioning. Based on the superiority, a 40% downward adjustment was applied. The result of the adjustment is \$177/SF in value .</p> <p>The improved sales above show an adjusted range of \$99 to \$177 per square foot with IS-1 being the most similar to the subject at an adjusted rate of \$146 per square foot. It supports the total taxable value of \$93.09/GBA SF on the subject.</p> <p>LS-1: Most recent sale of 22.20 ac land at the SW corner of Longley Ln and Double R Blvd with less traffic volume in a mostly industrial area.</p> <p>LS-2: 2018 sale of 19.89 ac land at the SW corner of Steamboat Pkwy and Damonte Pkwy. It is inferior in traffic volume and visibility.</p> <p>LS-3: Sale of 12.79 ac land in 2018. Closest to the subject in distance and planned retail use. It is slightly superior given the Rancharrah master plan and development.</p> <p>The land sales compared range in price of \$12.38 to \$20.00 per square foot. They indicate that the land value of the subject is about \$18 to \$20 per square foot. The 2020 taxable land value on the subject at \$11.40/SF is supported by the value indicated by the sales.</p>
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**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

	<b>LAND:</b>	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>	<b>HEARING: 20-0082</b>
		\$7,406,546	\$2,592,291	<b>\$/SF GBA</b>	<b>DATE: 02/20/2020</b>
	<b>IMPROVEMENTS:</b>	\$8,894,545	\$3,113,091	\$93.09	
	<b>TOTAL:</b>	\$16,301,091	\$5,705,382		<b>TAX YEAR: 2020/2021</b>
<b>APN:</b> 040-951-08				<b>TAXABLE</b>	
<b>OWNER:</b> RS EAGLE FEDERAL WAY LLC et al				<b>\$/SF Land</b>	
				\$11.40	

Income Approach					
Potential Gross Income	117,770 sq ft. @	\$0.70 /mo =	\$82,439		
	57,350 sq ft. @	\$0.45 /mo =	\$25,808		
	sq ft. @	/mo =	\$0		
			\$108,247		
	x 12 months =		12		
			\$1,298,958		
- Vacancy & Collection loss		0%	\$0		
= Effective Gross Income			\$1,298,958		
- Operating Expenses		5%	\$64,947.90		
=Net Operating Income			\$1,234,010		
Divided by Overall Capitalization Rate		6.50%	\$18,984,771		
			Rounded	\$108 /SF GBA	

**Subject Income Information:** The building is leased and occupied by Lowe's and is comprised of 117,770 SF of discount warehouse store and a drive through lumberyard of 57,350 SF. Income and expense statement was requested but not provided.

**Potential Gross Income:** The property is leased by Lowe's. Contract rent based on the sale lease back agreement established in 2005 indicates a base rent of \$0.66/SF. With adjustments occurring in 2007 and 2012, and tied to CPI, it is estimated that current rent is maxed at \$0.81/SF. A lease renewal was due in 2019 but that information was not provided. A review of the market rent was therefore performed. Please refer to Attachments A and B for the regional and local market rent analysis. Results from local rent data indicate that market rent for the subject is \$0.70/SF, with consideration for the subject's premium location and its first generation build to suit design. Applying this rent to the subject rentable store space and a discounted rent to the warehouse portion reflects a PGI of \$1,298,958. Please see Attachment D for recent local warehouse sales and Attachment E for the local warehouse rent analysis.

**Effective Gross Income:** The property has had zero to minimal vacancy since its construction. Moreover, vacancy for comparable big box properties at superior locations remains stable at 0%. Therefore, a 0% stabilized vacancy rate was utilized. The application results in a EGI that is equal to PGI.

**Net Operating Income:** The property is leased on a NNN basis by which the tenant is responsible for all expenses. However, management fees and the costs in relation to capital reserves and replacement should be, and is, herein considered. Expenses estimated at 5%. Estimated NOI is \$1,234,010.

**Capitalization Rate Analysis:** Properties reflecting strong real estate fundamentals in primary locations remain in high demand amongst institutional investors. The subject property is a sought after investment that has been well maintained with a national credit tenant, has had zero vacancy, and situated at a premium location. Therefore, the overall investment risk is considered low. The cap rate on the sale of the local Home Depot was 5.84%. For a summary of cap rates in relation to big box retail, please refer to Attachments A & C. Cap rates attained at the local level suggest a range of 4.75% to 6.8%. Rates from the Western Region level indicate a range of 5% to 6.25% with a median of 5.85%. Given the lower rents that were used in this analysis in relation to the contract rent that exists and the subject's premium location, a cap rate of 6.50% was applied for analysis.

**Indicated Value Income Approach:** The indicated value is \$18,980,000 rounded, or \$108/GBA SF.

**Comments:** The taxable value of the subject is supported by the value indicated by the income analysis above.

## SUMMARY APPRAISAL RECORD



APN: 040-951-08

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 5075 KIETZKE LN RENO Database PROD NBHD OBGQ Appr JCT Exemption AV|Exemption  
 Owner RS EAGLE FEDERAL WAY LLC Printed 1/28/2020 Commercial  
 1000 LOWE'S BLVD MOORESVILLE, NC 28115 Tax District 1000  
 Property Name LOWES KIETZKE LN

Reopen

Reappraisal

## Valuation History

## Parcel Value Summary

OBOS

☐ Change☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2020 VN	7,406,546		8,894,545		16,301,091	5,705,382	Land Value	7,406,546
2020 NR	7,406,546		8,894,545		16,301,091	5,705,382	Building Value	7,206,177
2019 FV	6,789,334		8,292,700		15,082,034	5,278,712	XFOB Value	1,688,368
2018 FV	6,172,122		8,277,622		14,449,744	5,057,410	Obsolescence	0
2017 FV	5,554,909		8,439,590		13,994,499	4,898,075	Taxable Value	16,301,091
2016 FV	5,554,909		8,460,498		14,015,407	4,905,392	Total Exemption	
2015 FV	5,554,909		8,485,413		14,040,322	4,914,113		

NewLand

Initials/Date

Parcel Total

New Const

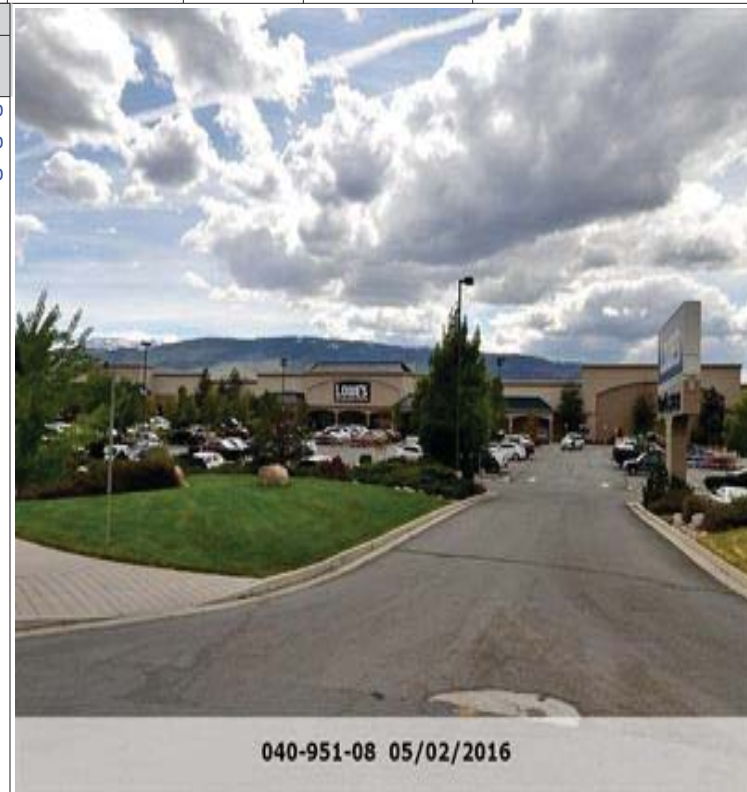
New Land

Remainder

☐ NC☐ C☐ New Sketch

## Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	391	Material Storage Build	C	1999	1999	100	C15	2,341,386	1,603,849	57,350	27	0
COMM	1-2	458	Discount Warehouse Sto	C	1999	1999	100	C15	7,708,502	5,280,324	117,770	44	0
MISC	1-3	600	Miscellaneous	0	1999	1999	100	20	470,078	322,004		322,004	0



