



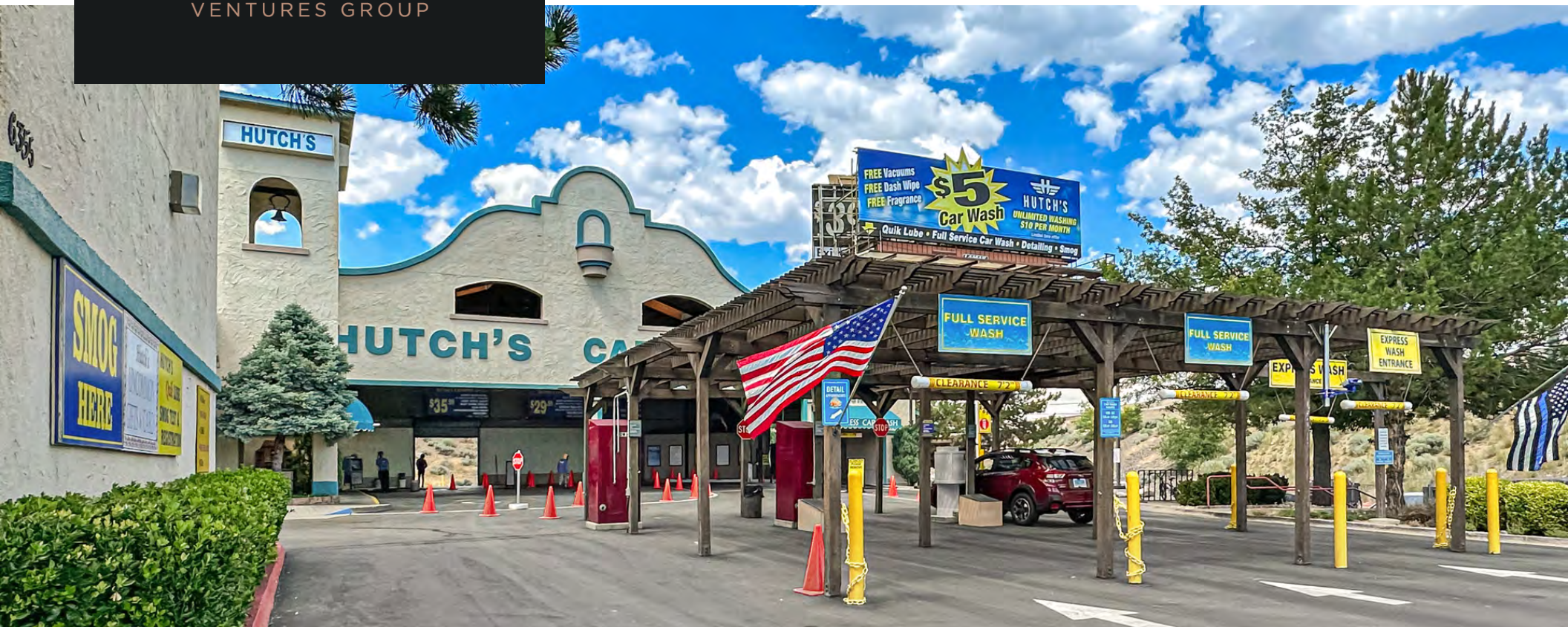
CROSSROAD  
VENTURES GROUP

# Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509



lisamariewandgroup



## For Sale

### *Car Wash & Lube Facility*

916.788.9731  
crossroadventures.net

## Highlights

- Biggest Wash in Reno
- Voted Best Car Wash in Reno 12 times since 2008
- Voted Best Lube in Reno 14 straight years

JIM ESWAY

CalDRE #00820384

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

NV #BUSB.0007116.BKR

P: 775.224.5300

lwand@lisamariewand.com

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# Hutch's Car Wash

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For Sale

*Car Wash and Lube Facility*

Table Of Contents

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Crossroad Ventures Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	14
FINANCIAL ANALYSIS	18
ADVISOR BIOS	20

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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SECTION 1.

## *Property Information*



# Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509

For Sale

*Car Wash and Lube Facility*

Property Summary



## Location Description

The business enterprise is situated in a +/-25,000 sf building built in 1996 and later remodeled on approximately +/-2.26 acres of prime real estate located in a excellent area of Reno. The property is located within 1 mile of Simon Property Groups premier shopping, dining, entertainment and mixed use destination the Meadowood Mall along with other high end centers such as Firecreek Crossing, soon to be the home of the Firecreek Crossing Resort-Casino and the Reno Town Mall.

