



4330 S. Valley View Boulevard
Suite 108
Las Vegas, Nevada 89103

EXCLUSIVELY OFFERED BY:

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+/- 10,163 SF RETAIL CENTER FOR SALE



**183 N. Gibson Road
Henderson, Nevada 89014**

The information contained in this Offering has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. You should conduct an independent investigation of the property and verify all information. Upon receipt of this Offering you agree to fully release Saunders Realty and hold it harmless from all claims, costs or liability arising from any purchase of the subject property. 24.11.18

PROPERTY HIGHLIGHTS

APN:	178-15-511-023
Acres:	+/- 1.11
Rentable SF:	+/- 10,163
Address:	183 N. Gibson Road
City, State:	Henderson, Nevada
Zip Code:	89014
Year Built:	2007
Zoning:	Industrial General (IG)
Jurisdiction:	City of Henderson
Parking Spaces:	58
Aerial View:	OpenWeb Map
Google Maps:	Aerial Map
Ownership:	GC North LLC

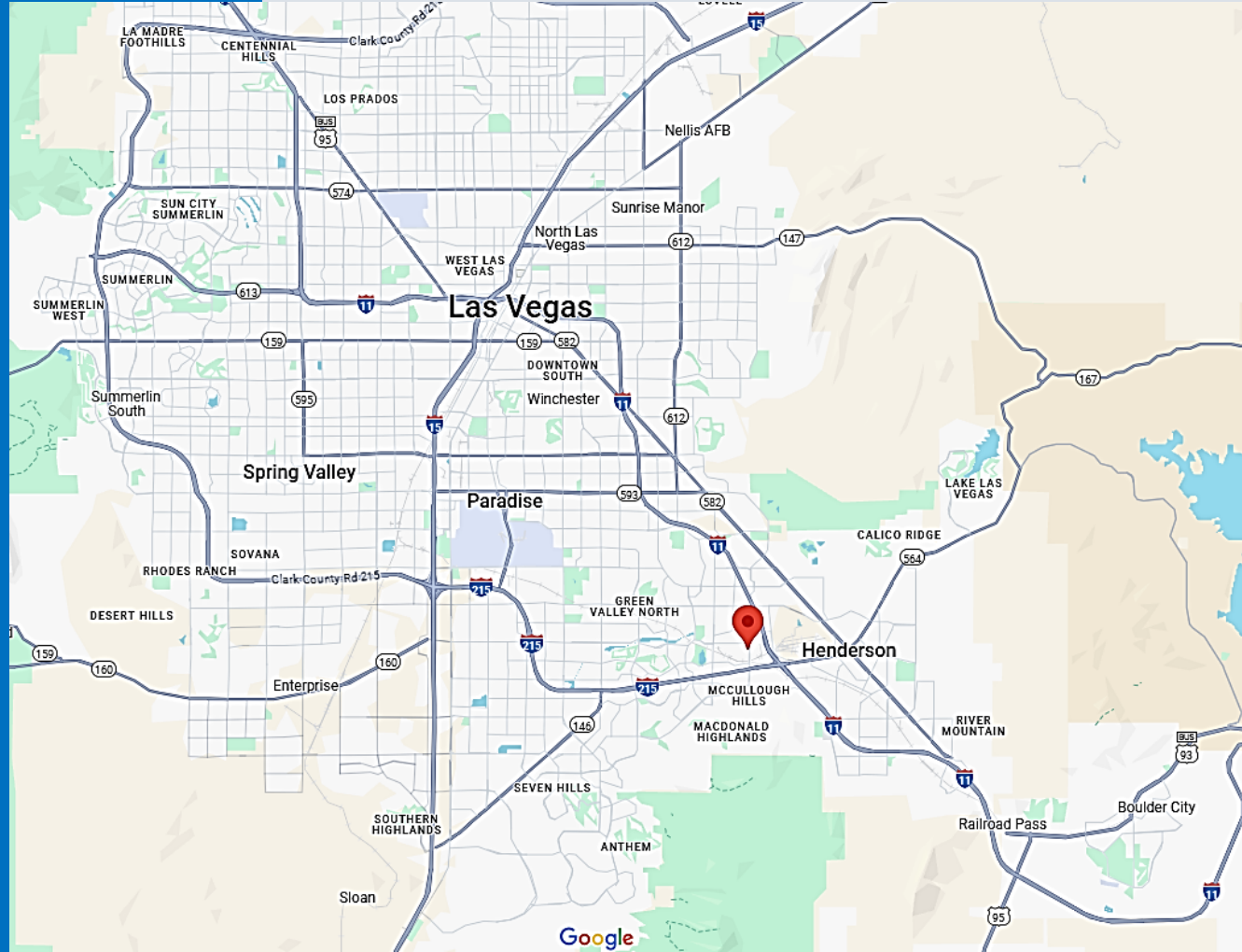


LOCATION OVERVIEW

- 183 N. Gibson Road, Henderson, Nevada
- Between American Pacific Drive & 215 Beltway
- Easy Access to US-95 (I-11) & 215 Beltway
- Henderson is Nevada's Second Largest City

Close proximity to the following:

- ❖ Galleria Mall
- ❖ Sunset Station Hotel and Casino
- ❖ Valley Auto Mall
- ❖ RC Willey
- ❖ Touro University



INVESTMENT SUMMARY

- Asking Price: \$3,762,000
- Price Per SF: +/- \$370
- Rentable SF: +/- 10,163
- Occupancy: 100%
- 2025 NOI: \$244,541

Rent Roll
 183 N. Gibson Road
 As of 11/01/2024

Unit	Unit SqFt	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	CAM	CAM per Sqft	Misc	Misc Move In per Sqft	Lease Expiration	Next Rent Increase Date	Next Rent Increase Rent
100	1,230.00	SUBWAY REAL ESTATE CORP #43300	2,583.00	2.10	2,829.00	929.70	0.76	19.00	0.02 02/02/2008	03/31/2030		
110	1,263.00	Nail Zone	2,345.64	1.86	6,512.12	962.81	0.76	0.00	0.00 04/15/2014	10/31/2027	11/1/2025	2,416.01
