



# OFFERING MEMORANDUM

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NORTHERN NEVADA'S NEWEST  
LUXURY RESIDENTIAL COMMUNITY

[ASCENTERENO.COM](http://ASCENTERENO.COM)

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# GROW WITH RENO

## **THE WORLD'S BIGGEST LITTLE CITY IS ONE OF THE FASTEST GROWING METROS IN THE NATION**

When it comes to location, Ascenté can't be beat. Centrally located between Reno and Carson City, it's just a quick drive to Reno's International Airport or interstate eighty. The four lane Mount Rose Highway gives convenient access to over one hundred businesses and shops, including an expansive local food scene from south town to downtown. With fresh menus, craft cocktails, and microbreweries, Reno is on the map as a modern destination.



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LAKE TAHOE

CARSON CITY

MT. ROSE SKI RESORT

WASHOE LAKE

MONTREUX PGA  
CHAMPIONSHIP GOLF COURSE

DONNER VILLAGE

SIERRA VILLAGE

TIOGA VILLAGE



# GROW WITH DEVELOPMENT

An aerial photograph showing a vast landscape. In the foreground, there's a dry, grassy field. Beyond it, a residential development with numerous houses and trees is visible. The background features a range of mountains under a clear blue sky. The title 'GROW WITH DEVELOPMENT' is overlaid in large, white, sans-serif capital letters at the top.

- ▲ Ascenté is a premium view residential development on the western face of the Steamboat Hills just south of Mt. Rose Highway and east of Montreux. 208 Approved tentative mapped lots ranging in size from 13,915 sqft to .84 acres.
- ▲ Ascenté has three distinct Villages with opportunities for varying home designs and products.

- ▲ Ascenté is located in South Suburban Reno where neighboring residential communities have the highest per capita income and home values in the Northern Nevada region.
- ▲ Ascenté new home base prices are projected to range from \$800,000 to \$1.5M.
- ▲ Ascenté offers panoramic views of Washoe Lake and Job's Peak to the south, Mt. Rose Ski Resort, Montreux Golf and Country Club to the west, and the city lights of downtown Reno to the north. Premium view lots available at every village.

## PROPERTY SITEMAP



# THE VILLAGES

65 LOTS  
SIERRA VILLAGE

59 LOTS  
TIOGA VILLAGE

84 LOTS  
DONNER VILLAGE



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## SIERRA VILLAGE

# LOTS:	65 Lots
Avg. Lot Size:	13,915 SF
Lot Types:	Flat Pads
Bldg Evelope:	Min 50FT W. x 75FT D.
Setbacks:	20FT Front & Rear Yards 8FT Side Yards