## Offering Summary

Sale Price:	Call for Details
Lot Size:	2.26 Acres
Building Size:	25,000 SF
NOI:	\$1,837,743.00

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,118	4,549	11,068
Total Population	2,680	10,278	24,305
Average HH Income	\$55,768	\$66,679	\$62,264

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariwand.com



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VENTURES GROUP  
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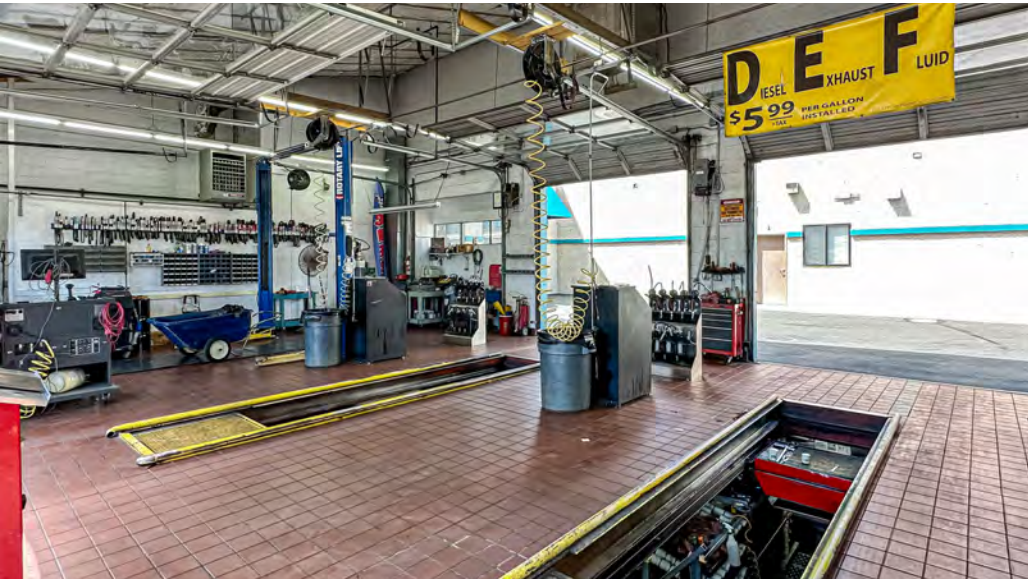
# Hutch's Car Wash

6355 South McCarran Boulevard Reno, NV 89509

For Sale

*Car Wash and Lube Facility*

Property Description



## Property Description

Crossroad Ventures Group is pleased to offer a unique opportunity to acquire a high volume, high-profitability Flex Service State of the Art Car Wash, Boutique & Detail Shop with land in a prime Reno location. This offering is rare as this is truly a turn-key opportunity with both long-term stability and the potential for continued revenue and profit growth.

The offering highlights include:

- \* Location, Location, Location - Situated on S McCarran Blvd, a major retail corridor off 580, with daily traffic counts exceeding 24,000 cars/day
- \* Trade Area - Located in the 4th largest city in Nevada with nearly 275,847 residents and a average house hold income of \$81,000 per year.
- \* Neighborhood - Surrounded by a full complement of retailers including Chick-fil-A, Chipotle Mexican Grill and Five Guys.
- \* Internet resistant service business with repeat customers
- \* A 125-foot Sonny's Wash System tunnel
- \* Recently updated and upgraded equipment
- \* Billboard on site leased to Lamar for \$30k per year

DO NOT GO ONTO THE PROPERTY OR DISTURB EMPLOYEES  
WITHOUT CONTACTING LISTING BROKER

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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# Hutch's Car Wash

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For Sale

*Car Wash and Lube Facility*

Full Service Wash Pricing

## BEST VALUE

### WORKS WASH

#### INCLUDES SUPER WASH PLUS

- BUG PREP
  - EXTERIOR WASH
  - TOWEL DRIED
  - MORE CLEANING SOLUTIONS & PROCESSES APPLIED
  - UNDERBODY FLUSH WITH RUST INHIBITOR
  - EXTERIOR FRAGRANCE
  - WHEELS CLEANED
  - WINDOWS CLEANED INSIDE & OUT
  - INTERIOR VACUUMED
  - LIGHT DUSTING OF DASHBOARD, GAUGES, STEERING COLUMN & CONSOLE
  - ADDED BODY PROTECTION WITH BODY SHINE SEALER
  - FOAM WAX PROTECTION
  - RAIN REPEL
- #### X3 CERAMIC COATING
- SPOT FREE RINSE
  - COMPLETE TIRE DRESSING

