

NUMALE MEDICAL CENTER

National Headquarters & Clinical Space

OFFERING MEMORANDUM



MEDICAL OFFICE CONDO INVESTMENT

SOUTHWEST LAS VEGAS | 5.2% CAP RATE | \$4,040,000



RAINBOW COMMONS AERIAL MAP



RUSS ARNOLD | THE AGENCY | 702-501-2992

PROPERTY PROFILE

Property Name: Rainbow Commons

Property Address: 6590 S. Rainbow Blvd, Ste 200 & 250

Premise Size: 7,598 RSF

Property Type: 2-Story Medical/Commercial Office

Year Built: 2020

Jurisdiction: Clark County

Ownership: Fee Simple Condo Unit

Lot Size: 1.18 Acres

Building Size: 26,274 SF

Parking: 5 spaces per 1,000

Current NOI: \$220,000

Asking Price: \$4,040,000

RAINBOW COMMONS OFFERING MEMORANDUM



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**Tenant Improvements for
The NuMale Office & Clinic**
SECOND FLOOR, SUITE 200
6590 S. RAINBOW BLVD
LAS VEGAS, NV 89118

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EXISTING DOOR TO REMAIN

REFERENCE NORTH

RAINBOW COMMONS SUITE 200: LEASE ANALYSIS

LEASE SUMMARY

Tenant Trade Name: NuMale

Lease Guarantor: NuMale Corp & Managing Principal

Lease Type: Modified Gross

Lease Term: 12 years

Lease Commencement: 12/1/20

Term Remaining on Lease: 12

Annual Increases: 3%

Options: (2) 5 Year Options

Operating Expenses: \$4.80/sf Annual

INCOME

<u>Remaining Term:</u>	<u>Annual NOI:</u>
Year 1:	\$62,852
Year 2:	\$65,021
Year 3:	\$67,256
Year 4:	\$69,558
Year 5:	\$71,930
Year 6:	\$74,372
Year 7:	\$76,887
Year 8:	\$79,478
Year 9:	\$82,147
Year 10:	\$84,896
Year 11:	\$87,727
Year 12:	\$90,643

RAINBOW COMMONS SUITE 250: LEASE ANALYSIS

LEASE SUMMARY

Tenant Trade Name: NuMale

Lease Guarantor: NuMale Corp & Managing Principal

Lease Type: Modified Gross

Lease Term: 12 years

Lease Commencement: 12/1/20

Term Remaining on Lease: 12

Annual Increases: 3%

Options: (2) 5 Year Options

Operating Expenses: \$4.80/sf Annual

INCOME

<u>Remaining Term:</u>	<u>Annual NOI:</u>
Year 1:	\$140,018
Year 2:	\$144,686
Year 3:	\$149,495
Year 4:	\$154,447
Year 5:	\$159,549
Year 6:	\$164,803
Year 7:	\$170,215
Year 8:	\$175,789
Year 9:	\$181,530
Year 10:	\$187,444
Year 11:	\$193,535
Year 12:	\$199,809

Rainbow Commons: Tenant Overview



The NuMale Medical Centers were designed to help men feel young and energetic again. They offer cutting edge programs, the latest treatments, and tailored programs to help clients choose the optimal treatment for themselves. They offer the following services:

- ERECTILE DYSFUNCTION
- HAIR RESTORATION
- LOW TESTOSTERONE
- MEDICAL WEIGHT LOSS
- NUMALE EROS™ TREATMENT
- PREMTURE EJACULATION
- RESEARCH

With an emphasis on Men's Heath & Wellness, NuMale Medical Center has 12 nationwide locations:

- Albuquerque, NM
- Beverly Hills, CA
- Charlotte, NC
- Chicago, IL
- Denver, CO
- Green Bay, WI
- Houston, TX
- Las Vegas, NV
- Milwaukee, WI
- Oklahoma City, OK
- Omaha, NE
- Tampa, FL