120	1,262.00	MALCO ENTERPRISES OF NEVADA	2,677.71	2.12	2,524.00	962.05	0.76	1,200.00	0.95 02/01/2017	07/31/2025		
150	1,293.00	Shelter Mututal Insurance	2,537.72	1.96	0.00	985.68	0.76	0.00	0.00 04/01/2022	03/31/2027	4/1/2025	2,613.85
160	1,426.00	Bad to the Bone BBQ LLC	2,244.46	1.57	2,700.00	1,087.07	0.76	0.00	0.00 09/01/2021	02/28/2027	10/1/2025	2,311.79
170	1,276.00	WORLDWIDE CELLPHONE LLC	2,016.08	1.58	1,722.60	972.72	0.76	56.00	0.04 09/01/2014			
130-140	2,413.00	Core Fitness & Martial Arts	4,419.78	1.83	3,908.64	1,839.48	0.76	0.00	0.00 08/01/2014	11/30/2027	12/1/2024	4,552.37
Total			18,824.39	1.85	20,196.36	7,739.51	0.76	1,275.00	0.13			

Summary Groups	Square Footage	Actual Rent	Security Deposit	CAM	Misc	# Of Units	% Unit Occupancy	% Sqft Occupied
Current/Notice/Vacant Tenants	10,163.00	18,824.39	20,196.36	7,739.51	1,275.00	7	100.00	100.00
Future Tenants/Applicants	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
Occupied Units	10,163.00	0.00	0.00	0.00	0.00	7	100.00	100.00
Total Non Rev Units	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
Total Vacant Units	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
Totals:	10,163.00	18,824.39	20,196.36	7,739.51	1,275.00	7	100.00	100.00

Rent Increase

183 N Gibson Road

Date From: 11/01/2024 To: 12/31/2036

Property	Unit	Tenant Name	Sqft Charge Code	Last inc date	Rent	\$inc	%inc
				Current inc date			
				Next inc date			
183 N Gibson Road	110	Nail Zone	1,263.00 rent	11/1/2023	2,277.33		
				11/1/2024	2,345.64	68.31	3.00
				11/1/2025	2,416.01	70.37	3.00
183 N Gibson Road	130-140	Core Fitness & Martial Arts	2,413.00 rent	12/1/2023	4,419.78		
				12/1/2024	4,552.37	132.59	3.00
				12/1/2025	4,688.94	136.57	3.00
183 N Gibson Road	150	Shelter Mututal Insurance	1,293.00 rent	4/1/2024	2,537.72		
				4/1/2025	2,613.85	76.13	3.00
				4/1/2026	2,692.26	78.41	3.00
183 N Gibson Road	160	Bad to the Bone BBQ LLC	1,426.00 rent	10/1/2024	2,244.46		
				10/1/2025	2,311.79	67.33	3.00
				10/1/2026	2,381.15	69.36	3.00