**\$43<sup>99</sup>**  
EA

#### MONTHLY MEMBERSHIP

**\$119<sup>99</sup>**  
MO

## SUPER WASH

#### INCLUDES FULL WASH PLUS

- BUG PREP
- EXTERIOR WASH
- TOWEL DRIED
- MORE CLEANING SOLUTIONS & PROCESSES APPLIED
- WHEELS CLEANED
- WINDOWS CLEANED INSIDE & OUT
- INTERIOR VACUUMED
- LIGHT DUSTING OF DASHBOARD, GAUGES, STEERING COLUMN & CONSOLE
- UNDERBODY FLUSH WITH RUST INHIBITOR
- TRIPLE COAT FOAM WAX PROTECTION
- EXTERIOR FRAGRANCE
- SPOT FREE RINSE
- COMPLETE TIRE DRESSING

**\$35<sup>99</sup>**  
EA

#### MONTHLY MEMBERSHIP

**\$97<sup>99</sup>**  
MO

## FULL SERVICE

- BUG PREP
- EXTERIOR WASH
- TOWEL DRIED
- WHEELS CLEANED
- WINDOWS CLEANED INSIDE & OUT
- INTERIOR VACUUMED
- LIGHT DUSTING OF DASHBOARD, GAUGES, STEERING COLUMN & CONSOLE
- COMPLETE TIRE DRESSING

**\$29<sup>99</sup>**  
EA

#### MONTHLY MEMBERSHIP

**\$79<sup>99</sup>**  
MO

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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# Hutch's Car Wash

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For Sale

*Car Wash and Lube Facility*

Express Wash Pricing

## EXPRESS WORKS WASH

SINGLE \$21

### INCLUDES SUPER WASH PLUS

ALL CLEANING SOLUTIONS &  
PROCESSES

BODY RINSE AGENT

BODY SHINE SEALER

RAIN REPEL

BUFF N DRY

X3 CERAMIC COATING

**\$35<sup>MO</sup>**  
UNLIMITED

## EXPRESS SUPER WASH

SINGLE \$19

### INCLUDES BASIC WASH PLUS

ADDED CLEANING SOLUTIONS

UNDER BODY FLUSH WITH RUST INHIBITOR

EXTERIOR FRAGRANCE

TIRE DRESSING

TRIPLE COAT FOAM & FOAM WAX PROTECTION

**\$29<sup>MO</sup>**  
UNLIMITED

## EXPRESS BASIC WASH

SINGLE \$7 

BUG PREP

LIGHT WASH

SPOT FREE RINSE

DRY

FREE VACUUM

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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# Hutch's Car Wash

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For Sale

*Car Wash and Lube Facility*

Complete Highlights

## Building Information

NOI	\$1,837,743.00
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	1
Average Floor Size	25,000 SF
Year Built	1996
Year Last Renovated	2019

## Property Highlights

- Voted Best Car Wash in Reno 13 out of the last 15 years
- All New Sonny's Tunnel Equipment in Last 36 Months
- New XPT DRB POS with LPR
- Over 116,000 Cars Washed in 2022
- Owned and Operated Since 2007
- Parcel ID: 024-053-17
- Tunnel Length: 125'
- Building size: +/- 25,000 SF
- Lot size: +/- 2.26 acres
- Near Meadowood Mall, Walmart, Chick-Fil-A, Bed Bath & Beyond, and Lowe's
- Billboard on site leased to Lamar for \$30k per year

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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# Hutch's Car Wash