040-951-08 05/02/2016

## Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-	Adj 2	%-	Taxable Land	Note	Land Size-Sf	649,697	Water	Municipal
400	General Commercial: reta	PUD	649,697	SF1	12.00	ESMT	95			7,406,546		Acre Size	14.915	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

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# APPRAISAL RECORD



APN: **040-951-08**

**2020**

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**ACTIVE**

Roll YR

Code

%Comp

**Situs** 5075 KIETZKE LN RENO **Database** PROD **NBHD** OBGQ **Appr** JCT **Exemption** AV|Exemption  
**Owner** RS EAGLE FEDERAL WAY LLC **Printed** 1/28/2020 **Commercial**  
 1000 LOWE'S BLVD MOORESVILLE, NC 28115 **Tax District** 1000  
**Property Name** LOWES KIETZKE LN

Reopen			
Reappraisal			

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
2020 VN	7,406,546		8,894,545		16,301,091	5,705,382	Land Value	7,406,546			
2020 NR	7,406,546		8,894,545		16,301,091	5,705,382	Building Value	7,206,177	Initials/Date		
2019 FV	6,789,334		8,292,700		15,082,034	5,278,712	XFOB Value	1,688,368			
2018 FV	6,172,122		8,277,622		14,449,744	5,057,410	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C  <input type="checkbox"/> New Sketch
2017 FV	5,554,909		8,439,590		13,994,499	4,898,075	Taxable Value	16,301,091	New Const		
2016 FV	5,554,909		8,460,498		14,015,407	4,905,392	Total Exemption		New Land		
2015 FV	5,554,909		8,485,413		14,040,322	4,914,113			Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			EL1C	1	Elevator Passenger - Commerc	100				
Occ	391	Material Storage Bui	Rate Adj			SHP	2	SLIGHTLY IRREGULAR	100				
Stry/Frm	C	MSNRY BRNG ~ MASONRY	Lump Sum			SP1C	190,200	Sprinkler System Generic - C	100				
Quality	C15	Commercial 1.5 (Fair				ST	1	No of Stories	100				
Year Built	1999		PARCEL LEVEL			WH	27	Avg Wall Height/Floor	100				
WAY	1999		Lump Sum	0		EW	818	CONCRETE, TILT-UP	100				
Remodel Yr			%Obso	0.0000		HEAT	609	VENTILATION	100				
% Comp	100	%DPR 31.5											

Sub Area							Extra Features														
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes	
DRO	No Value Drawn f GROSS BUILDING A			14,723	40.83	2,341,386	1	CRBC	CONC CURB	30	1	8,000	14.19	1999		100	113,520	77,761			
GBA				2			DKLV	DOCK LEVEL	30	1	2	8,424.00	1999		100	16,848	11,541				
				3			FWAS	FW ASPHALT	30	1	270,000	2.02	2016		100	544,293	511,635				
				4			FWBR	FW BRICK	30	1	1,600	10.63	1999		100	17,005	11,648				
				5			FWCO	FW CONCRET	30	1	14,000	4.72	1999		100	66,053	45,247				
				6			GHS2	GRNHOUSE Q	30	1	12,173	66.95	1999		100	814,982	558,263				
				7			PKLT	PKG LOT LI	30	1	270,000	0.69	1999		100	186,300	127,616				
				8			SG2S	SIGN PLAS	30	1	240	204.61	1999		100	49,106	33,638				
				9			TKW4	TK CON W/R	30	1	1,680	19.66	1999		100	33,029	22,625				
Gross Living Area				57,350	Perimeter	988	Sub Area RCN		2,341,386	10	VES1	VESTIBULE	30	1	1,500	84.34	1999		100	126,510	86,659
Building Notes				Building Cost Summary				11	WLCB	WALL CO BL	30	1	3,900	16.46	1999		100	64,194	43,973		
				Building RCN		2,341,386	12	WLCO	WALL CO	30	1	8,964	21.98	1999		100	197,029	134,965			
				Depreciation		737,537	13	YIMP	YARD IMPS	30	1	20	1,664.00	1999		100	33,280	22,797			
				Building DRC		1,603,849															
				Extra Feature DRC		1,688,368															
				Building Obso																	
Building Name				Total DRC		3,292,217															
LOWES KIETZKE LN				Override Value																	

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-	Adj 2	%-	Taxable Land	Note	Land Size-Sf	649,697	Water	Municipal
400	General Commercial: reta	PUD	649,697	SF1	12.00	ESMT	95			7,406,546		Acre Size	14.915	Sewer	Municipal
												DOR Code	400	Street	Paved
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												CAGC			

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# APPRAISAL RECORD

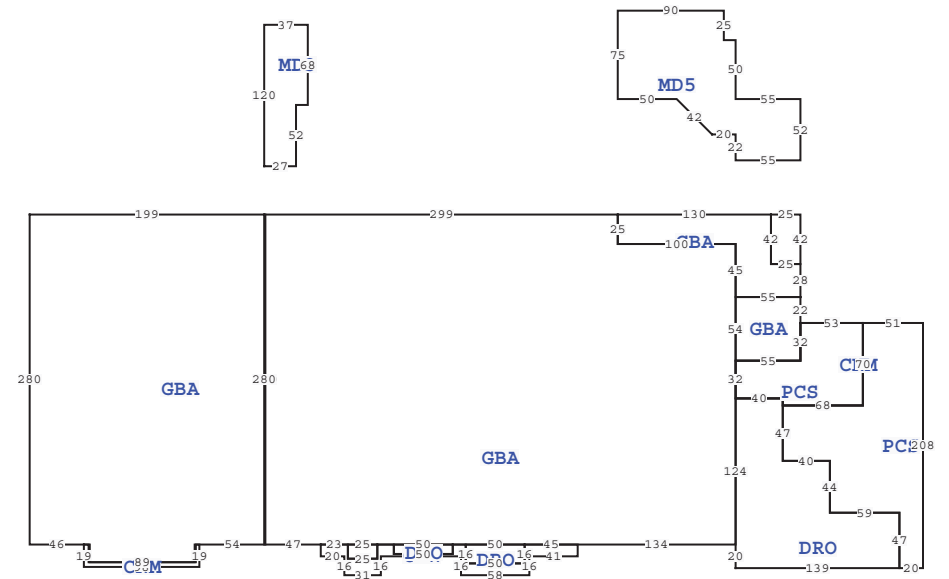
APN: **040-951-08**

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Owner **RS EAGLE FEDERAL WAY LLC**  
Keyline Description **PM 4010 LT B**

