

Bite-Size

NNN Investment

Green Valley

Minimal Management

- 178 N Pecos Rd #140 1787 RSF
- NEW 5-Year Corporate Lease
- No Deferred Maintenance



Net Operating Income

\$46,461.96

Sale Price

\$885,000.00

CAP RATE

5.249%

Per Square foot

\$495.24

Lease end Date

3/31/2031

Annual Rent Increases

3%

One 5-Year Option

Market Rate

Minimal Owner Involvement needed.

(Pay Association fee, Taxes, Insurance, and HVAC Service)

CAMS at \$.49 PSF Adjusting to \$.56 in Q1 2027

Building repainted in 2025

AIRCRES NNN Lease

No Outstanding Incentives

Holding \$5,000.00 Security deposit that transfers to the Buyer

Omaha Steaks is the largest Beef Direct Seller in the US since 1917

Annual sales of \$450,000,000.00

Rock Solid deal for a first-time investor.

Perfect for 1031 Exchange

RETAIL CONDO INVESTMENT-New 5-year Corporate Lease 1787 RSF
178 N PECOS RD #140, HENDERSON, NV 89074



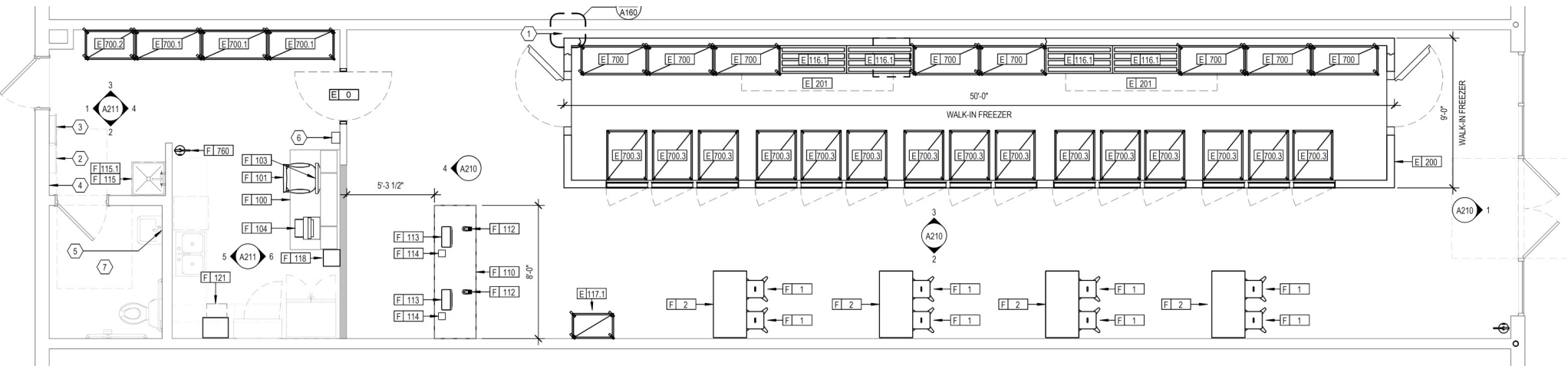
NEW SPACE PLAN

178 N PECOS RD #140, HENDERSON, NV 89074

1787 RSF



Store #192
Large TI Investment
Large FFE Investment
5-Year Option at Market



MAJOR RETAIL CENTER-STABLE



178 N Pecos Rd

HENDERSON NEVADA

Aerial View East—SE



GREEN VALLEY

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178 N Pecos Rd

10,000 Cars Daily

28,000 Cars Daily

Windmill and Pecos

Google Earth

Imagery Date: 3/28/2021 36°02'27.79" N 115°05'54.72" W elev 2056 ft eye alt 2299 ft

Wes Drown, CCIM

Commercial Specialist

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