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Additional Photos



JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariwand.com



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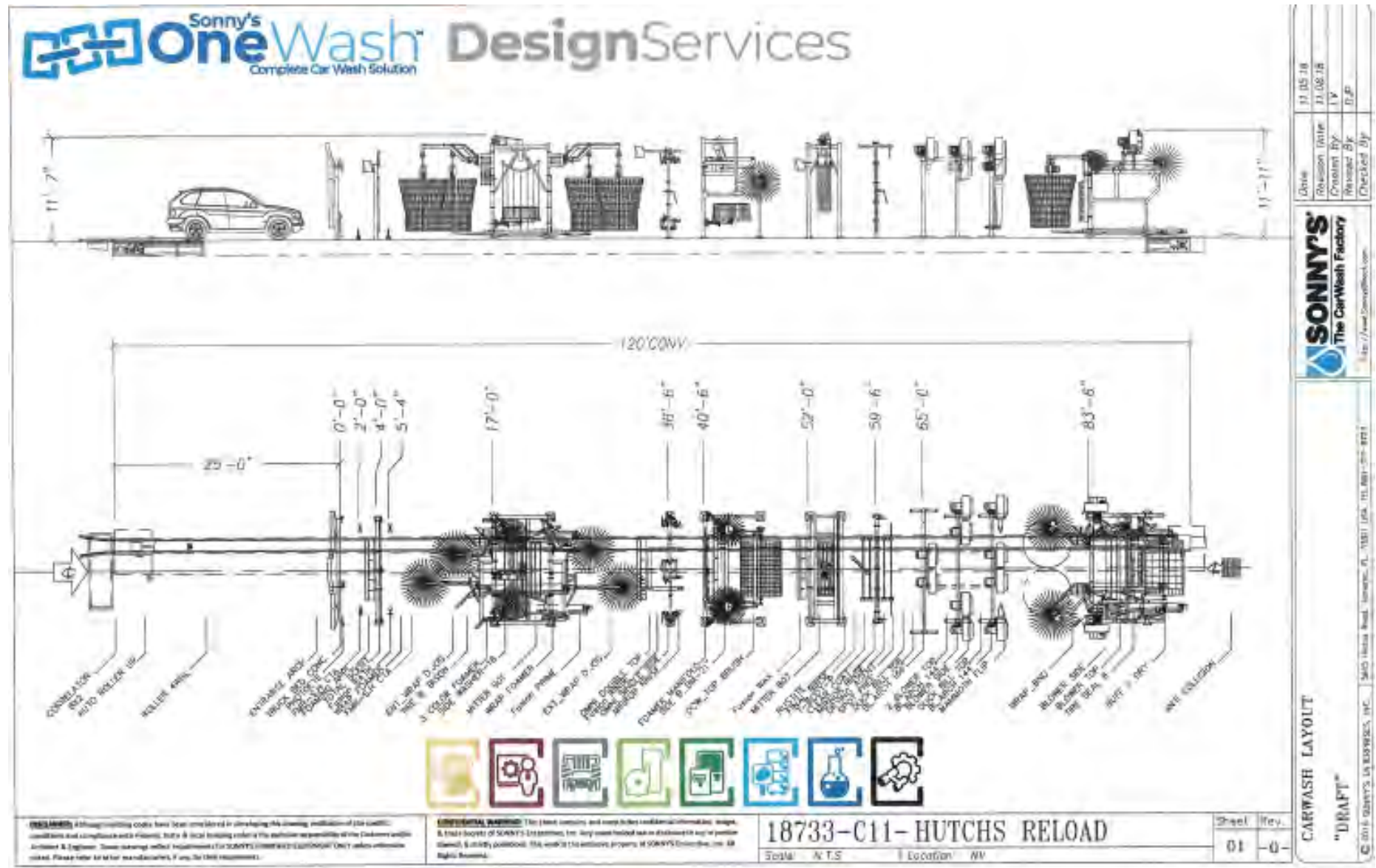


# Hutch's Car Wash

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### *Car Wash and Lube Facility*