NBHD **OBGQ Commercial**

Appr **JCT**



Activity Information						
Date	User ID	Activity Notes				
9/17/2019	JCT	Re-appraisal Inspection Permit Inspection Aerial Review				
11/21/2016	MAG					
Sales/Transfer Information						
Grantor		Doc #	Date	LUC	Price	Verif
LOWES HIW INC,		3182780	3/15/2005	400	16,400,000	3BO
LOWES HIW INC,		2859371	5/22/2003	400	0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
7/14/2016	BLD17-00286	PARKING LOT UPGRADE ASPHAL		C	100%	
7/22/2015	BLD16-00607	FIRE DAMAGE REPAIR REPLACE		C	100%	
7/21/2015	BLD16-00523	FIRE DAMAGE DEMO DEMO FIRE		C	100%	
	LDP06-02474	FIRE SPRKLR		C	100%	
	LDP05-07077	TENANT IMPS		C	100%	

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## APPRAISAL RECORD



APN: 040-951-08

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 5075 KIETZKE LN RENO Database PROD NBHD OBGQ Appr JCT Exemption AV|Exemption  
Owner RS EAGLE FEDERAL WAY LLC Printed 1/28/2020 Commercial  
1000 LOWE'S BLVD MOORESVILLE, NC 28115 Tax District 1000  
Property Name LOWES KIETZKE LN

Reopen

Reappraisal

## Valuation History

## Parcel Value Summary

OBSO

☐ Change☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
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2018 FV	6,172,122		8,277,622		14,449,744	5,057,410	Obsolescence	0	
2017 FV	5,554,909		8,439,590		13,994,499	4,898,075	Taxable Value	16,301,091	
2016 FV	5,554,909		8,460,498		14,015,407	4,905,392	Total Exemption		
2015 FV	5,554,909		8,485,413		14,040,322	4,914,113			

## Parcel Total

☐ NC☐ C☐ New Sketch

## Building Data

1-2	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			MD3	3,920	Mezzanine - Office	100				
Occ	458	Discount Warehouse S	Rate Adj			MD5	11,160	Mezzanine - Storage	100				
Stry/Frm	C	MSNRY BRNG ~ MASONRY	Lump Sum			SHP	2	SLIGHTLY IRREGULAR	100				
Quality	C15	Commercial 1.5 (Fair				ST	3	No of Stories	100				
Year Built	1999		PARCEL LEVEL			WH	26	Avg Wall Height/Floor	100				
WAY	1999		Lump Sum	0		EW	818	CONCRETE, TILT-UP	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 31.5											

## Sub Area

## Extra Features

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
GBA	GROSS BUILDING A			117,770	65.45	7,708,502														
MD3	DRO MEZZANINE O			3,920																
MD5	DRO MEZZANINE S			11,160																

Gross Living Area 132,850 Perimeter 1,468 Sub Area RCN 7,708,502

## Building Notes

## Building Cost Summary

Commercial Greenhouse Q2 (GST2)	Building RCN	7,708,502
040-951-08 Lowe's 5075 Kietzke Lane Redrawn w/corrections 6/14/11 SE	Depreciation	2,428,178
27' Concrete Wall Warehouse Discount Store Occ:458	Building DRC	5,280,324
	Extra Feature DRC	
	Building Obso	
Building Name	Total DRC	5,280,324
LOWES KIETZKE LN	Override Value	

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
												Land Size-Sf	Water
												Acre Size	Municipal
												DOR Code	Sewer
												Deferment	Street
												CAGC	Paved
													SPC

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# APPRAISAL RECORD

APN: **040-951-08**

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Owner RS EAGLE FEDERAL WAY LLC  
Keyline Description PM 4010 LT B

NBHD OBGQ Commercial

Appr JCT

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
LOWES HIW INC,	3182780	3/15/2005	400	16,400,000	3BO	
LOWES HIW INC,	2859371	5/22/2003	400	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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## APPRAISAL RECORD



APN: 040-951-08

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 5075 KIETZKE LN RENO Database PROD NBHD OBGQ Appr JCT Exemption AV|Exemption  
Owner RS EAGLE FEDERAL WAY LLC Printed 1/28/2020 Commercial  
1000 LOWE'S BLVD MOORESVILLE, NC 28115 Tax District 1000  
Property Name LOWES KIETZKE LN

Reopen

Reappraisal

## Valuation History

## Parcel Value Summary

OBSS

☐ Change☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
2020 VN	7,406,546		8,894,545		16,301,091	5,705,382	Land Value	7,406,546	
2020 NR	7,406,546		8,894,545		16,301,091	5,705,382	Building Value	7,206,177	
2019 FV	6,789,334		8,292,700		15,082,034	5,278,712	XFOB Value	1,688,368	
2018 FV	6,172,122		8,277,622		14,449,744	5,057,410	Obsolescence	0	
2017 FV	5,554,909		8,439,590		13,994,499	4,898,075	Taxable Value	16,301,091	
2016 FV	5,554,909		8,460,498		14,015,407	4,905,392	Total Exemption		
2015 FV	5,554,909		8,485,413		14,040,322	4,914,113			

## Parcel Total

☐ NC☐ C☐ New Sketch

## Building Data

1-3	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MISC	Miscellaneous	BUILDING LEVEL								
Occ	600	Miscellaneous	Rate Adj								
Stry/Frm	0	NONE	Lump Sum								
Quality	20	Fair									
Year Built	1999		PARCEL LEVEL								
WAY	1999		Lump Sum	0							
Remodel Yr			%Obso	0.0000							
% Comp	100	%DPR	31.5								

## Sub Area Extra Features

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
CNM	CANOPY METAL			6,072	42.19	256,153														
CNW	CANOPY WOOD			2,104	35.27	74,210														
PCS	PORCH CONCRETE S			19,139	7.30	139,715														

Gross Living Area Perimeter Sub Area RCN 470,078

## Building Notes Building Cost Summary

Building RCN	470,078
Depreciation	148,074
Building DRC	322,004
Extra Feature DRC	
Building Obso	
Building Name	Total DRC 322,004
LOWES KIETZKE LN	Override Value

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
												Land Size-Sf 649,697	Water Municipal
												Acre Size 14.915	Sewer Municipal
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

This information is for use by the Assessor for assessment purposes only.

# APPRAISAL RECORD

APN: **040-951-08**

PAGE 7 of 7

Owner RS EAGLE FEDERAL WAY LLC  
Keyline Description PM 4010 LT B

NBHD OBGQ Commercial

Appr JCT

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
LOWES HIW INC,	3182780	3/15/2005	400	16,400,000	3BO	
LOWES HIW INC,	2859371	5/22/2003	400	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

This information is for use by the Assessor for assessment purposes only.

