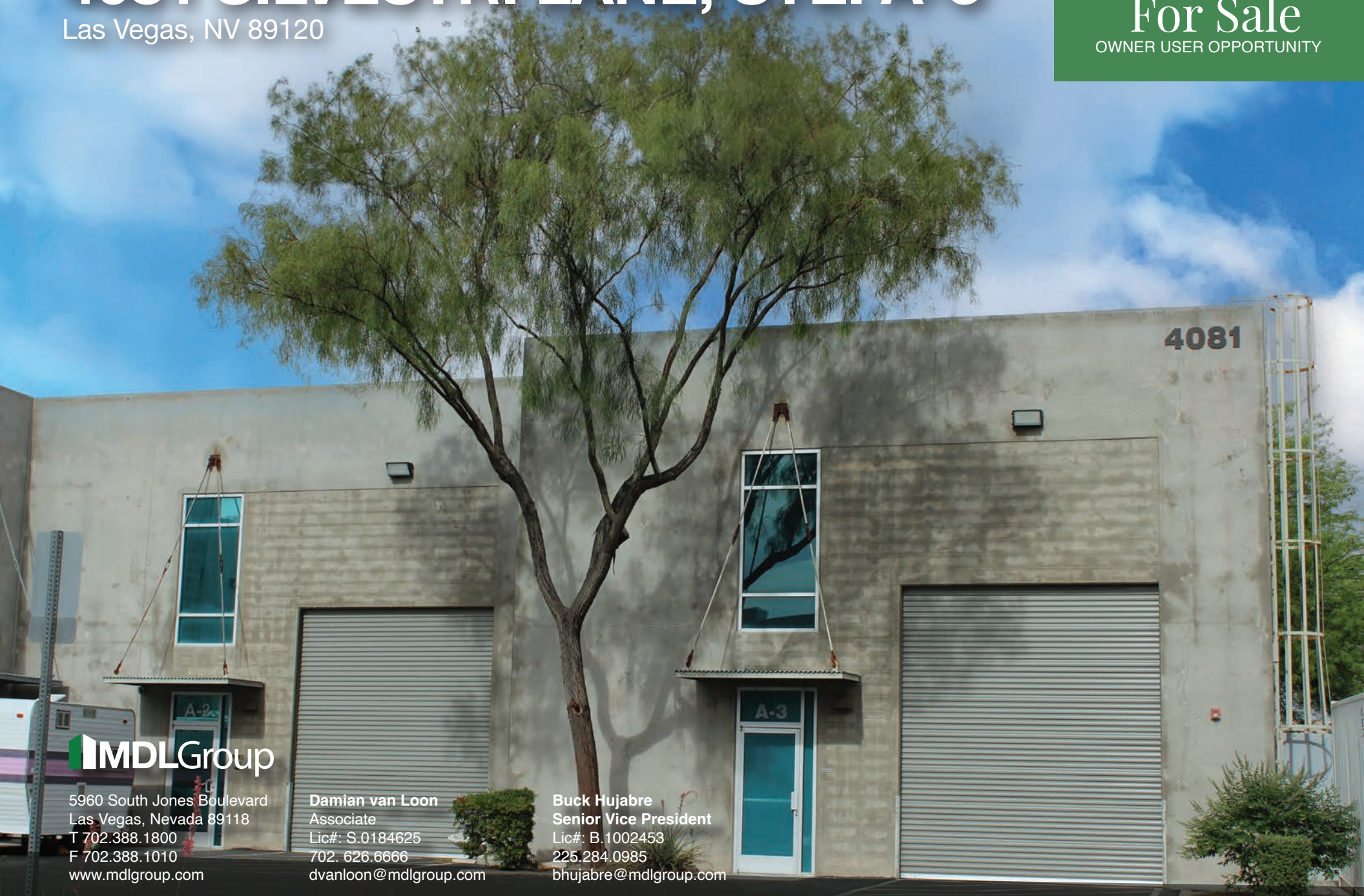


4081 SILVESTRI LANE, STE. A-3

Las Vegas, NV 89120

AVAILABLE
For Sale
OWNER USER OPPORTUNITY



5960 South Jones Boulevard
Las Vegas, Nevada 89118
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Sale Details



\$1,199,999

Sale Price



\$388.85 PSF

Price PSF



±3,086

Square Footage

Property Summary

- Built in 2006
- Zoned I-P (Industrial Park)
- APN: 161-31-711-006
- Rare Live-work flex industrial loft condominium
- Parking Ratio: 2/1,000 SF
- Clear Height ±21'
- One (1) Front-Loaded 12'x14' grade level door
- Airport Submarket
- Close proximity to Harry Reid International Airport (LAS), major freeways including I-15/I-215