YTD Income Statement

183 N Gibson Road

Period = Jan 2024-Sep 2024

Book = Cash ; Tree = YSI Standard Income Statement

ACCOUNT	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Total
Legal and Accounting	0.00	0.00	0.00	0.00	0.00	0.00	858.75	0.00	0.00	858.75
Office Supplies	0.00	155.08	83.16	78.40	78.40	78.40	87.92	83.16	87.92	732.44
TOTAL GENERAL AND ADMINISTRATIVE EXPENSE	30.00	185.08	138.34	108.22	108.40	108.40	976.67	113.16	117.92	1,886.19
DEBT EXPENSE										
Mortgage Interest-1st	3,825.05	3,816.18	7,123.28	3,797.38	3,666.20	3,778.92	3,648.26	6,267.19	6,257.18	42,179.64
TOTAL DEBT EXPENSE	3,825.05	3,816.18	7,123.28	3,797.38	3,666.20	3,778.92	3,648.26	6,267.19	6,257.18	42,179.64
TOTAL EXPENSES	10,581.43	11,076.43	12,669.02	18,792.63	9,396.04	8,983.01	9,928.89	11,575.12	11,134.27	104,136.84
NET INCOME	8,678.47	21,352.51	7,853.79	8,949.44	15,918.71	26,804.84	11,772.08	12,896.67	16,570.95	130,797.46