## TIOGA VILLAGE

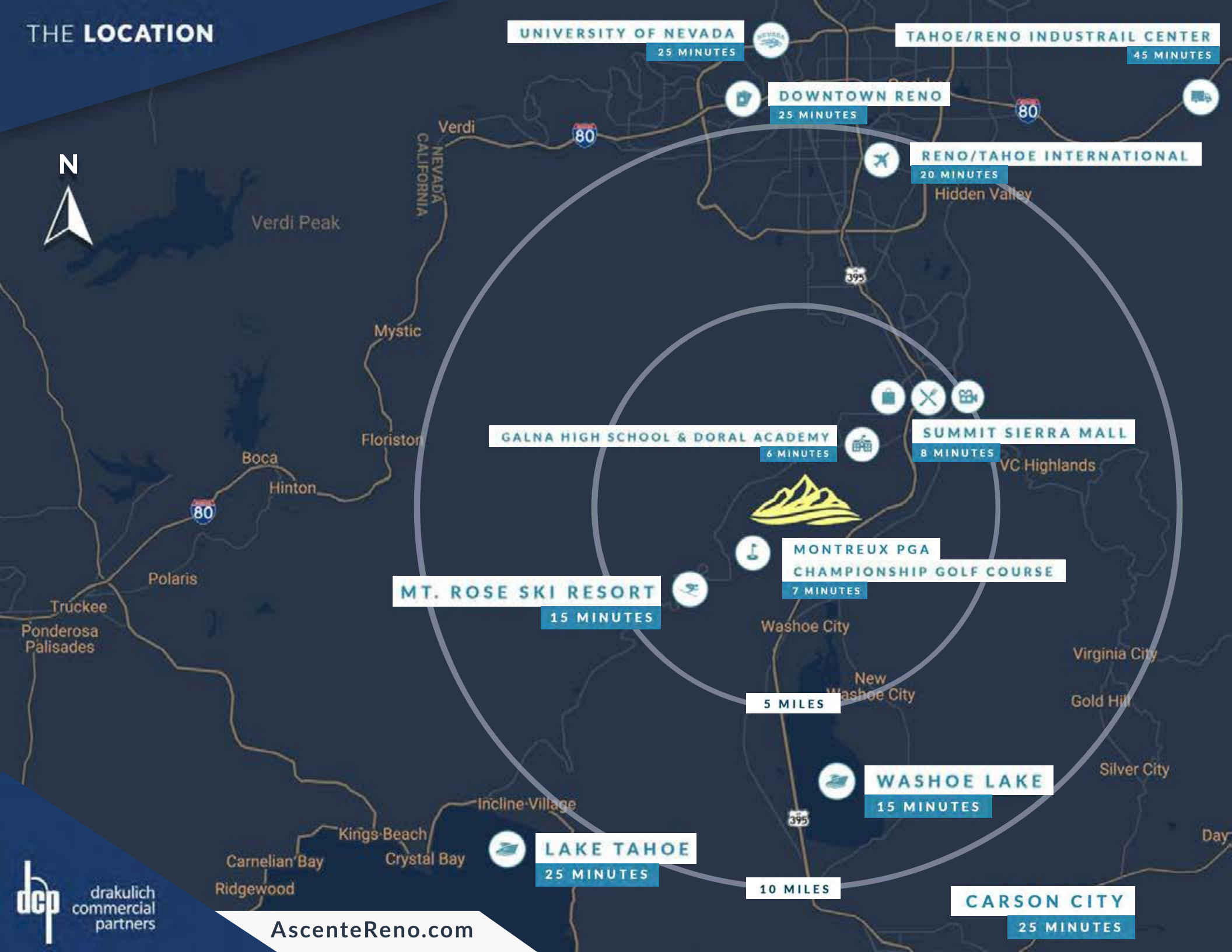
# LOTS:	59 Lots
Avg. Lot Size:	36,970 SF
Lot Types:	26 Flat Pads, 33 Walk-Outs
Bldg Evelope:	Min 70FT W. x 75FT D.
Setbacks:	30FT Front & Rear Yards 12FT Side Yards