Property Description

Extremely rare live-work industrial loft warehouse near Harry Reid International Airport provides for a multitude of potential uses. With living quarters on the second floor and an impressive work space below, you'll be able to take advantage of the oversized deck on work breaks while using the living quarters as a potential operations hub for your support staff or as your home away from home. The park is very well managed with exceptional management and ownership costs. Front-loaded unit with an oversized grade level 12x14 roll up door adds additional variety of potential uses as a light industrial operation.



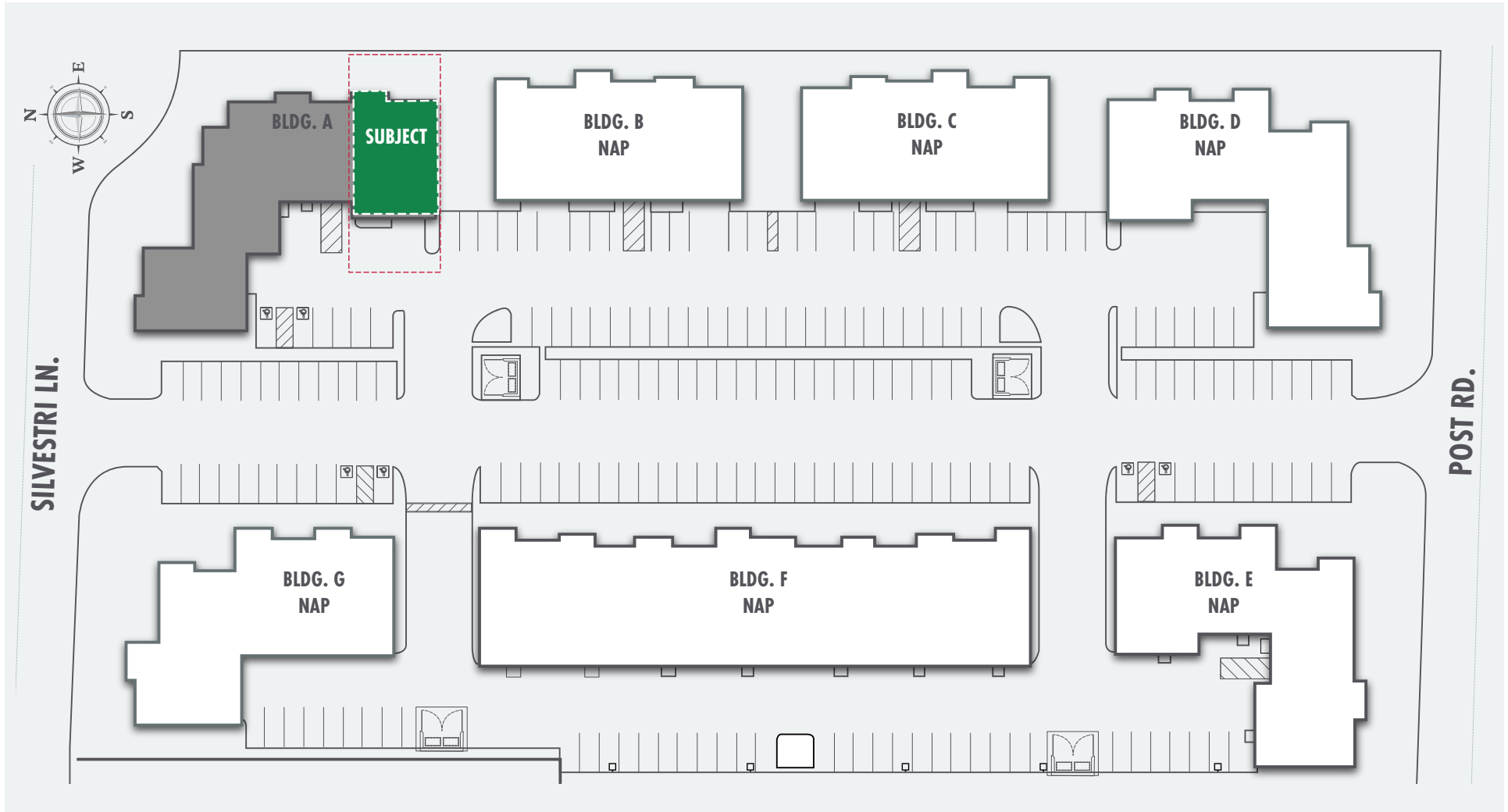
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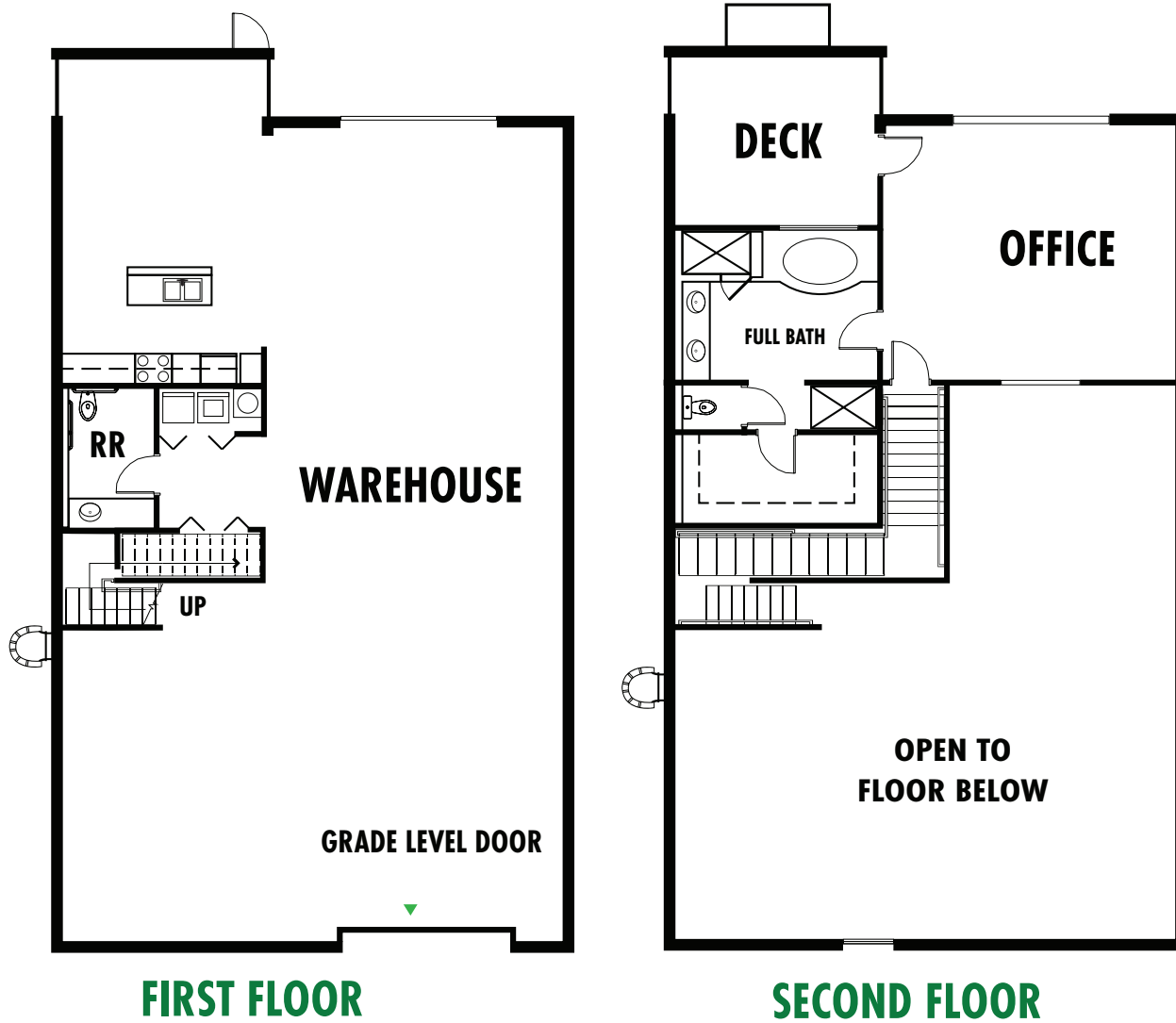


Although the information has been obtained from sources deemed reliable, Owner, MDL Group, and/or their representatives, brokers or agents make no guarantee as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property, Units and/or Rates may be withdrawn and/or changed without notice.