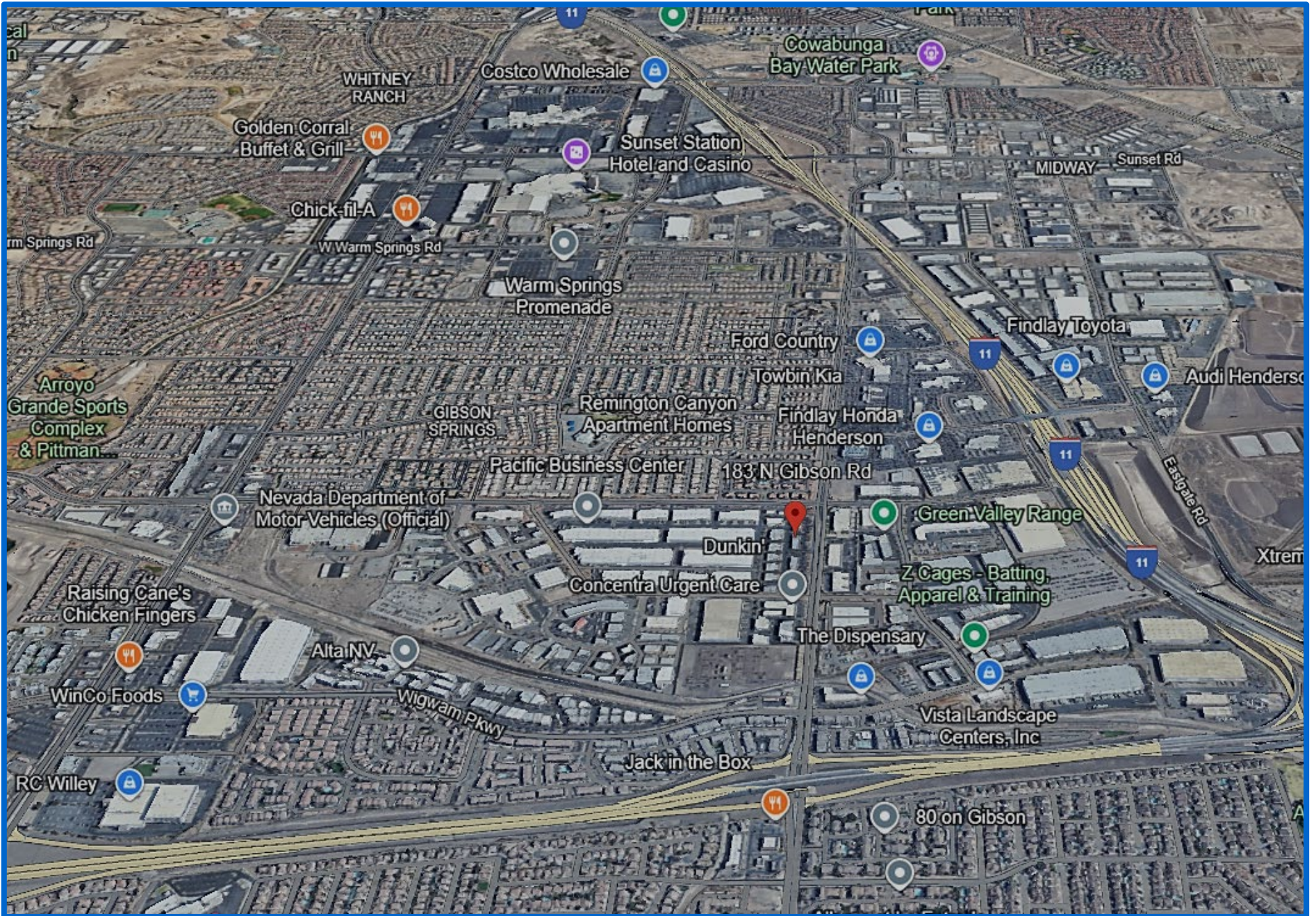
12 Month Budget

183 N Gibson Road

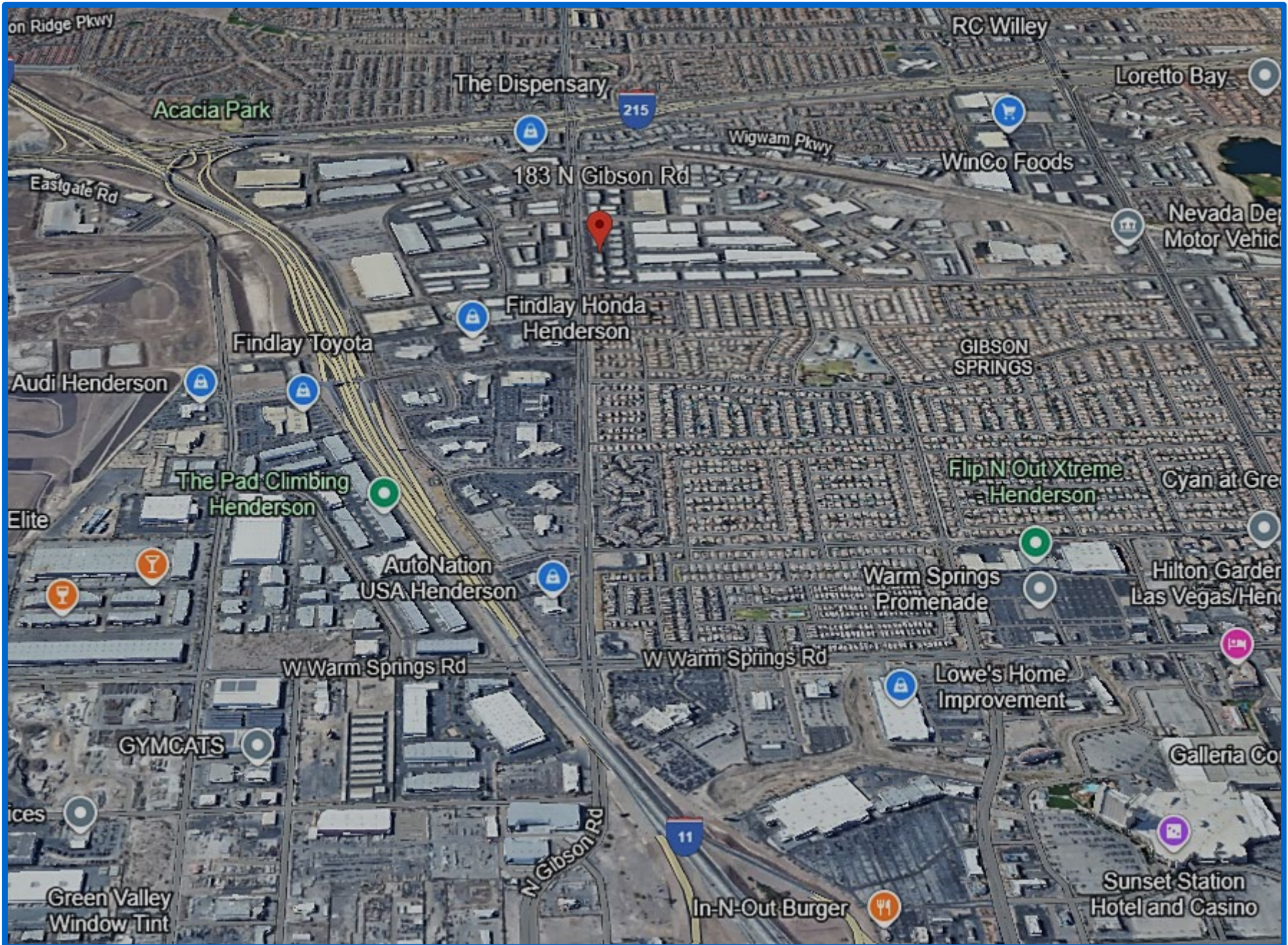
Period = Jan 2025-Dec 2025

Book = Cash ; Tree = YSI Standard Budget

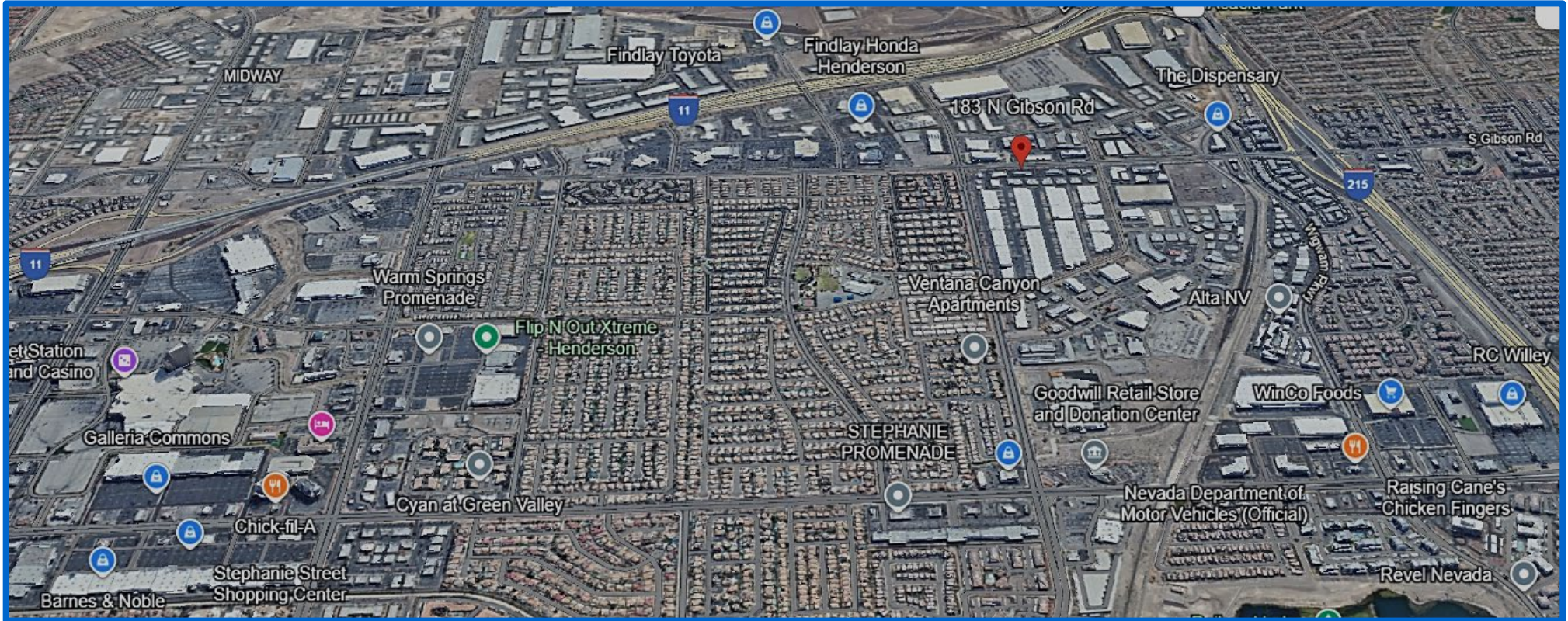
ACCOUNT	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Total	Comments	
4000-0000	INCOME														
4100-0000	RENTAL INCOME														
4300-0000		19,037.62	19,037.62	19,037.62	19,217.07	19,217.07	19,217.07	19,217.07	19,324.18	19,324.18	19,391.51	19,545.75	19,682.32	231,249.08	
4340-0000		7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	7,259.53	87,114.36	
4410-0000		1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	14,400.00	
4999-9999		27,497.15	27,497.15	27,497.15	27,676.60	27,676.60	27,676.60	27,676.60	27,783.71	27,783.71	27,851.04	28,005.28	28,141.85	332,763.44	
5999-9999		27,497.15	27,497.15	27,497.15	27,676.60	27,676.60	27,676.60	27,676.60	27,783.71	27,783.71	27,851.04	28,005.28	28,141.85	332,763.44	
6000-0000	EXPENSES														
6010-0000	OPERATING EXPENSES														
6100-0000	RECOVERABLE EXPENSES														
6119-0000	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	1,100.40	13,204.80	Based on 2024 actuals with 5% increase
6120-0000	158.13	158.13	158.13	158.13	158.13	158.13	158.13	158.13	158.13	158.13	158.13	158.13	158.13	1,897.56	Based on 2024 actuals with 5% increase
