

OPPORTUNITY ZONE RAIN FOR RENT

TAHOE RENO INDUSTRIAL CENTER
SPARKS, NV



**OFFERING
MEMORANDUM**

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

The under construction industrial facility is located within the Tahoe Reno Industrial Center (TRIC) in Storey County, Nevada, the largest industrial park in the world. TRIC is situated just 9 miles east of Reno along Interstate 80, offering exceptional access to the Reno-Tahoe International Airport and direct connections to both Union Pacific and BNSF rail services. The park is a hub for major industrial players, including Tesla, Switch, Google, Walmart, and Microsoft.

Scheduled for completion by May 2025, the 8,475 SF building includes a large, functional yard designed to support the operational needs of the tenant. The facility is tailored for the efficient movement and handling of large-scale equipment.

Rain for Rent provides temporary liquid handling solutions, including pumps, tanks, filtration, and spill containment. They operate from 65 locations across the U.S., Canada, and the UK. Their expertise in systems engineering allows them to tackle complex jobs efficiently and cost-effectively.

The unbeatable combination of a prime location, a financially strong tenant, and an excellent return makes this investment stand out on its own. When you add the Opportunity Zone tax benefits, this becomes an exceptional investment opportunity that's hard to pass up.



PRICE
\$5,500,000



YEAR BUILT
2025



CAP RATE
5.45%



NOI
\$300,000

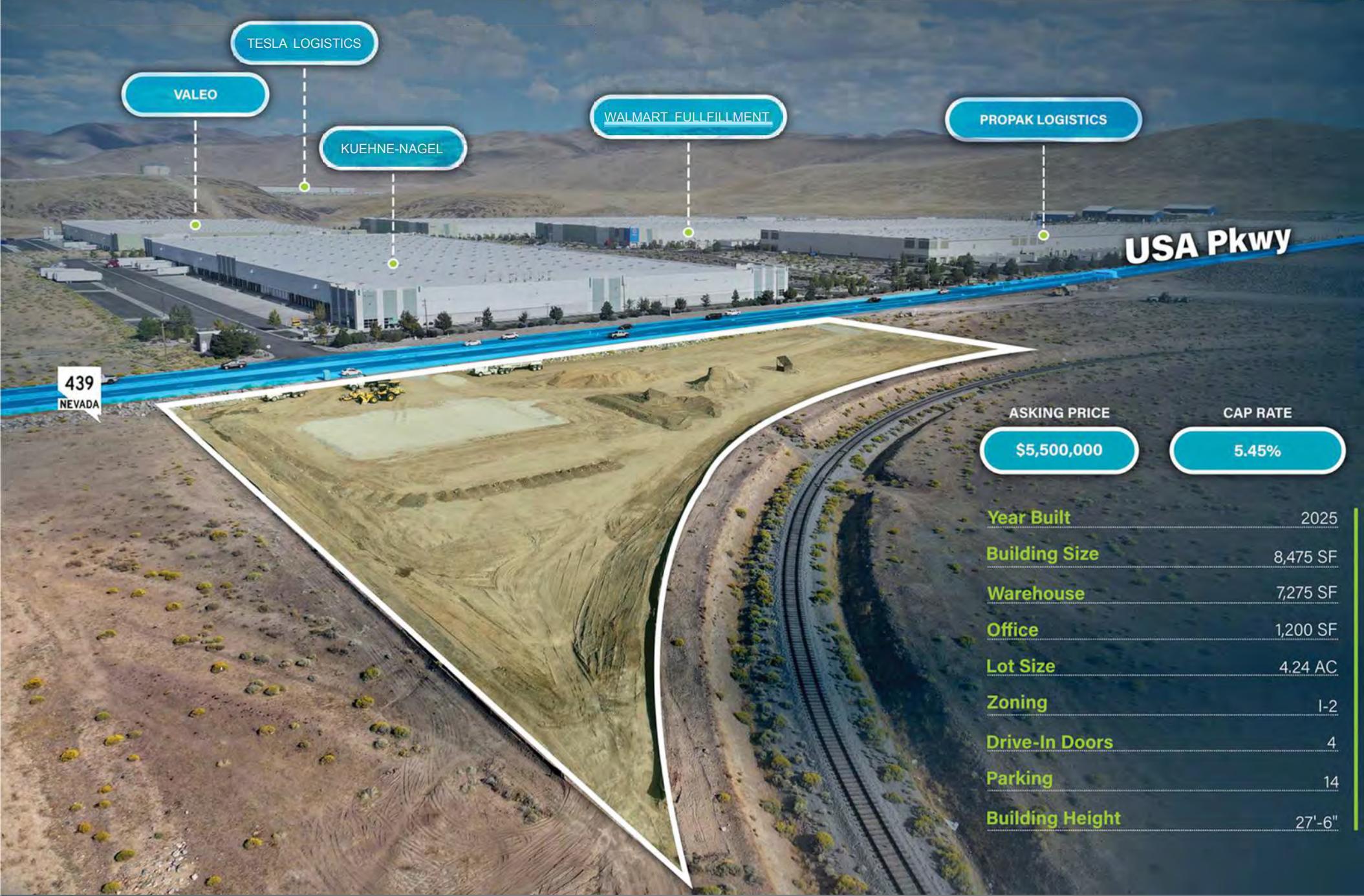


BUILDING SIZE
8,475 SF



LOT SIZE
4.24 AC

Subject Property
2444 & 2502 USA Parkway, McCarran, NV 89437
APN: 005-061-13 & 005-061-12



LEASE OVERVIEW



LOT SIZE
4.24 AC

BUILDING SIZE
8,475 SF

TENANT	RAIN FOR RENT	ANNUAL RENT	\$300,000
GUARANTOR	CORPORATELY BACKED	LEASE TERM	10 YEARS
LEASE STRUCTURE	CONTACT BROKER	OPTIONS	2X5 YEARS
OCCUPANCY DATE	MAY 2025	RENT INCREASES	3% ANNUALLY

RAIN FOR RENT

LOAN DETAILS

Quote as of 12/16/2024

Max Loan Amount

\$2,625,000

Rate

6.68% - 6.81%

Prepay

None

Convoy Fee

1%

Amortization

30 Years



**CONVOY
CAPITAL**

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**CONVOY
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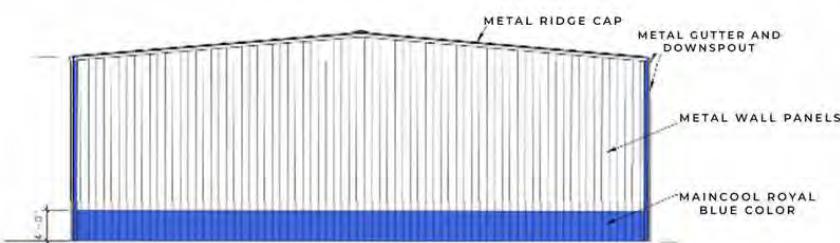
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DRE#02094030

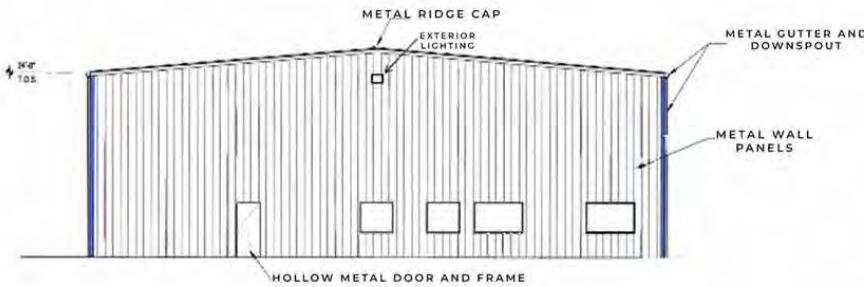
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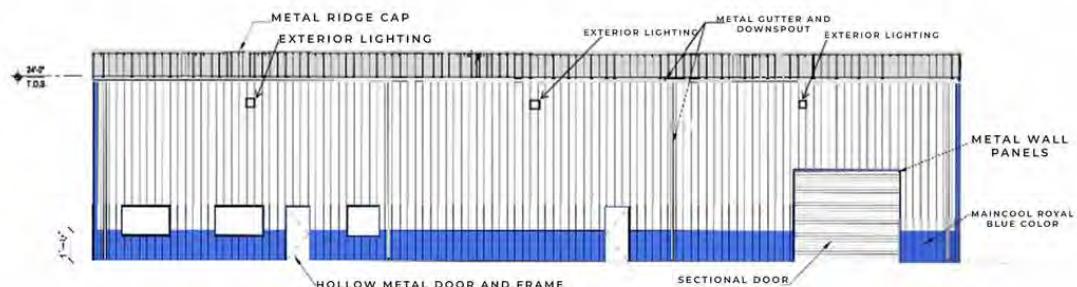
BUILDING ELEVATION