## ATTACHMENT A

## WESTERN REGIONAL FREESTANDING SALES - Fully Occupied

Sale #	Tenant	State	City	Parcel #	Coverage Ratio	Building Size	Age	Sale Date	Sales Price	\$/SF	Cap Rate	Est. Annual Net Income	Est. Annual Rent	Est. Rent/Mth 5% est. exp applied	Lease Type	Years Left
1	Home Depot	NM	Farmington	38172	0.29	129,924	2001	04/25/2018	\$9,100,000	\$70	6.20%	\$564,200	\$5	\$0.38	NNN	8
2	Lowe's	CA	Clovis	498-032-388	0.32	164,351	2003	10/01/2018	\$12,409,000	\$76	5.56%	\$689,940	\$4	\$0.37	NNN	10
3	Lowe's	WA	Mount Vernon	P26247, P26279	0.45	137,472	1993	04/04/2018	\$16,991,453	\$124	5.85%	\$994,000	\$8	\$0.63	NNN	NA
4	Lowe's	WA	Mt. Vernon	P26247 & 49	0.45	137,472	1993	04/04/2018	\$16,991,453	\$124	5.85%	\$994,000	\$8	\$0.63	NNN	10
5	Hardware	WA	Puyallup	Multi	0.31	86,355	1951	09/06/2018	\$11,400,100	\$132	6.25%	\$712,506	\$9	\$0.72	NNN	18
6	Home Depot	NV	Reno	025-570-01	0.24	102,832	1993	04/26/2018	\$15,980,000	\$155	5.84%	\$933,232	\$10	\$0.80	NNN	6
7	Home Depot	WA	Covington	NA	0.38	130,948	2008	11/18/2019	\$21,031,030	\$161	6.00%	\$1,261,862	\$10	\$0.85	NA	NA
8	Home Depot	NV	Las Vegas	163-06-115-003	0.26	107,856	2000	11/26/2019	\$18,089,201	\$168	5.82%	\$1,052,707	\$10	\$0.86	NA	NA
9	Home Depot	CA	Stanton	131-401-13	0.39	107,000	1986	06/28/2018	\$22,558,000	\$211	5.00%	\$1,127,900	\$11	\$0.92	NNN	7+
MEDIAN					0.32	129,924	1993	06/28/2018	\$16,991,453	\$132	5.85%	\$994,000	\$9	\$0.72	-	-

The table illustrates that home improvement centers/DIY stores throughout the Western Region of the US are considered valuable properties. The value for similar properties in Reno Nevada, a central point within that Western Region, coincidentally falls within the central portion of these illustrated values.

**ATTACHMENT B**

Box Store Rent Survey								
#	Location APN	Description	Sq Feet/ Year Built	Lease Date/ Term	Base Rent/SF	ADJ	Lease Type	Comments
Market Rents								
1	500 E Moana Ln 020-255-28	Retail	20,519/ 1985	1/2020 NA	\$1.50	\$1.50	NNN	Asking rent per Costar.
2	75 E Moana Ln 020-253-08	SPCA	19,564/ 1977	11/2019 1 Year	\$1.00	\$1.00	NNN	Asking rent per Costar.
3	Undisclosed (Sparks Neighborhood Shopping Center inside McCarran Loop)	Retail Store	15,000-20,000 1980	9/2018 10 Year	\$0.62	\$0.68	NNN	Significant capital improvements were completed by owner prior to occupancy; tenant responsible for interior improvements; 10% rent escalation after 5 years; Five (5) options; Tenant received 4 months free rent
4	Undisclosed (Sparks Neighborhood Shopping Center inside McCarran Loop)	Retail Store	35,000-40,000 1980	9/2018 10 Year	\$0.42	\$0.46	NNN	Significant capital improvements were completed by owner prior to occupancy; tenant responsible for interior improvements and store front; 10% rent escalation after 5 years; Five (5) options; Tenant received 3 months free rent
5	1350 Disc Drive, Suite A 035-263-09	Big Lots	32,285 1996	08/2018 10 Year	\$0.50	\$0.55	NNN	Landlord contributed ~\$900,000 in tenant improvements. Rent is flat except for one 10% escalation after 5 years
6	125-165 Disc Drive, Ste. DM-2 510-083-09	Marshall's Home Goods	40,149 2006	9/2016 5 Year	\$0.63	\$0.69	NNN	Landlord responsible for tenant improvements; 2% escalations
7	Undisclosed (Spanish Springs Community Shopping Center)	Retail Store	20,000-25,000	09/2018 10 Year	\$0.69 *note	\$0.69	NNN *note	Landlord provided \$7.00/SF tenant improvement allowance and 5 months free rent; Options exist at end of term; Rent is MG @ \$0.74. *rent adjusted downward \$0.05/SF to reflect NNN.
8	2863 Northtowne Lane 026-182-38	Former Wal-Mart Teleperformance tenant (Call Center)	42,780 1994	11/2015 6 Year	\$0.79	\$0.79	NNN	Tenant paid for improvements; rent escalations exist; options exist to extend lease agreement to 12 years; tenant responsible for parking lot maintenance
9	2863 Northtowne Lane, Unit C 026-182-38	Former Wal-Mart Planet Fitness tenant	18,526 1994	11/2015 NA	\$0.75	\$0.75	NNN	Tenant paid for improvements; Improvements will include gym and spa
			Market Rent Median:		\$0.69	-	Reflects rents at neighborhood shopping centers. Upward adjustments for the regional power centers should be considered.	
			ADJUSTED MEDIAN		-	\$0.76	Subject is located at a premium location and is a built to suit first generation building. Upward adjustment of 10% applied to rents at neighborhood shopping centers.	
			RENT USED \$ 0.70					
ADDITIONAL INFORMATION								
#	Location APN	Description	Sq Feet/ Year Built	Lease Date/ Term	Base Rent/SF	ADJ	Lease Type	Comments
	6590 S. Virginia St Reno 025-570-01	Home Depot	102,832 1993	1993 30 Year	\$0.80	N/A	NNN	Contract rent affixed to the recent Home Depot sale. The existence of excess rent was reviewed in this analysis. Lease option in 2024.
	1030 W. Sunset Henderson 178-03-610-011	Home Depot	102,370 1992	2018	\$1.14	N/A	NNN	Property is located in Henderson NV. Lease negotiated in 2016.

# ATTACHMENT C

CAP RATES			
SOURCE	MIN %	MAX %	MEDIAN %
Local Sales Data (See Sales IS-1 to IS-4)	4.75	6.8	5.84
Regional Home Improvement Sales (See Attachment A)	5	6.25	5.85
USED	6.50%		
<b>REASONING:</b> The recent sale of the local Home Depot sold at a Cap Rate of 5.84%. The subject had a contract rent that was found to have excess rent. Applying a market rent that is less than contract rent represents less risk to the investor. Given the local big box and the regional sales data, the cap rate for the subject is estimated at 6.5%.			

**ATTACHMENT D  
WAREHOUSE SALES  
20K SF TO 60K SF**

APN	Location	Use %	GBA	CNST TYPE	QC	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Price/GBA	Notes
WS-1 090-051-14	13805 MOUNT ANDERSON ST STORAGE WAREHOUSE	100%	61,132 61,132	MASONRY BRNG CONC TILT-UP	C10	2000 28	189,921 32% I	\$5,100,000 10/02/2018	\$83	Owner-user buyer. Sustainable Furniture out of Sacramento. Listed at \$5,900,000.
WS-2 032-050-43	1555 CRANE WAY STORAGE WAREHOUSE	100%	48,000 48,000	MASONRY BRNG CONC TILT-UP	C10	1966 22	62,397 77% I	\$3,000,000 09/06/2018	\$63	Owner user transaction. Asking price was 3.45M.
WS-3 034-353-13	350 GREG ST	100%	40,656 40,656	MASONRY BRNG CONC TILT-UP	C10	1990 26	108,464 37% I	\$3,200,000 05/18/2018	\$79	Buyer is investor. Property includes substantial showroom/finish area.
WS-4 082-600-07	1005 STANDARD ST STORAGE WAREHOUSE	100%	58,630 58,630	MASONRY BRNG CONC TILT-UP	C10	1980 17	119,485 49% IC	\$3,950,000 04/06/2018	\$67	58,285 SF Industrial warehouse on 2.74 AC lot. \$67.37/SF. This property was 100% leased at time of sale.

