

## RENT ROLL 2026

**1380 East Sahara Ave. Suites A & B Las Vegas, Nevada 89104:** Consisting of +/- 2,928 sq. ft. of office/retail free-standing single-story building:

**SUITE A:** Las Vegas Chiropractic Center, LLC consisting of +/- 1,700 sq. ft.

10-01-2023 TO 09-30-2024 \$2,153.00 monthly Base Rent plus C.A.M. Fees.

10-01-2024 TO 09-30-2025 \$2,211.00 monthly Base Rent plus C.A.M. Fees.

10-01-2025 TO 09-30-2026 \$2,271.00 monthly Base Rent plus C.A.M. Fees.

10-01-2026 TO 09-30-2027 \$2,332.00 monthly Base Rent plus C.A.M. Fees.

**NOTE:** C.A.M. Fees are presently estimated at .20 psf./\$340.00 monthly.

**NOTE:** Tenant has occupied the premises for +/- 14 years.

**SUITE B:** Sepia, LLC DBA: Dollar Symphony Group Taxes & Insurance consisting of +/- 1,228 sq. ft. of office/retail free-standing single-story space.

01-01-2023 TO 12-31-2023 \$1,412.20 monthly Base Rent plus C.A.M. Fees.

01-01-2024 TO 12-31-2024 \$1,596.00 monthly Base Rent plus C.A.M. Fees.

01-01-2025 TO 12-31-2025 \$1,660.00 monthly Base Rent plus C.A.M. Fees.

01-01-2026 TO 12-31-2026 \$1,726.00 monthly Base Rent plus C.A.M. Fees.

01-01-2027 TO 12-31-2027 \$1,795.00 monthly Base Rent plus C.A.M. Fees.

01-01-2028 TO 12-31-2028 \$1,867.00 monthly Base Rent plus C.A.M. Fees.

**NOTE:** C.A.M. Fees are presently estimated at .20 psf./\$245.60 monthly.

**NOTE:** Tenant has occupied the premises since October 4, 2017.

**Clear Channel Outdoor, Inc.**

11-01-2019 TO 12-31-2025 \$416.00 monthly plus year end annual bonus.

**NOTE:** The year end annual bonus for 2025 was +/- \$5,984.58. We are in the process of negotiating a new 5-year lease extension.

**2408 Pardee Place Las Vegas, Nevada 89104:** Consisting of +/- 2,416 sq. ft. of office/retail free-standing single-story building:

02-01-2023 TO 12-31-2023 \$2,416.00 monthly Base Rent plus C.A.M. Fees.

01-01-2024 TO 12-31-2024 \$2,513.00 monthly Base Rent plus C.A.M. Fees.

01-01-2025 TO 12-31-2025 \$2,614.00 monthly Base Rent plus C.A.M. Fees.

01-01-2026 TO 12-31-2026 \$2,719.00 monthly Base Rent plus C.A.M. Fees.

01-01-2027 TO 12-31-2027 \$2,828.00 monthly Base Rent plus C.A.M. Fees.

**NOTE:** C.A.M. Fees are presently estimated at .20 psf./\$483.20 monthly.

Total Gross Base Rent: \$90,776.58.

1380 Suite A:  $\$2,271.00 \times 12 = \$27,252.00$ .

1380 Suite B:  $\$1,660.00 \times 12 = \$19,920.00$ .

Clear Channel:  $\$416.00 \times 12 = \$4,992.00$  plus  $\$5,984.58 = \$10,976.58$ .

2408 Pardee:  $\$2,719.00 \times 12 = \$32,628.00$ .

NOI: \$90,776.58

6% CAP Rate: \$1,512,943.00.