● Hotel & Casino ● Retail ● University ● Golf







Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Financing Options for Owner Occupied Commercial Real Estate

	SBA 504		SBA 7(a)		Conventional Loan	
Purchase CRE	\$1,199,999		\$1,199,999		\$1,199,999	
Tenant Improvements	\$0		\$0		\$0	
Sub-Total	\$1,999,999		\$1,999,999		\$1,999,999	
Project Costs						
Appraisal	\$3,500		\$3,500		\$3,500	
Environmental	\$1,500		\$1,500		\$1,500	
Title & Escrow	\$4,000		\$4,000		\$4,000	
Voucher Control	\$0		\$0		\$0	
Contingency	\$0		\$0		\$0	
Interest Reserve	\$0		\$0		\$0	
Sub-Total Cost	\$9,000		\$9,000		\$9,000	
Fees						
Bank Loan Fee #1	\$2,418		\$0		\$5,000	
Bank Loan Fee #2	\$0		\$0		\$0	
Bank Loan Doc. Fees	\$0		\$0		\$250	
Packagin Fee	\$0		\$0		\$0	
SBA 504 Fees	\$12,918		\$0		\$0	
SBA Guarantee Fees	\$0		\$28,930		\$0	
Sub-Total Fees	\$15,336		\$28,930		\$5,250	
Total Est. Project Costs	\$1,224,335		\$1,237,929		\$1,214,249	
Loan Structure						
Bank 1st DOT	50%	\$612,168	90%	\$1,114,136	80%	\$971,399
SBA 2nd DOT	40%	\$489,734				
Total Loan(s)	\$1,101,902		\$1,114,136		\$971,399	
	Rate Est. Monthly Pmt.		Rate Est. Monthly Pmt.		Rate Est. Monthly Pmt.	
Bank 1st DOT	6.25%	\$4,038	8.00%	\$7,860	6.25%	\$5,847
SBA 2nd DOT	6.55%	\$3,322				
Rate Adj. Frequency	2/5/3		5/5/5/5		2/5/3	
Rate Reset	Treasury	3.00%	Prime	-0.50%	Prime	3.00%
Total Monthly Payment	\$7,360		\$8,599		\$6,408	
Down Payment	10%	\$122,434	10%	\$123,793	20%	\$242,850

COMPARISON STATISTICS

	SBA 504	SBA 7(a)	Conventional Loan	Leasing
Maturity	10/25 Years	25 Years	10 Years	5 Years
Amortization	25 Years	25 Years	25 Years	N/A
Balloon Due	Yes on 1st/ No on 2nd	No	No	N/A
Prepay Penalty	5-yr. on 1st/ 10-yr. on 2nd	3-yr.	5-yr.	N/A
Total Loan Amount	\$1,101,902	\$1,114,136	\$971,399	N/A
Total Down Payment	\$122,434	\$123,793	\$242,850	N/A
Monthly Payment	\$7,360	\$7,860	\$6,408	\$5,709
Overall Rate	6.38%	8.00%	6.25%	N/A
Total Fees	\$15,336	\$28,930	\$5,250	N/A
5-years of Interest	\$336,019	\$429,866	\$213,755	N/A
5-years of Principal	\$105,601	\$86,079	\$86,415	N/A
5-years of Payments	\$441,619	\$515,945	\$300,170	\$342,540 over 5 years



Rosalee Hedrick
VP, Business Relationship Manager

702.706.9050
Rosalee.Hedrick@nsbank.com



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Clark County Nevada


Synopsis


As of the 2010 census, the population was 1,951,269, with an estimated population of 2,265,461 in 2022. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 11th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$8.1 billion, which surpasses that of the state government.

Quick Facts

 **±435**
Size (Sq. Mi.)

 **2,265,461**
Population

 **290**
Pop. Density (Per Sq. Mi.)

Source: www.clarkcountynv.gov,
www.wikipedia.com

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)



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Nevada Tax Advantages

Synopsis

Nevada has always been a popular state for businesses. Some of the main reasons for that are low-cost startup, regulatory, licensing and annual fees, taxes and tax structure, privacy of business owners, and competitive utility rates for commercial operations.