6150-0000	0.00	0.00	75.00	0.00	0.00	75.00	0.00	0.00	75.00	0.00	0.00	0.00	75.00	300.00	Based on contract with Summit Fire and Security
6160-0000	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	Based on contract with Summit Fire and Security
6240-0000	3,832.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,832.40	Based on 2024 actuals with 10% increase
6255-0000	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00	Based on contract with AMG
6315-0000	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	Contingency for repairs
6330-0000	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.21	1,284.22	15,410.53	Based on contract with NAC
6345-0000	0.00	102.50	0.00	102.50	0.00	102.50	0.00	102.50	0.00	102.50	0.00	102.50	102.50	615.00	Based on contract with Black Magic Pest Control
6350-0000	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	515.00	6,180.00	Based on contract with AMG
6360-0000	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00	Based on contract with AMG
6370-0000	4,825.99	0.00	4,825.99	0.00	0.00	0.00	0.00	5,212.07	0.00	5,212.07	0.00	0.00	0.00	20,076.12	Based on 2024 actuals with 8% increase in August
6470-0000	613.93	613.93	613.93	613.93	613.93	613.93	644.63	644.63	644.63	644.63	644.63	644.63	644.63	7,551.36	Based on 2024 actuals with 5% increase In July
6475-0000	330.35	330.35	330.35	330.35	330.35	330.35	346.87	346.87	346.87	346.87	346.87	346.87	346.87	4,063.32	Based on 2024 actuals with 5% increase In July