**Median:** \$73

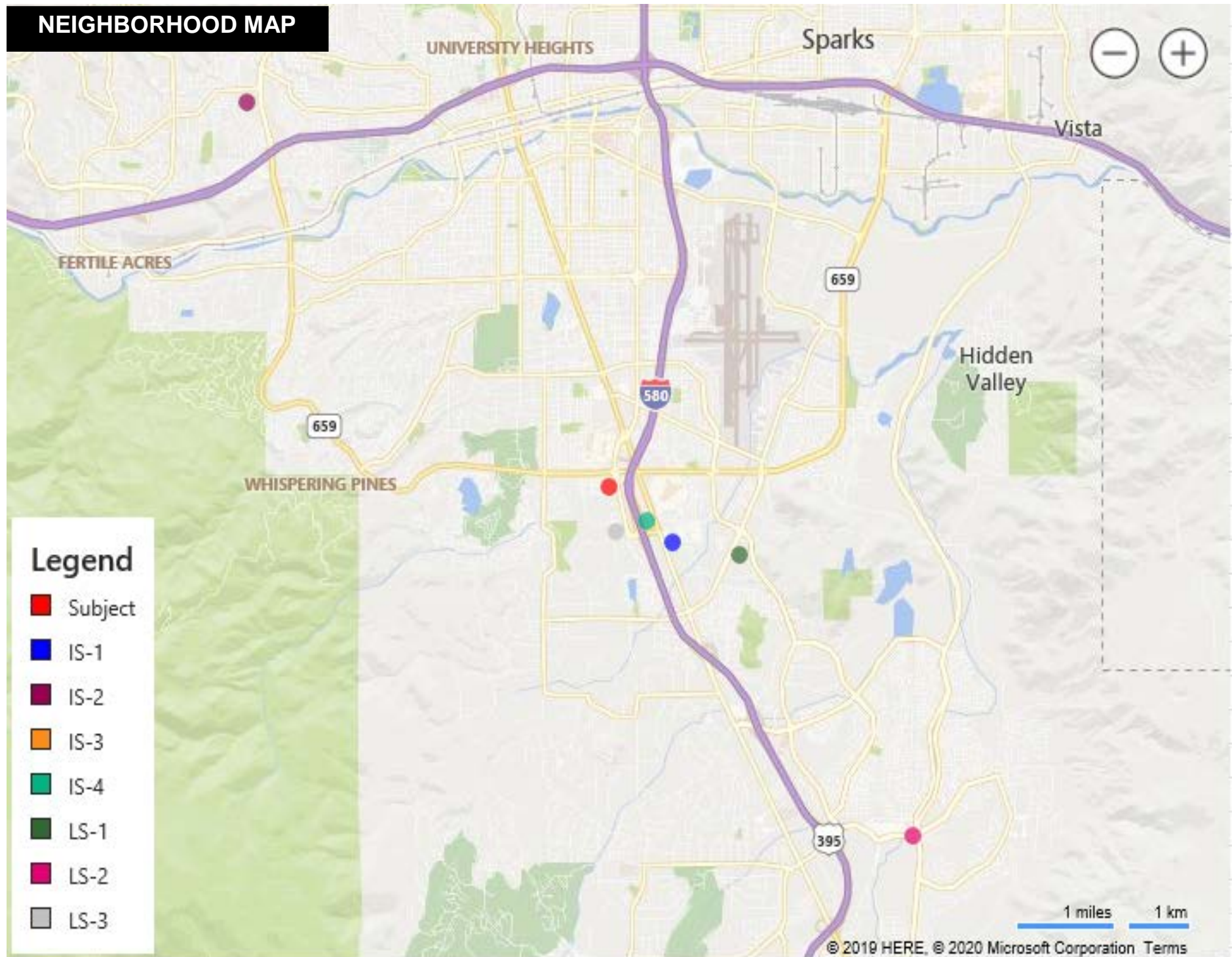
**Average:** \$73



**ATTACHMENT E**

<b>RENO WAREHOUSE RENTS (20,000 TO 80,000 SF)</b>										
<b>Parcel</b>	<b>Building Address</b>	<b>Location</b>	<b>Year Built</b>	<b>Class</b>	<b>Building Area</b>	<b>SF Leased</b>	<b>Sign Date</b>	<b>Lease Type</b>	<b>Annual Asking</b>	<b>Monthly Asking</b>
012-342-10	575-585 Reactor Way	Airport	1978	C10	60,480	30,143	Jan 2020	NNN	\$4.08	\$0.34
164-232-26	3663 Barron Way	South	2004	C20	34,000	34,000	Dec 2019	NNN	\$9.84	\$0.82
021-461-26	4815 Longley Ln	Airport	1988	C10	38,250	30,000	Dec 2019	NNN	\$6.60	\$0.55
082-600-29	1095 Standard St	North Valley	2006	C10	50,232	20,000	Dec 2019	NNN	\$5.40	\$0.45
025-491-14	875 E Patriot Blvd	South	1997	C25	162,000	27,500	Nov 2019	NNN	\$6.96	\$0.58
163-020-07	1150 Trademark Dr	South	1998	C10	193,788	43,200	Sep 2019	NNN	\$5.28	\$0.44
012-281-01	490 S Rock Blvd	Airport	1970	C10	61,724	61,724	Aug 2019	NNN	\$4.80	\$0.40
012-316-30	4950 Joule St	Airport	1967	C10	74,251	33,000	May 2019	NNN	\$5.76	\$0.48
090-141-07	6995 Resource Dr	North Valley	1995	C10	161,000	80,500	Apr 2019	NNN	\$5.04	\$0.42
<b>MEDIAN</b>						<b>33,000</b>			<b>\$5.40</b>	<b>\$0.45</b>

