



KINETIC

Real Estate Advisors

Energy Behind Every Deal

FOR SALE

3365 Pepper Lane
Las Vegas, NV



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PROPERTY DETAILS 03



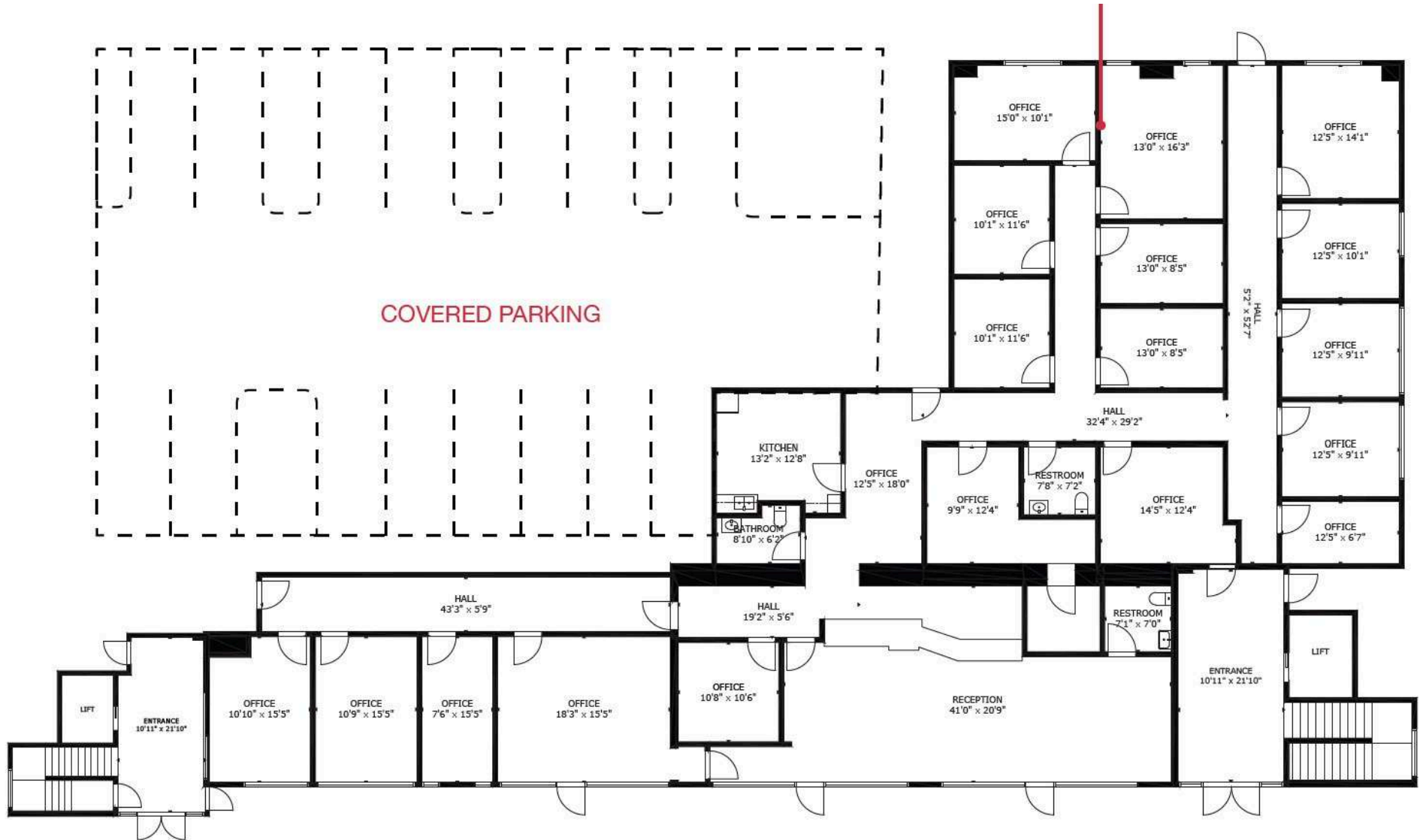
PRICE

Sale Price	\$2,500,000
Square Feet	±18,060
Price Per Square Foot	\$138.42
Occupancy	37.13%
Proforma NOI	\$323,027
Proforma CAP Rate	12.92%