## Tunnel Plans



JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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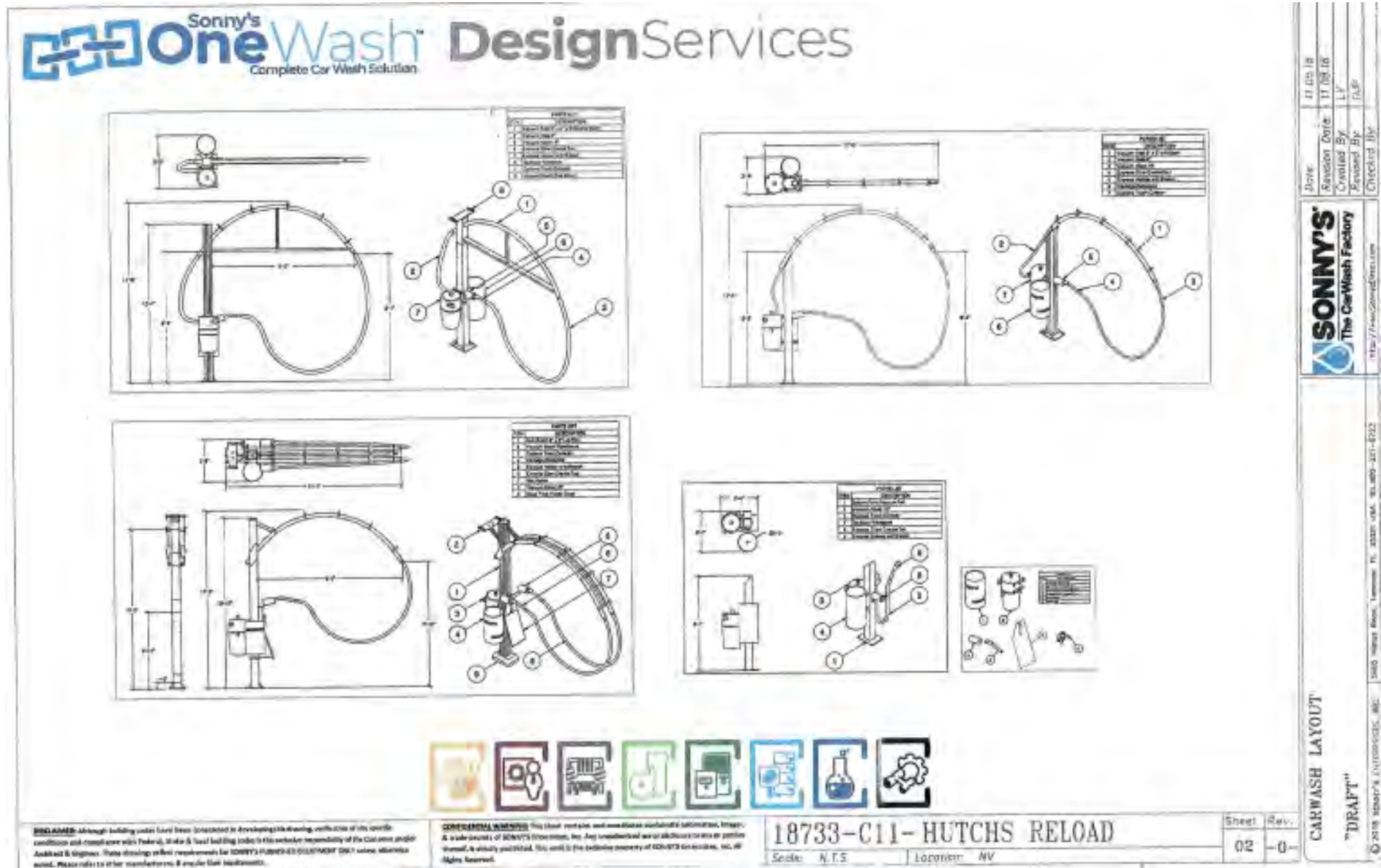


# Hutch's Car Wash

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### *Car Wash and Lube Facility*

## Vacuum Plans



JIM ESWAY

P: 916.788.9731

jesway@crossroadadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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# Hutch's Car Wash

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*Car Wash and Lube Facility*