Rainbow Commons: Property Photos



COMMON AREA ENTRY



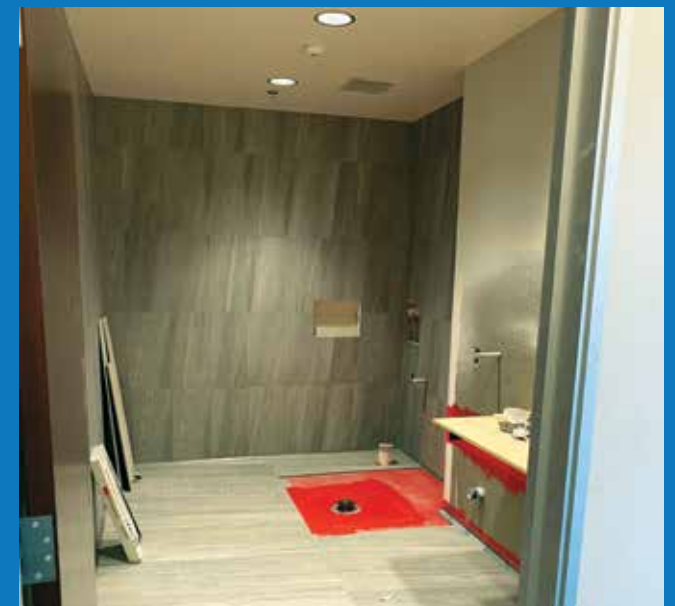
COMMON AREA HALLWAY



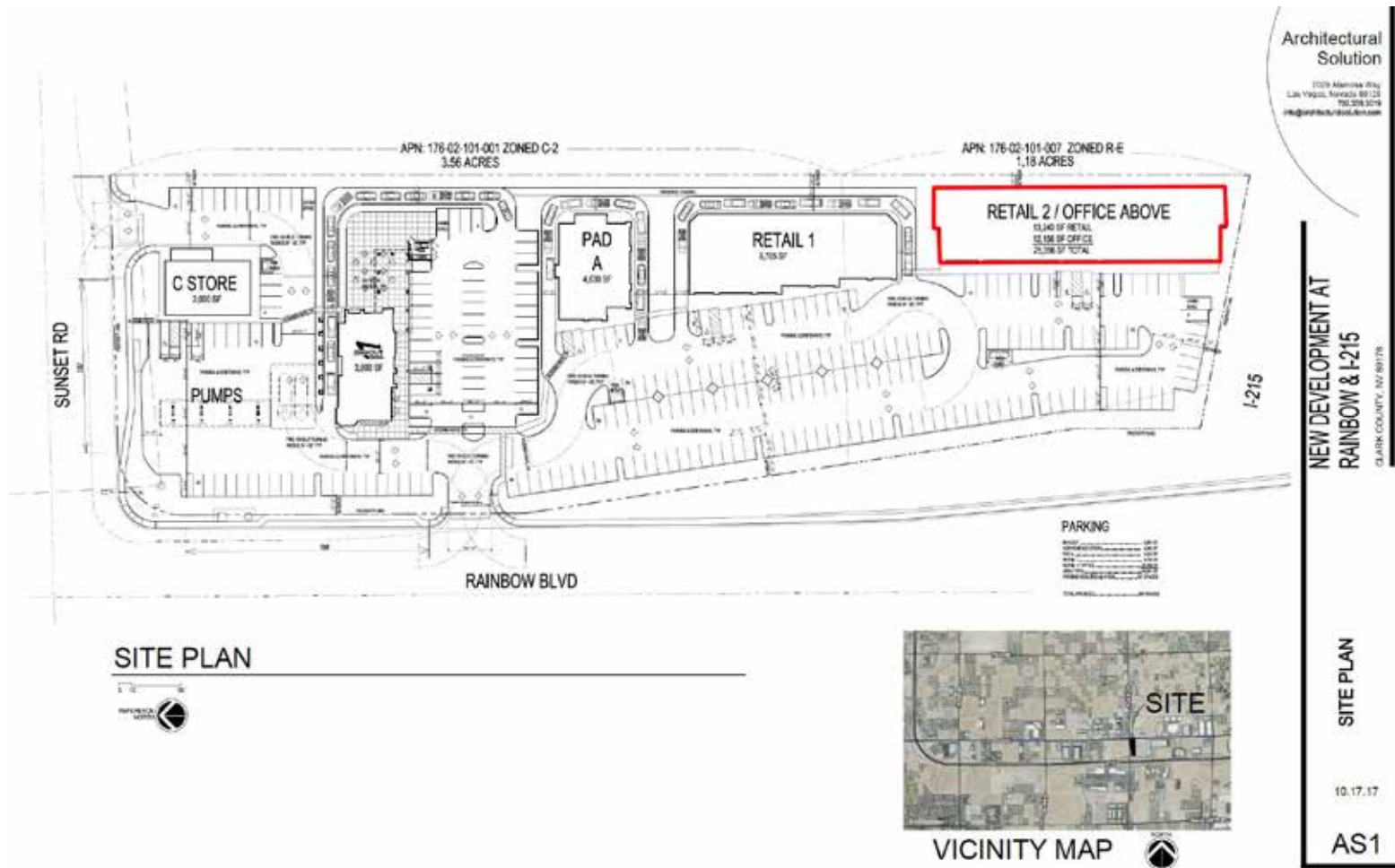
COMMON AREA ENTRANCE



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Rainbow Commons: Site Plan



OFFICE OWNERSHIP
for Less than the cost of Rent

6590 S
RAINBOW BLVD

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