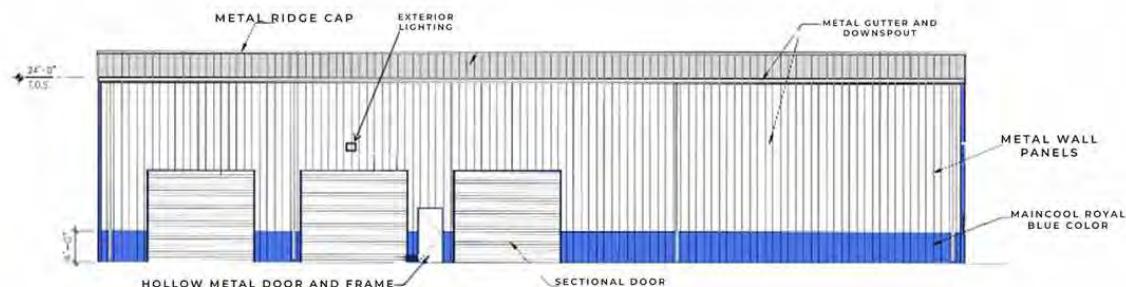
④ BUILDING ELEVATION - NORTH



③ BUILDING ELEVATION - SOUTH

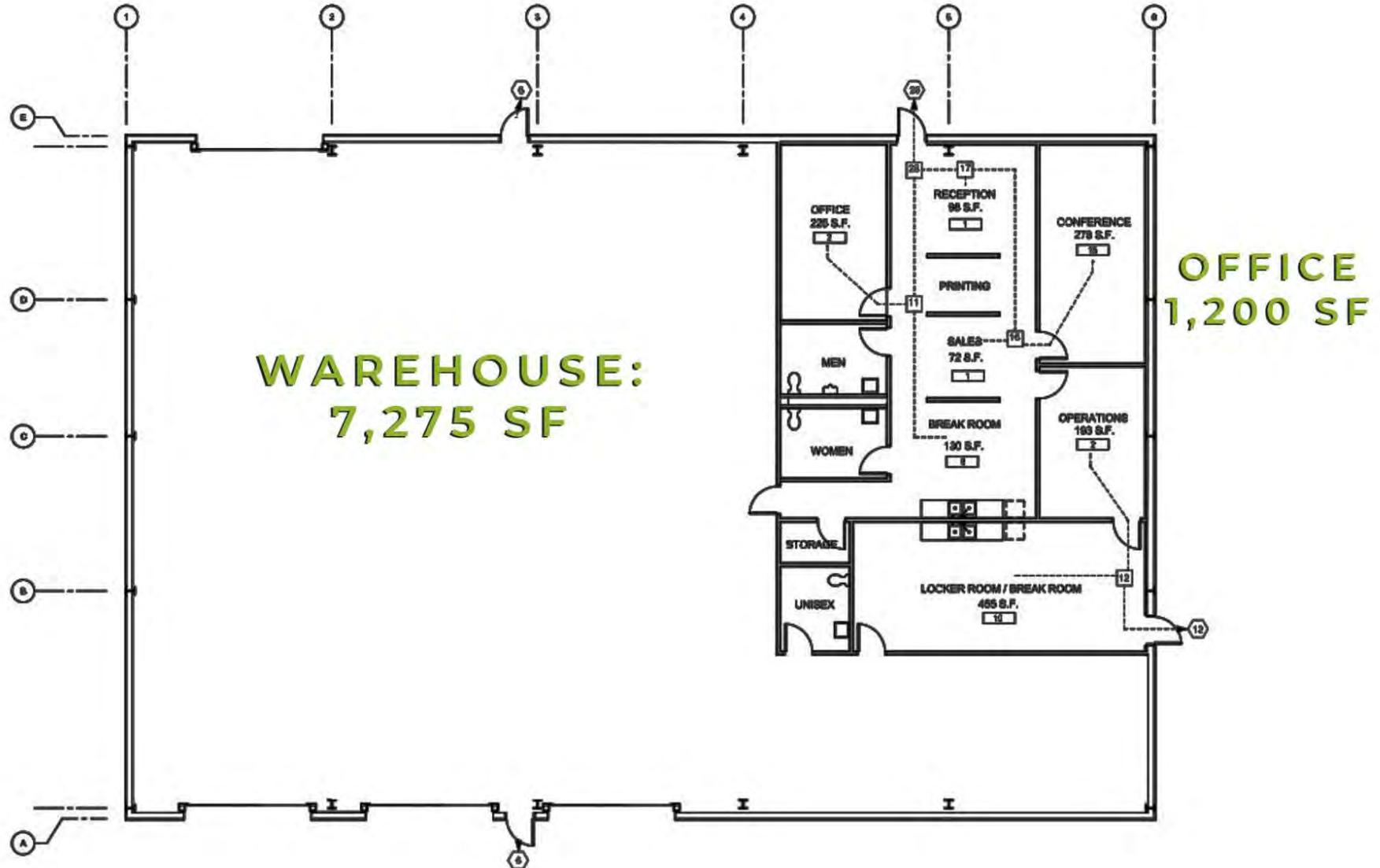


② BUILDING ELEVATION - EAST



① BUILDING ELEVATION - WEST

BUILDING OUTLINE



PICTURES AS OF 1/8/2025



TENANT PROFILE

TENANT PROFILE

Our Mission

Rain for Rent® is a profit-oriented company committed to providing solutions to our customers' water-handling, irrigation, and temporary liquid storage problems that exceed their expectations for service and quality.



Our Vision

- An environmentally safe and accident-free workplace
- Providing customers with consistent, quality products and services nationwide
- Supported by a trained staff committed to improving their individual skills
- Expanding specialty rental product niches and improving our solution capabilities

Our Values

- To provide solutions for our customers that exceed their service and quality expectations
- To encourage, develop and recognize the efforts of our employees and suppliers