## HUTCH'S EQUIPMENT LIST

TUNNEL EQUIPMENT	TUNNEL EQUIPMENT CONTINUED:	SUPPORT EQUIPMENT CONTINUED:	QUIK LUBE & SMOG
Sonny's Correlator Sonny's Bug Spray Pump Station w/2 Sprayers Sonny's LED Bug Sign (located at tunnel entrance) Tunnel Entrance (1 set of eyes) for tunnel programmer Sonny's CTA Applicator Sonny's Overhead Fragrance Applicator Sonny's Pickup Truck Concierge System Sonny's Turbo Nozzle Wheel Blaster System w/Flip Function Sonny's Lava Bath Applicator Sonny's Overhead Projector w/Logo Sonny's Tri Color Foam Applicator Sonny's SFM 901 Spyder Wrap Combo (w/2 sets of wraps, forward to aft curtain, side washers, w/neoglide & microclean) Sonny's Bison Tire/Wheel Brush Set Sonny's Underbody Flush Sonny's Top Omni Wash Applicator w/ROR Water Sonny's Side Omni Washers Set w/ recycled Water Sonny's DCW Top Brush w/neoglide Sonny's SFM807 Side to Side Curtain w/microclean Sonny's Fusion Sealer Rinse Bar Sonny's Fusion Wax Rinse Bar Sonny's Ceramic Grand Arch w/ceramic applicator Sonny's Rustite Floor Manifold Sonny's Rain Repel Rinse Bar	Sonny's Ceramic Stage #2 Rinse Bar Sonny's Final Rinse Bar Sonny's Ceramic Stage #3 Rinse Bar Sonny's Drying Agent Rinse Bar Sonny's Spot Free Rinse Bar Sonny's 10-15HP Motor Wet Environment Blower System w/Silencers, and Mammoth System w/flip Sonny's Buff n' Dry System Sonny's Tire Sealer Brush Applicator Sonny's Stop/Go Traffic Light <b>SUPPORT EQUIPMENT:</b> Ingersoll-Rand Air Compressors, 10HP, 80 Gallon (QTY 2) Ingersoll-Rand Air Dryer 750 Gallon Vertical Poly Water Tanks (RO Water Storage) (QTY 2) 750 Gallon Vertical Poly Water Tanks (RO Water Storage) (used in Top Omni) Sonny's 10 HP Hydra-Cell Pump Station (for Top Omni Applicator) Sonny's 10 HP Hydra-Cell Pump Station for entrance Turbo-Nozzle System (New - May 2023) Sonny's 10 HP Hydra-Cell Pump Station for Omni Side Applicators System (New - May 2023) Hydra-Flex Chemical Injection System w/new Grundfos Stainless Pump Station (New - Jan 2023) Dosatron Chemical Injection Board System w/Hydrovar 3HP Booster Pump Unit PurWater Reclaim Water System, 60gpm AccuPump Station for Tire Dressing Brush Applicator (Upgrade New 2022) Laguna Industries MCC Center (All Frequency Drives) RTC Tunnel Controller (New Upgrade June 2023)	DRB SiteWatch Including: Greeter POS Stations (QTY 2) w/ Printers Employee Time Clock Cashier Touchscreen Terminals With Drawers (QTY 2) DRB Wireless Touchscreen w/printer (QTY 1) Tunnel Entrance Scanner Gun Tunnel Entrance Touchscreen Station DRB XPT Pay Stations (QTY 2) DRB Fast Pass Scanners (QTY2) DRB LPR Cameras (QTY 2) Magnetic Electronic Gates (QTY 4) for Express Wash Traffic Control Sonny's 25HP Vacuum Producers w/Tanks (Full Services - 2 / Express Wash - 2) Sonny's 25HP Vacuum Producers w/Tanks (New for Back-Up) Unimac 202 Wash / Extractor Machines (QTY 2 / New in 2019) Sonny's 7.5 HP Cat Pump #310 Station (New 2023 - Used for Floor Mat Cleaning) Purwater RO System (3000 gpd) Sonny's Backroom Water Manifold Tree Sonny's Backroom Air Manifold Tree Full Set of Sonny's LED Tunnel Signs <b>DETAIL SHOP:</b> Sonny's 7.5 HP Cat Pump #310 Station (New 2023 - Located in Detail Shop Wash Bay) Speedaire 10HP Air Compressor (Detail Shop) Speedaire Aire Dryer (Detail Shop) Kenmore Dryer (Detail Shop Towels) Craftsman 6.5 HP Wet/Dry Shop Vacuums (QTY 4)	Champion 10 HP Air Compressor Filter Crusher Cat Walks w/Lights, Filter Racks, Tools w/Racks WORLDWIDE SMOG MACHINES & Printers (QTY 2) Nitrogen Tire Fill Machine Dispenser Islands Complete (QTY 2) ISI POS System w/Sales Stations, Cashier Station (1), Printers (2) Brother Office Printer 81- (for office reports - New - June 2023) Reminder Sticker Printer Machine (Static Cling) DEF Pumping Dispenser A/C Re-charge Machine Transmission Flushing Machine Parts Washer Floor Jack Misc.. Hand Tools <b>QUIK SMOG / DOUBLE "R" BLVD:</b> WORLDWIDE SMOG MACHINES & Printers (QTY 2) A/C Re-charge Machine Cash Register Misc. Tools/Tool Chest

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariwand.com



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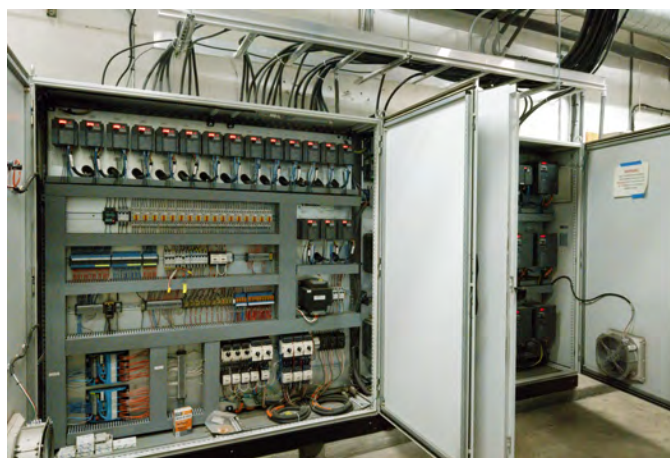
*Car Wash and Lube Facility*

LAGUNA INDUSTRIES Power System



## Motor Controller Center & RTC Tunnel Controller

- Phase Monitoring
- Main disconnect mechanism
- Emergency stop system
- Ventilation system inside MCC
- A large touch screen display allows for clear and graphical feedback for easy on-site maintenance and adjustments
- Equipment Based Programming
- Built-In Express Features



## Features

- The Motor Control Center with frequency drives offers single phase protection to minimize wear to motors, pumps, and gearboxes. Minimize downtime and lower operating costs
- Energy Saver
- Built-in Features include vehicle profiling sonar, anti-collision, simulated pulse, pressure and temperature sensors
- Monitors incoming line voltage to provide motor protection and prevent premature motor failure due to voltage and phase irregularities

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariwand.com



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SECTION 2.