# THE VILLAGES

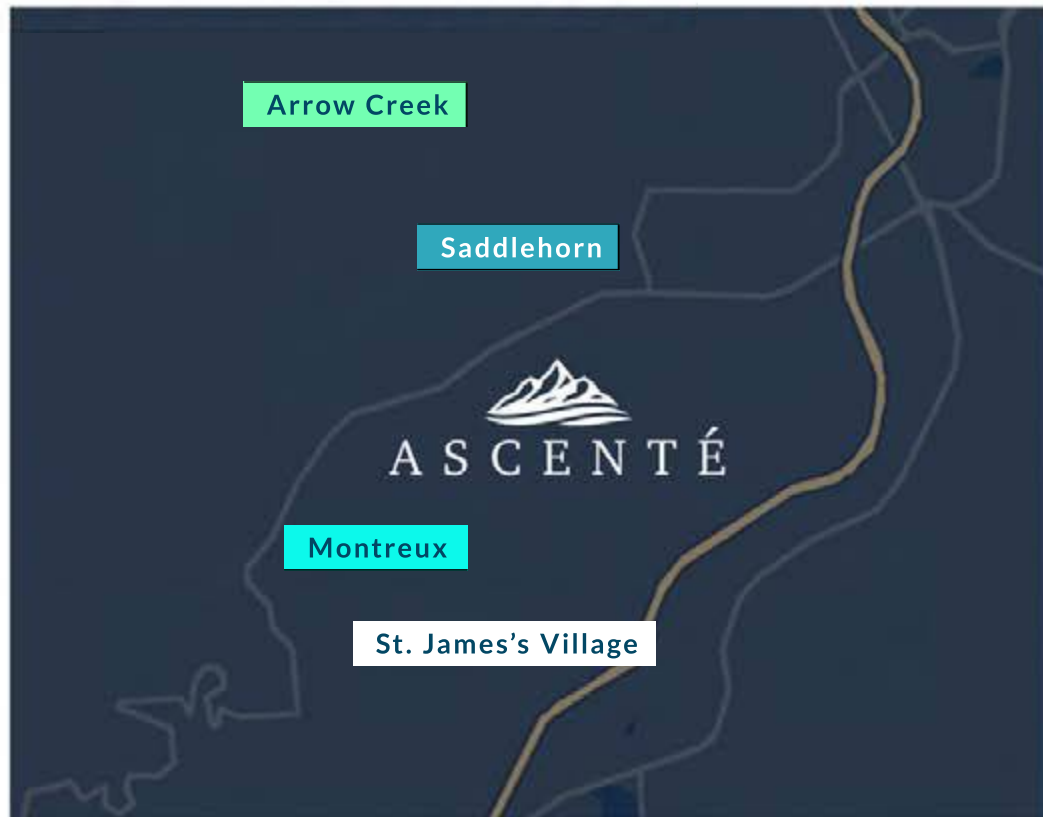
## DONNER VILLAGE

# LOTS:	84 Lots
Avg. Lot Size:	18,338 SF
Lot Types:	53 Flat Pads, 29 Walk-Outs
Bldg Envelope:	Min 60FT W. x 75FT D.
Setbacks:	30FT Front & Rear Yards 12FT Side Yards

# THE LOCATION



## LUXURY NEIGHBORHOODS



## DEMAND AT AN ALL-TIME HIGH SUPPLY AT AN ALL-TIME LOW

A limited supply of luxury homes in the Southwest Suburban sub-market has created record demand over the past 24 months. Ascenté resides in Reno/Sparks's most affluent zip code and are zoned for the top rated public and private schools in Washoe County. Surrounded by some of the regions most successful master planned communities, Ascenté is poised to capitalize on the strong demand for housing of all types in Southwest Suburban Reno.

## AVERAGE SALE PRICES

St. James's Village	\$1,563,333
Arrow Creek	\$1,457,045
Saddlehorn	\$1,257,678
Montreux	\$2,018,618

\*2020 Sales

# OFFERING SUMMARY

**208 LOTS, 185 ACRES, \$14,500,000 (\$69,712 PER LOT)**

Villages	Assessor Parcel Nos.	Acres	Lot Count	Avg. Lot Sizes
Sierra	045-252-17	40.1	65	13,915
Tioga	045-252-18	79.8	59	36,970
Donner	045-252-19	64.7	84	18,338
<b>TOTALS</b>		184.63	208	22,198

## Included in Ascenté purchase:

- Approved Washoe County Tentative Map (approval also includes 17 custom lots to be sold separately)
- Includes preliminary engineering plans for the construction of backbone improvements
- Includes cost estimates from three contractor bids to develop finished lots (backbone infrastructure through in-tract improvements)
- Includes site geotechnical investigation report suitable for final map application
- Includes Design Guidelines
- Due diligence locker documents available upon request with the following (Index available upon request)
- Water rights to be purchased from Seller just prior to final map approval. Current estimate is that the 208 lots will require 135.35 acre feet (Water Rights Summary available upon request)

# THE PLACE TO BE

THE BIGGEST LITTLE CITY IN THE WORLD

Reno, Nevada #1 Best Small City In US  
*Bestcities.org, Fall 2020*

Reno, Nevada #1 In Job Growth 2018  
*Bureau of Labor Statistics, January 2019*

#2 Market For Companies Relocating  
From California  
*Bureau of Labor Statistics, January 2019*

#4 Top 10 Best Performing Large  
Cities Of 2020  
*Milken Institute*

60 Million Customers Reached In One  
1-Day Truck Service

Nevada Ranked #3 For Year-Over-Year  
Personal Income Growth In The U.S.  
*CarsonNow.org, January 2019*

Reno Named #10 Best Places To Live  
*Liveability.com*

0 Personal Income Tax, Corporate  
Income Tax, Franchise Tax Or Inventory  
Tax.

>50% Savings In Utility Rates When  
Compared To Neighboring California

# THE FUTURE



## Tahoe Reno Industrial Center (TRIC)

The largest business park in the world is host to more than a hundred companies. This logistics hub is home to major commercial players including Walmart, Home Depot & PetSmart.



## Tesla

The 10 million square foot Gigafactory is located just east of Reno. As of the end of 2018 it employs around 7000 people. Upon completion of the factory in 2020, it is forecasted to employ upwards of 10,000.



## Google

In April 2017 Google/Alphabet acquired 1,210 acres in the TRIC, just a few miles away from Tesla's Gigafactory. The land will reportedly house a future data center as well as a testing track for the autonomous driving company Waymo.



## Apple

Apple's initial \$100 million data center at the RTIC is in full operation. Apple has announced an additional billion dollar investment into the campus. This investment includes the building of a 27,000 sqft warehouse in downtown Reno.



ASCENTÉ

GROW WITH RENO

## DRAKULICH COMMERCIAL PARTNERS

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