- To make a positive contribution to the communities in which we live and work
- To do it all with honesty, integrity, and commitment
- To make friends in the course of good business



SAFETY AT RAIN FOR RENT®
OUR GOAL IS TO OPERATE OUR BUSINESS IN A SAFE AND ENVIRONMENTALLY FRIENDLY WAY SO THAT OUR EMPLOYEES, CUSTOMERS, NEIGHBORS AND THE COMMUNITIES WE WORK IN BENEFIT FROM OUR STEWARDSHIP.

WEBSITE

REVENUE

\$369.4 MILLION

EMPLOYEES

1,325

FOUNDED

1934

LOCATIONS

65



RAIN FOR RENT® IS A LEADING PROVIDER OF TEMPORARY LIQUID HANDLING SOLUTIONS INCLUDING PUMPS, TANKS, FILTRATION AND SPILL CONTAINMENT. PROJECTS RANGE FROM FLOOD RELIEF TO CONSTRUCTION SITE DEWATERING, SEWER BYPASSES AND INDUSTRIAL PLANT TURN-AROUNDS. THE COMPANY IS KNOWN FOR ITS SYSTEMS ENGINEERING EXPERTISE AND ITS ABILITY TO TACKLE COMPLEX JOBS COST EFFECTIVELY, PROVIDING AN EXCEPTIONALLY HIGH VALUE. FAMILY OWNED AND OPERATED SINCE 1934, IT SERVES ALL 50 STATES, CANADA, THE UK AND EUROPE FROM MORE THAN 65 LOCATIONS.