*Location Information*



# Hutch's Car Wash

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*Car Wash and Lube Facility*

Regional Map



JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariwand.com



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# Hutch's Car Wash

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*Car Wash and Lube Facility*

Aerial Map



Google

Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariwand.com



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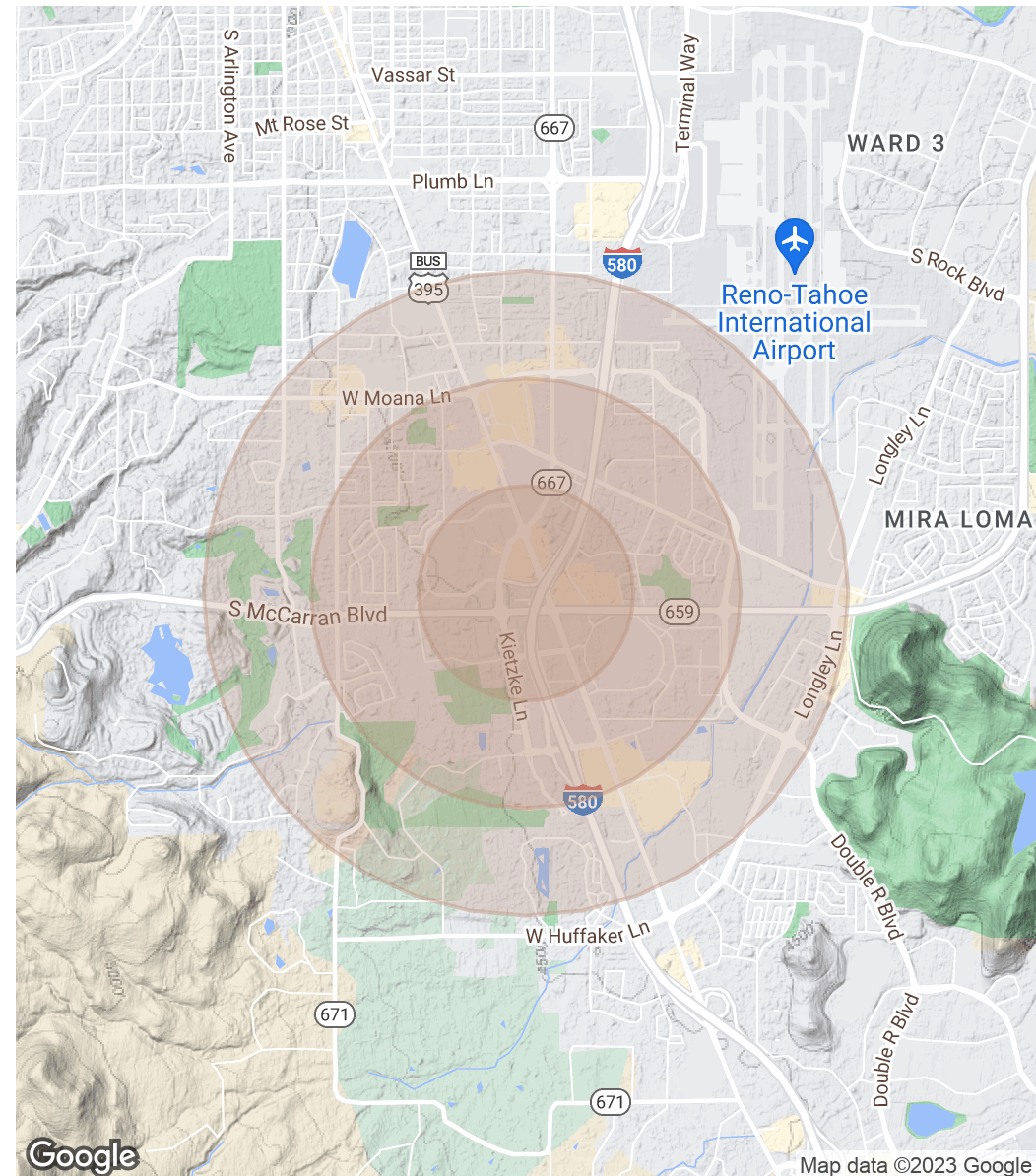
*Car Wash and Lube Facility*

Demographics Map & Report

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,680	10,278	24,305
Average Age	33.6	37.2	36.3
Average Age (Male)	30.1	34.6	34.8
Average Age (Female)	36.3	39.4	37.6

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,118	4,549	11,068
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$55,768	\$66,679	\$62,264
Average House Value	\$108,341	\$171,229	\$147,028

*\* Demographic data derived from 2020 ACS - US Census*



JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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SECTION 3.