## NEIGHBORHOOD MAP



BOOK 24

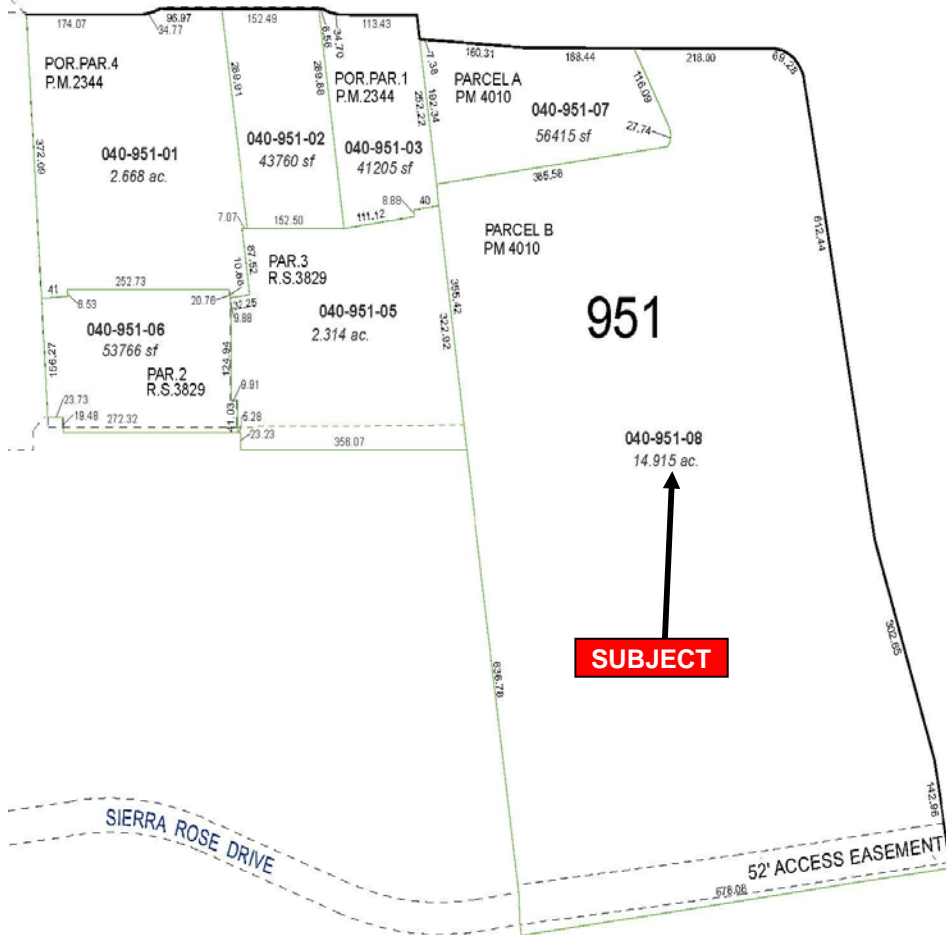
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T19N - R19E

PORTION OF SECTION 31  
T19N - R20E

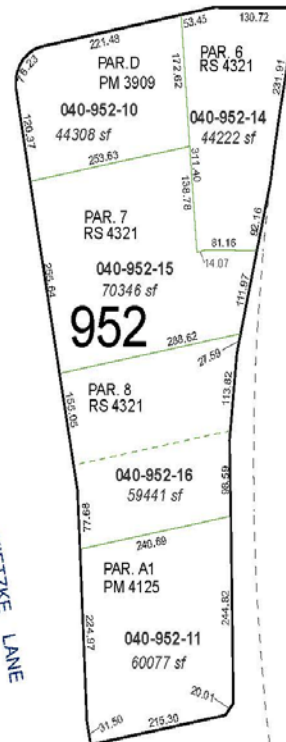
KIETZKE LANE

SOUTH McCARRAN BLVD.

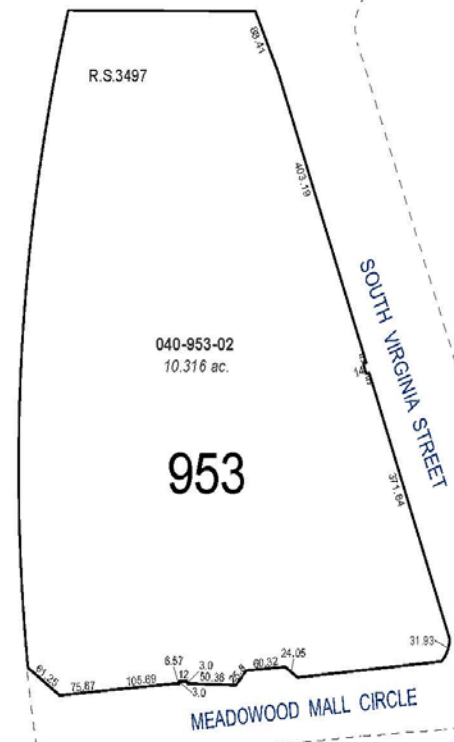
25 30  
36 31



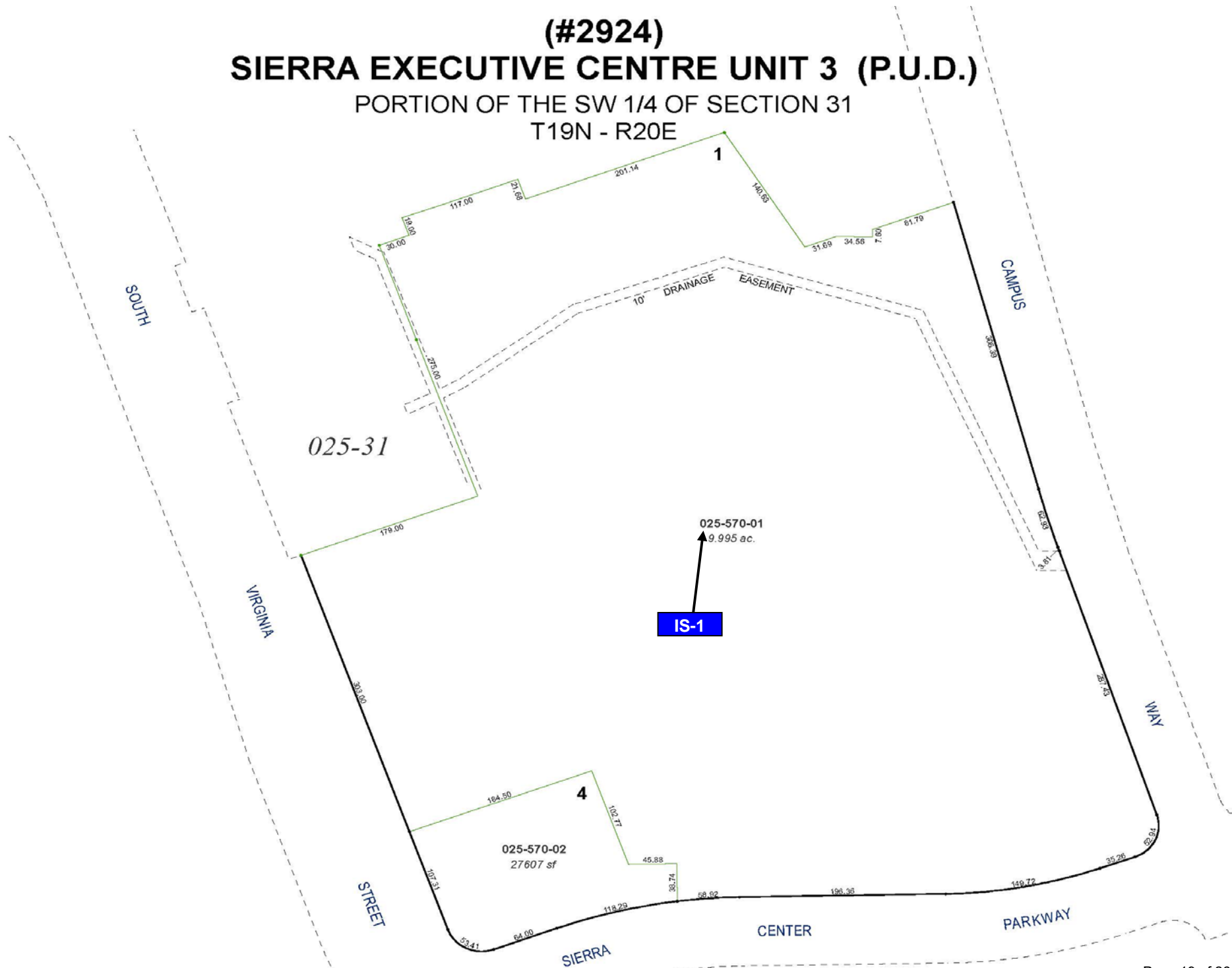
KIETZKE LANE



U.S. HWY. 395



**(#2924)**  
**SIERRA EXECUTIVE CENTRE UNIT 3 (P.U.D.)**  
PORTION OF THE SW 1/4 OF SECTION 31  
T19N - R20E



039-75

039-05

039-05

MAE ANNE AVENUE

351.36'