Over 60 locations in U.S. and Canada!

Find a branch near you:

Enter a zip code...



RAIN FOR RENT® IN EUROPE >

TENANT HISTORY

	
1930's	<p>1934: WOSCO founded to provide oilfield supplies including pipe, fittings, rags, nails, hatchets, used boilers and crown blocks.</p> <p>Started offering rentals of temporary water, gas and production pipelines and piston pumps for oilfield drilling operations.</p>
1940's	<p>Steel replaced wood derricks, and many oilfield supply products became obsolete.</p> <p>Sold and rented as pipe reclaimed boiler tubes from scrapped railroad steam engines.</p> <p>Manufactured and rented 8'-9' diameter tanks.</p> <p>1948: Rain for Rent® brand launched as the nation's first irrigation equipment rental company.</p> <p>Manufactured 12" to 48" steel pipe for water well contractors.</p>
1950's	<p>Expanded into the sprinkler irrigation business.</p> <p>Foundry was built to manufacture aluminum couplers and fittings.</p>
1960's	<p>New locations opened throughout California, Idaho and New Mexico.</p> <p>Acquired an aluminum pipe mill and began manufacturing mainline and gated pipe.</p>
1970's	<p>Acquired West Side Pump.</p> <p>Open the first Irrigation Store™ and added drip tape and micro sprinklers.</p> <p>Won our first international job in the Middle East (Iran).</p>
1980's	<p>Acquired Crown American Irrigation, Water Flow Products and ASC Tubing.</p> <p>Formed Lake Leasing Company as an alternative to sales and rentals.</p>
1990's	<p>Acquired Land and Marine Tank Rental, and Frac Tanks, Inc.</p> <p>Started nationwide expansion and expanded our services to industrial markets.</p> <p>Power Prime™ Pumps created to develop and build portable automatic priming pumps.</p>
2000's	<p>Added specialty rental products like Spillguards, filtration and instrumentation.</p> <p>Acquired Hinson Pumps.</p> <p>FreezeSentry™ product line of blankets and glycol heaters launched.</p> <p>Developed the DV600, the largest portable centrifugal pump available for rental.</p>
2010's	<p>Provided pumping expertise to numerous flooding events such as the Omaha Flood and Hurricanes Katrina, Sandy, Matthew, Harvey, and Florence.</p> <p>Launched WORKSAFE® line of patented safety products.</p> <p>Created hydraulic projects smartphone apps for engineers and project managers to use in the field.</p> <p>Expanded locations into the UK and Europe, creating Rain for Rent International.</p>



RAIN FOR RENT

RAIN FOR RENT'S GOAL

"Our goal is to operate our business in a safe and environmentally friendly way so that our employees, customers, neighbors and the communities we work in benefit from our stewardship."



What they do: Provide temporary liquid handling solutions, including pumps, tanks, filtration, and spill containment.

65 locations in the U.S., Canada, and the U.K.

Where they operate:

Flood relief, construction site drainage, sewer bypasses, and industrial plant turnarounds

Known for:

Systems engineering expertise and ability to tackle complex jobs cost effectively.

LOCATION INFORMATION

TAHOE RENO INDUSTRIAL CENTER



WELCOME TO THE TAHOE RENO INDUSTRIAL CENTER (TRIC), THE LARGEST INDUSTRIAL PARK IN THE WORLD. MANY COMPANIES CHOSE TO LOCATE OR EXPAND TO TRIC AS A RESULT OF ITS STRATEGIC LOCATION, STATE INCENTIVES, FAVORABLE TAX LAWS, AND HIGH QUALITY OF LIFE. NOTABLE COMPANIES LOCATED WITHIN TRIC INCLUDE TESLA, PANASONIC, APPLE, SWITCH, GOOGLE, BLOCKCHAINS LLC, AQUA METALS, BIOENERGY, EBAY, FULCRUM, AND ZULILY. ONCE COMPLETED, TRIC IS PROJECTED TO CREATE AN EXCESS OF 70,000 JOBS RANGING FROM SKILLED LABOR TO HIGHLY TRAINED ENGINEERS AND SENIOR MANAGEMENT.