The Tax Climate Index comparison to neighboring states is significant: California ranks 48th, Arizona 19th, Idaho 15th, Oregon 24th and Utah 8th.

Nevada Tax System:

Nevada ranks as the 7th best state in the Tax Foundation's 2020 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

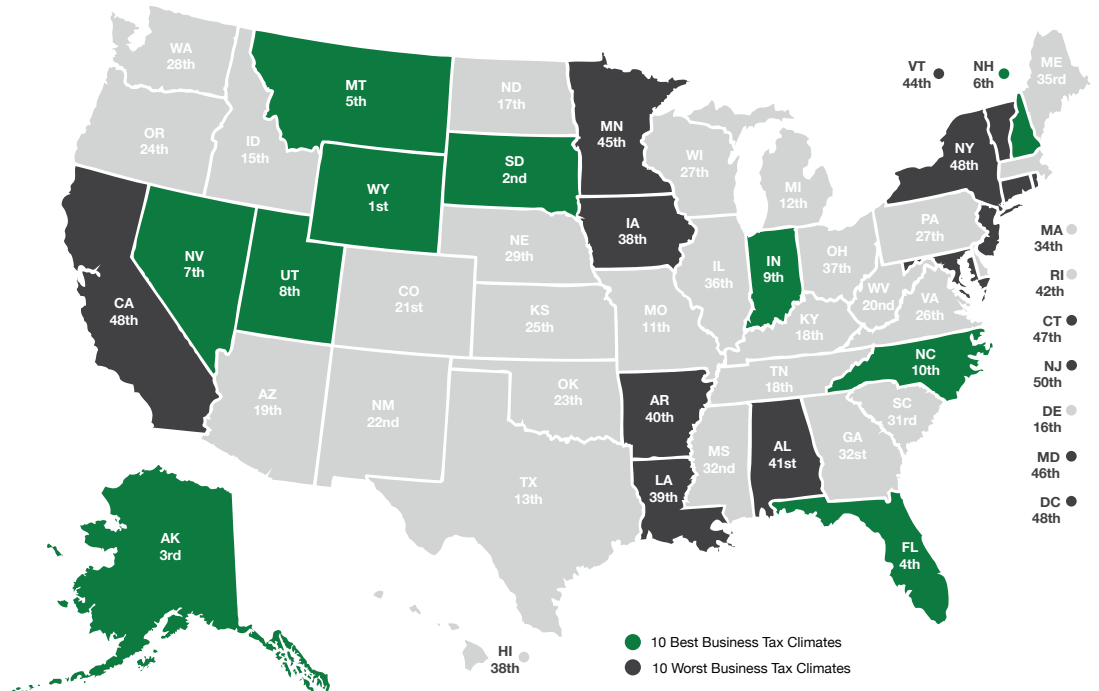
Nevada uses these tax benefits to attract new businesses. There are plenty of taxes you must pay in other states, but not in Nevada.

Here are the main tax advantages:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

Source: Nevada Governor's Office of Economic Development; www.TaxFoundation.org

2022 State Business Tax Climate Index



Road Transportation

Las Vegas and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers, as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million residents and handling more than 189 million pounds of cargo.

Professional Sports



Synopsis

The Las Vegas metropolitan area is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself.

The Las Vegas Valley has three major league professional teams: the Vegas Golden Knights of the NHL, which began play in 2017 as the region's first major pro team, the Las Vegas Raiders of the NFL which began play in 2020, and the Las Vegas Aces of the WNBA, which began play in 2018.

Las Vegas is home to three minor league sports teams: the Las Vegas Aviators of Minor League Baseball, The Las Vegas Lights FC of the USL Championship, the league at the second of US men soccer league system, The Henderson Silver Knights of the American Hockey league of the NHL. The Las Vegas Lights are currently the only team playing in the city of Las Vegas, at the city-owned Cashman Field.