SIERRA HIGHLANDS DRIVE

MCCARRAN BOULEVARD

**PORTION NE 1/4 OF SECTION 8  
T19N - R19E**

BOOK 005

039-04

039-06

039-12

PAR.1  
P.M.2273

**IS-2**

PAR.1  
P.M.2657

**039-750-02**  
65,878 sf

PAR.2  
P.M.2657

**039-750-03**  
34,691 sf

**039-750-13**  
9,085 ac.

PAR. 1-A  
PM 4163

**039-750-12**  
30055 sf

PAR. 1-B  
PM 4163

PAR.1  
P.M.3999

PAR.2  
P.M.2348

**039-750-04**  
26,934 sf

**039-750-09**  
9,182 ac.

PAR.2  
P.M.3999

**039-750-10**  
35,045 sf

PAR.3  
P.M.3999

**039-750-11**  
6,923 ac.

039-71

039-70

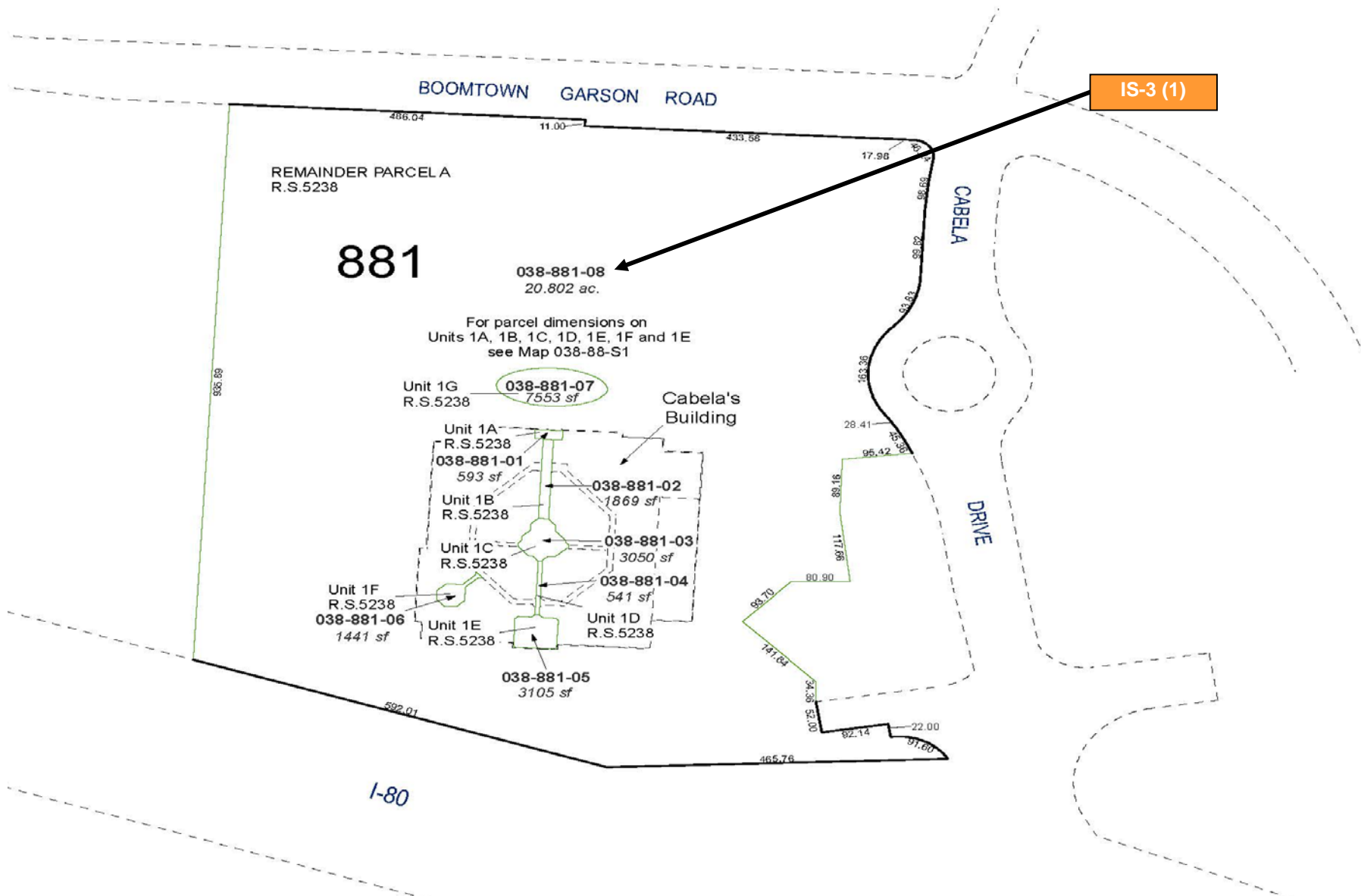


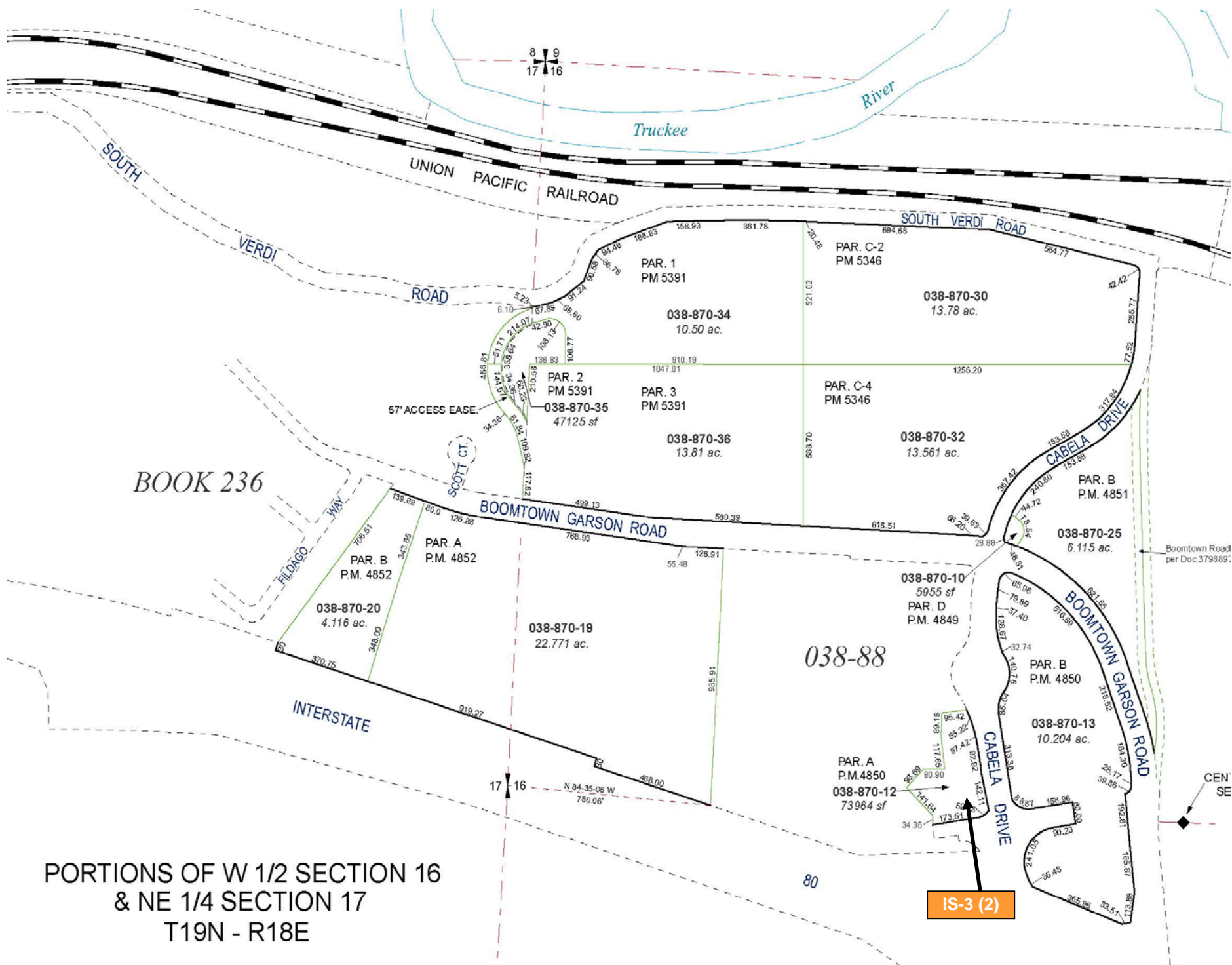
1" = 200'





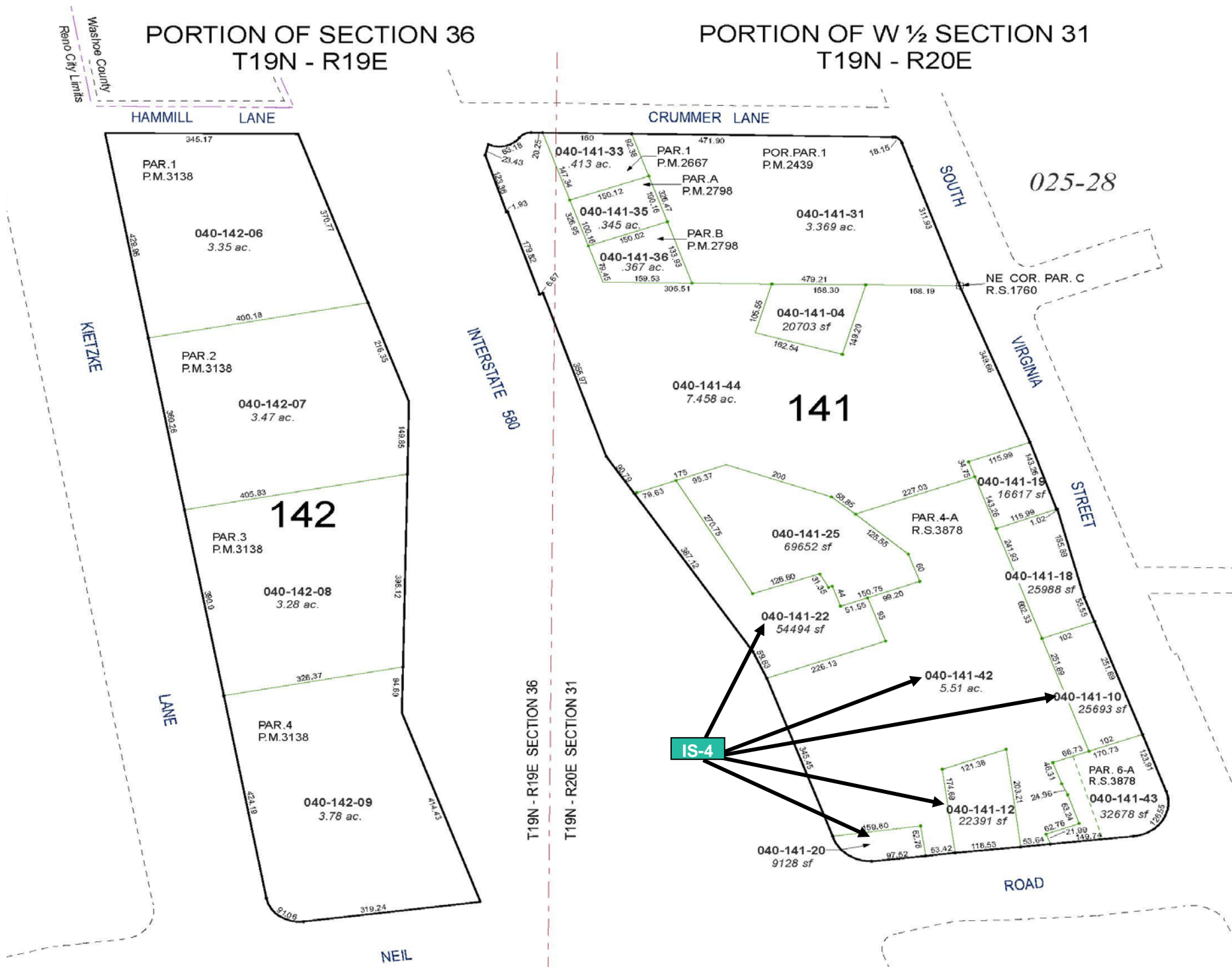
PORTION OF THE W 1/2 SECTION 16  
T19N - R18E





PORTION OF SECTION 36  
T19N - R19E

PORTION OF W ½ SECTION 31  
T19N - R20E





POR. NW 1/4 SECT  
T18N - R20E  
& POR. SECTION  
T19N - R20E

BOOK 025

164-45

Washoe County Industrial Haul Road  
164-352-28  
14.989 ac.

164-40

PAR. A  
P.M. 4515  
164-352-26  
4.126 ac.

164-42

164-352-27  
5.634 ac.

164-44

164-47

164-39

PAR. 2  
P.M. 4392  
164-352-25  
2.549 ac.

164-38

164-41

PAR. 4  
P.M. 4266

164-34

164-351-02  
73.03 ac.

164-351-03  
18.80 ac.

164-351-01  
38.10 ac.

164-352-02  
24827 sf

164-352-03  
3.28 ac.

164-353-01  
5141 sf

164-353-02  
19055 sf

164-353-03  
902 sf

164-354-01  
22.203 ac.

DED. T.M. 4137

LS-1

351

353

352

354

164-33

164-33

T19N - R20E  
T18N - R20E

32 33  
5 4



PORTION OF SECTION 36  
T19N - R19E