- 107,000-ACRE PARK WITH 30,000 ACRES OF DEVELOPABLE INDUSTRIAL PRODUCT
- \$15 BILLION INVESTED TO-DATE.
- 25,000 DAILY COMMUTING WORKERS
- 9 MILES EAST OF THE RENO-SPARKS AREA ON THE I-80 FREEWAY
- UNION PACIFIC RAILWAY AND THE BURLINGTON NORTHERN SANTA FE RAILWAY SERVICE ON SITE.
- 15-MINUTE DRIVE FROM THE RENO TAHOE INTERNATIONAL AIRPORT.

TAHOE RENO INDUSTRIAL CENTER PT 2

2005

Walmart established a significant presence in the park by opening a large-scale distribution center which serves as their Western Distribution Headquarters.

2012

Apple completed a 200-acre data center and a 300-acre solar farm in 2020.

2014

Tesla has invested \$6.2B and built a 5.4M SF Gigafactory since 2014. They recently committed to investing another \$3.6B.

2017

Switch built the largest data center in the world.

2019

Google bought 1,210-acres for their data center and Autonomous Vehicle HQ

CURRENT EVENTS

- Power House Data Centers broke ground this October.
- Microsoft purchased 274-acres for a data center and campus in 2023.
- Edge Core Digital Infrastructure is going to build their 1.5M SF data center.
- Novva Data Centers is building a 20-acre campus with 180,000 SF of data center space. Directly behind the subject property.

REGIONAL MAP



RETAIL MAP





TRIC RESIDENTS



Tesla Gigafactory

2641 Portofino Dr, Sparks, NV 89432



The Goal:

"Build a facility capable of producing 35 GWh of battery cells annually—enough to manufacture 500,000 vehicles per year."

Building Size 5,400,000 SF

Year Built 2019

Key Stats:

Building Gigafactory Nevada

Invested \$6.2 Billion in NV Since 2014

Hired 11,000 Team Members

Created 17,000 Local Construction Jobs



Tesla Gigafactory Expansion

2641 Portofino Dr, Sparks, NV 89432

EXISTING BUILDING PRODUCTION NUMBERS

Battery Cells (37 GWh+annually)	7.3 Billion
Battery Packs	1.5 Million
Drive Units	3.6 Million
Energy Modules (14 GWh+total)	1 Million
Key Stats:	
\$3.6 Billion of New Investment	
Additional Team Members	3,000
New Factories	100 GWh 4680 & First High Volume Semi Factory



Google Data Center 7400 USA Pky, Sparks, NV 89432

Purchased 1,210 AC of land at the TRIC for \$29.1 million in 2017. The \$600 million data center **opened in 2020**. Fully operational in early 2021. Plans to invest more than \$400 million in 2024.

Total investment in the Silver State has topped more than \$2.2 billion since 2019 and an estimated \$6.97 billion in economic activity in the state.



SWITCH

ADDRESS: 1 SUPERLOOP CIRCLE, SPARKS, NV 89437

BUILDING SIZE: 1,300,000 SF

YEAR BUILT: 2016

FEATURES: 130 MVA POWER CAPACITY, OVER 83,000 TONS OF COOLING CAPABILITY



The background image is a wide-angle aerial photograph of a massive industrial facility, likely a data center or manufacturing plant, situated in a desert landscape. The facility features numerous large, white, modular buildings and a vast array of solar panels covering a significant portion of the ground. In the foreground, there are dirt roads, construction equipment, and a set of railway tracks curving through the terrain. The background shows rolling hills and mountains under a cloudy sky.