PROPERTY DETAILS

Property Address	3365 Pepper Lane, Las Vegas, NV 89120
Property Type	Professional Office
Parcel Number	162-36-703-012
Parcel Size	±0.67 Acres
Zoning	Designed Manufacturing (MD)
Parking Ratio	3.25 Per 1,000
Year Built	1998

FLOOR PLAN - FIRST FLOOR 04



FLOOR PLAN - SECOND FLOOR 05

FLOOR 2



RENT ROLL

06

3365 Pepper Lane - As-Is Rent Roll

Suite #	Tenant	% of Total	RSF	Start	End	Lease Type	CAM	Rate / RSF	Monthly Rent	Annualized
100	Reza Athari & Associates	37.13%	6,705	COE	COE + 5 Years	NNN	\$2,682.00	\$1.49	\$10,000.00	\$120,000.00
200	Vacant	62.87%	11,355	-	-	-	-	-	-	-
	Occupied	37.13%	6,705				\$2,682.00		\$10,000.00	\$120,000.00
	Vacant	62.87%	11,355							
	Total	100.00%	18,060							

Rent Income :	\$120,000.00
CAM:	\$32,184.00
Total Income :	\$152,184.00
Total Expenses (1) :	\$86,688.00
Net Operating Income :	\$65,496.00

Notes:
 (1) CAM Estimated at \$0.40 PSF

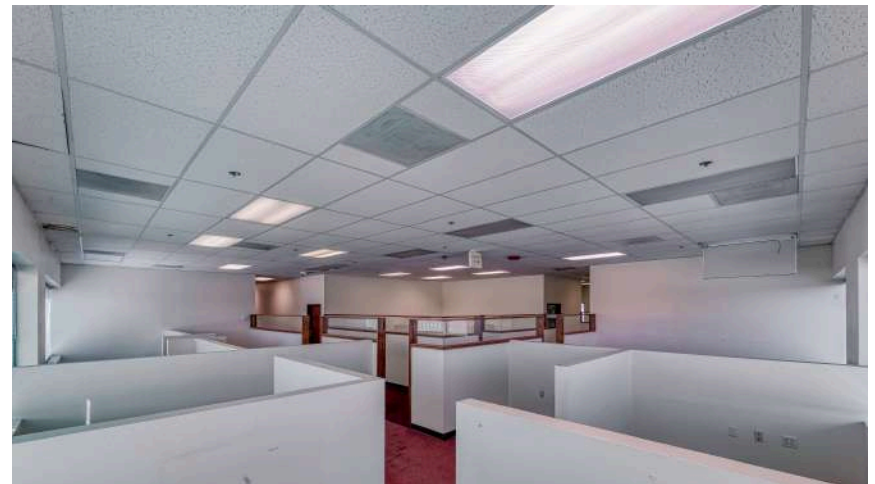
3365 Pepper Lane - Proforma Rent Roll

Suite #	Tenant	% of Total	RSF	Start	End	Lease Type	CAM	Rate / RSF	Monthly Rent	Annualized
100	Reza Athari & Associates	37.13%	6,705	COE	COE + 5 Years	NNN	\$2,682.00	\$1.49	\$10,000.00	\$120,000.00
200	Future Tenat	62.87%	11,355	TBD	TBD	NNN	\$4,542.00	\$1.49	\$16,918.95	\$203,027.40
	Occupied	100.00%	18,060				\$7,224.00		\$26,918.95	\$323,027.40
	Vacant	0.00%	0							
	Total	100.00%	18,060							

Rent Income :	\$323,027.40
CAM:	\$86,688.00
Total Income :	\$409,715.40
Total Expenses (1) :	\$86,688.00
Net Operating Income :	\$323,027.40

Notes:
 (1) CAM Estimated at \$0.40 PSF
 (2) Rent Roll makes the assumption a "Future Tenant" is secured to lease the second floor on a 60 month NNN Lease at \$1.49 PSF NNN

PHOTOS 07





KINETIC[®]
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