## *Financial Analysis*



# Hutch's Car Wash

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For Sale

*Car Wash and Lube Facility*

Income & Expenses

## Income Summary

## Hutch's Car Wash, Quik Smog, And Quik Lube

Hutch's Car Wash Gross Income (2022)	\$2,628,846
Hutch's Quik Smog Gross Income (2022)	\$398,303
Hutch's Quik Lube Gross Income (2022)	\$1,308,095
<b>Net Income</b>	<b>\$4,335,244</b>

## Expenses Summary

## Hutch's Car Wash, Quik Smog, And Quik Lube

Hutch's Quik Smog & Hutch's Quik Lube Expenses (2022)	\$1,094,800
Hutch's Car Wash Expenses (2022)	\$1,402,701
<b>Operating Expenses</b>	<b>\$2,497,501</b>
<b>Net Operating Income</b>	<b>\$1,837,743</b>

JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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SECTION 4.

*Advisor Bios*



# Hutch's Car Wash

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For Sale

*Car Wash and Lube Facility*

Advisor Bio 1



**Jim Esway**

Managing Partner

jesway@crossroadventures.net

Direct: **916.788.9731**

CalDRE #00820384

## Professional Background

Prior to forming Crossroad Ventures Group, Jim was the regional vice president for the Trammell Crow Company for three years where he initiated the development of Granite Pointe in Roseville. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product.

During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million. Prior to joining Spieker Properties, Jim was a top performing commercial real estate broker for 13 years in the Bay Area and Sacramento involved in over 300 transactions including sales and leasing of office, R&D, and industrial properties.

**Crossroad Ventures Group**  
107 Center St  
Roseville, CA 95678  
916.788.9731

**JIM ESWAY**

P: 916.788.9731

jesway@crossroadventures.net

**LISAMARIE WAND**

P: 775.224.5300

lwand@lisamariewand.com



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# Hutch's Car Wash

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*Car Wash and Lube Facility*

Advisor Bio 2



## Lisamarie Wand

Managing Partner/Designated Broker - Nevada

lwand@lisamariewand.com

Direct: **775.224.5300**

NV #BUSB.0007116.BKR // CalDRE #01935110 NV #B.145463.CORP

## Professional Background

Recognized for her enthusiastic approach and inspiring leadership, Lisamarie Wand is one of Nevada's top commercial real estate brokers. As Managing Partner and Designated Broker at Mohr Partners, she is the Market Leader for commercial brokers and transactions across the State of Nevada.

Lisamarie is also a licensed business broker assisting clients with buying and selling businesses, as well as asset acquisition.

With her unique vision and mindset, Lisamarie has a propensity for inspiring commercial real estate talent. In 2021, Lisamarie's dynamic & engaging mentoring style was recognized by eXp University when she was awarded the Commercial Instructor of the Year.

After a successful career in banking and consulting, Lisamarie obtained her MBA and put her skills to use in the real estate market. Today, as founder and CEO of Lisamarie Wand Group, she has become one of Nevada's most influential brokers working with business owners, investors, tenants as well as brokering business sales.

Lisamarie truly believes "we rise by lifting others", and this guides everything she does. Whether speaking at local or national events, coaching new and experienced real estate agents, or working with her clients and partners, Lisamarie is always sharing her knowledge and experience to inspire others.

By embracing the philosophy of "beginning with the end in mind", Lisamarie helps her clients accomplish their commercial real estate and business investing goals. Her expertise and unrivaled energy allow Lisamarie to bring value to her clients, while delivering exceptional customer service.

When she isn't closing deals, Lisamarie loves to exercise, sing, meditate, manage her investments and travel the world with her family.

### Mohr Partners, Inc

1325 Airmotive Way Suite 276  
Reno, NV 89502  
775.224.5300

### JIM ESWAY

P: 916.788.9731

jesway@crossroadventures.net

### LISAMARIE WAND

P: 775.224.5300

lwand@lisamariewand.com



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