OPPORTUNITY ZONES

GOLDEN OZ STRATEGY OR OZ SYNDICATION



	GOLDEN OZ STRATEGY	OZ SYNDICATION FUND
Authority	You keep control over the entire process.	You have no control other than picking the Fund.
Diversification	Create a portfolio of high-quality properties.	Tied to one project.
Fees	You keep your profits.	Acquisition fees, management fees, disposition fees.
Liquidity	It's ALWAYS your call.	You don't control when you can sell your interest.
Location	Purchase properties wherever you want	Tied to location pre-determined by the fund owners
Return	Immediate cash flow	Delayed cash flow
Due Diligence	Trust your People: Attorney, Accountant, Wealth Manager etc.	Trust their People
Low Entry Cost	You are investing by yourself.	You are investing in the same fund people can buy with \$20,000.
Professional Management	Very little management since Corporate Net Leased Investments take care of themselves.	A lot of Investors required professional management.
OZ Benefits	Ability to maximize OZ Benefits using Depreciation	Depends on the project.
Risk Management	Protection beyond owning a physical address via strong corporate-backed tenant	If the project fails, your investment fails.

TESTIMONIALS

CLIENT CASE STUDY

AXEL ADLER



Following one pivotal project in the Inland Empire, catalyzed by significant capital gains, the client rigorously researched Opportunity Zones prompted by the desire to defer, eliminate, and legally avoid taxes.

The client, a tax and business lawyer, reflects on Centennial's OZ strategy, "It just made perfect sense to me, we could invest in a brand-new building, leased to a big company with a strong signature. The fact that they pay the rent like clockwork allows me to sleep at night."

The client, a seasoned construction professional, recalls their first deal, "My research and insights from investor friends revealed a growing scarcity of industrial property in Reno. The Tahoe Reno Industrial Center in Sparks was already home to Tesla, Google, Apple, Amazon, Walmart, Home Depot and these corporations had already invested \$25+ Billion and currently employ 30,000+ people. CMC Metals is the United States' largest manufacturer and fabricator of steel reinforcing bars, was the newest addition to the TRIC, and we had the opportunity to have them as our tenants."

The client notes the effectiveness of having Centennial as their spokesperson, emphasizing Axel's persuasive communication and Centennial's role in overcoming obstacles and ensuring the success of their second OZ deal in Mesa. The duo's comfort and loyalty to Centennial grew over time, with Axel's availability, follow-ups, and responsiveness earning their trust.

The prospect of a third deal is on the horizon, demonstrating the enduring client-agent relationship forged on loyalty.

MEET YOUR AGENT



AXEL ADLER

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With a multicultural upbringing spanning London, Hong Kong, and Switzerland, Axel brings a global perspective to the real estate industry. This diverse background allows him to connect effortlessly with individuals from all walks of life. His experiences across Europe, Asia, and the United States have provided him with an intricate understanding of real estate's complexities, positioning him as a go-to expert in an evolving landscape.

Axel's niche expertise is firmly rooted in the Opportunity Zones program, which emerged from the 2017 Tax Cuts and Jobs Act. In just three years, Axel has become a recognized authority in the Opportunity Zones space. His involvement in top-tier OZ conferences, including serving on panels in Washington, D.C., and attending pitch days for investors, has solidified his reputation as a leader and pioneer in the community. As a respected member of the OZ Insiders, Axel continually shapes the conversation around Opportunity Zones, providing cutting-edge insights and strategies for his clients. Leveraging a proprietary strategy, Axel has guided over \$100 million in capital gains into OZ properties, enabling his clients to defer \$30 million in taxes while generating an additional \$5 million in cash flow. His nuanced understanding of this transformative policy initiative allows him to unlock significant value for investors.

Prior to his real estate career, Axel's competitive nature was forged on the soccer field, where he played professionally in Hong Kong and competed in NCAA Division 1 stadiums in the U.S. These experiences instilled in him the discipline, drive, and perseverance that he now channels into his work. Axel's dedication to his clients is mirrored by his personal commitment to giving back, actively volunteering with organizations such as the American Red Cross, Habitat for Humanity, and an NGO in the Maldives.

My Podcast

**PRE-TCO
DOUBLE NET
LEASING
IN OZs**

OpportunityDb