Source: www.wikipedia.com



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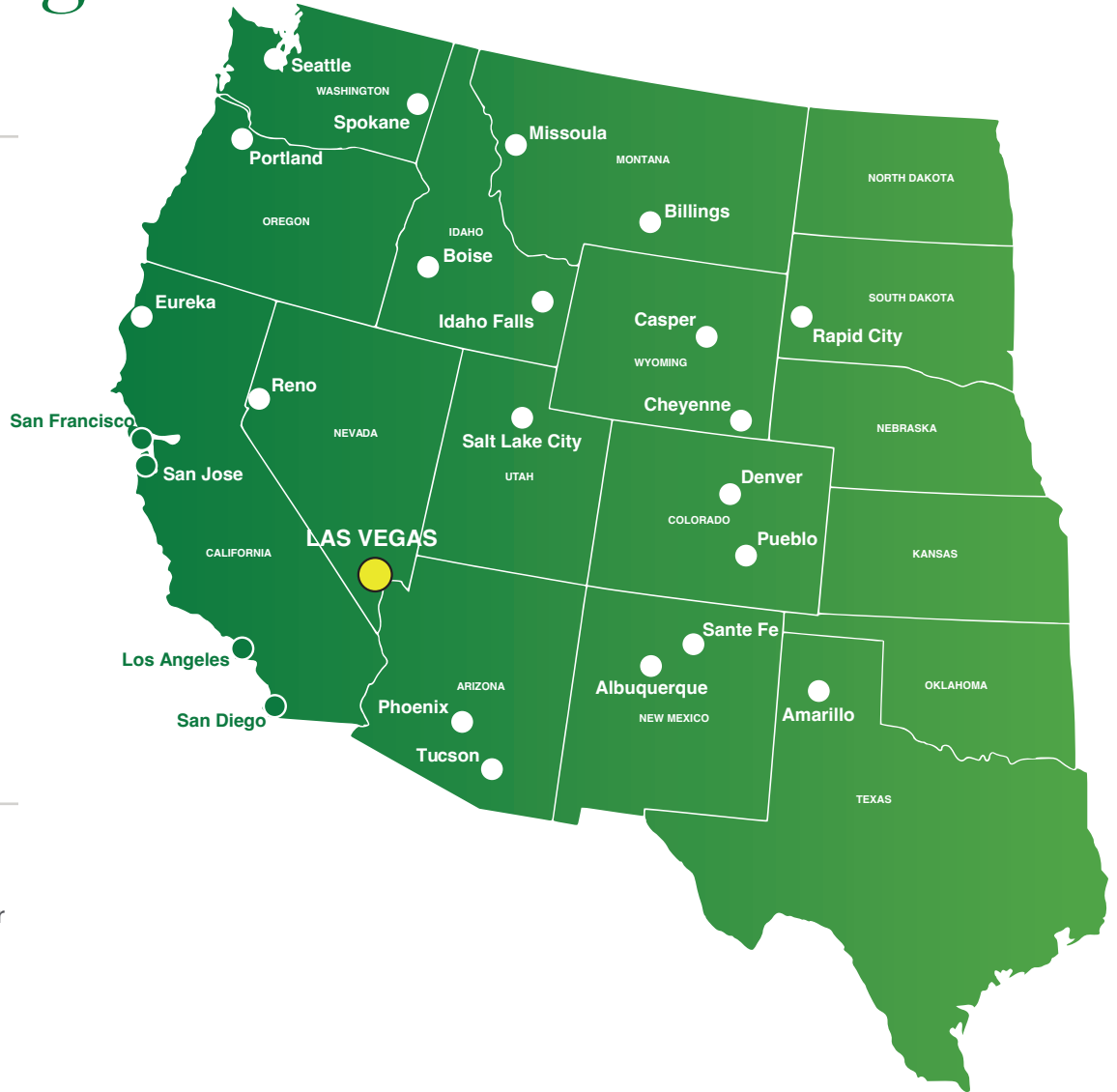
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Transit from Las Vegas

Destination	Est. Travel Time	Distance (Mi)
Los Angeles, CA	3 hrs, 55 min	265
Phoenix, AZ	4 hrs, 40 min	300
San Diego, CA	4 hrs, 45 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 15 min	565
Boise, ID	9 hrs, 30 min	634
Santa Fe, NM	9 hrs, 10 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 50 min	837
Helena, MT	12 hrs, 55 min	907
Portland, OR	15 hrs, 45 min	982
Seattle, WA	16 hrs, 50 min	1,129



Shipping and Mailing Services

UPS	FedEx	UNITED STATES POSTAL SERVICE
Freight Service Center 3 Mi	Freight Center 3 Mi	Customer Service Center 5 Mi
Distribution Center 10 Mi	Ship Center 8 Mi	Cargo Center 3 Mi
UPS Air Cargo 18 Mi	Air Cargo 20 Mi	--