6480-0000	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	Based on 2024 actuals with 5% increase
6490-0000	348.54	348.54	348.54	348.54	348.54	348.54	348.54	348.54	348.54	348.54	348.54	348.54	348.54	4,182.48	Based on 2024 actuals with 5% increase
6497-0000	316.73	316.73	316.73	316.73	316.73	316.73	316.73	316.73	316.73	316.73	316.73	316.73	316.73	3,800.76	Based on 2024 actuals with 5% increase
6599-9999	13,825.68	5,269.79	10,068.28	5,269.79	5,167.29	5,344.79	5,214.51	10,529.08	5,289.51	10,529.08	5,214.51	5,392.02	87,114.33		
6999-9999	13,825.68	5,269.79	10,068.28	5,269.79	5,167.29	5,344.79	5,214.51	10,529.08	5,289.51	10,529.08	5,214.51	5,392.02	87,114.33		
7000-0000	GENERAL AND ADMINISTRATIVE EXPENSE														
7470-0000	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	1,107.84	
7799-9999	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	92.32	1,107.84	
8999-9999	13,918.00	5,362.11	10,160.60	5,362.11	5,259.61	5,437.11	5,306.83	10,621.40	5,381.83	10,621.40	5,306.83	5,484.34	88,222.17		
9998-9999	13,579.15	22,135.04	17,336.55	22,314.49	22,416.99	22,239.49	22,369.77	17,162.31	22,401.88	17,229.64	22,698.45	22,657.51	244,541.27		
CASH FLOW	13,579.15	22,135.04	17,336.55	22,314.49	22,416.99	22,239.49	22,369.77	17,162.31	22,401.88	17,229.64	22,698.45	22,657.51	244,541.27		



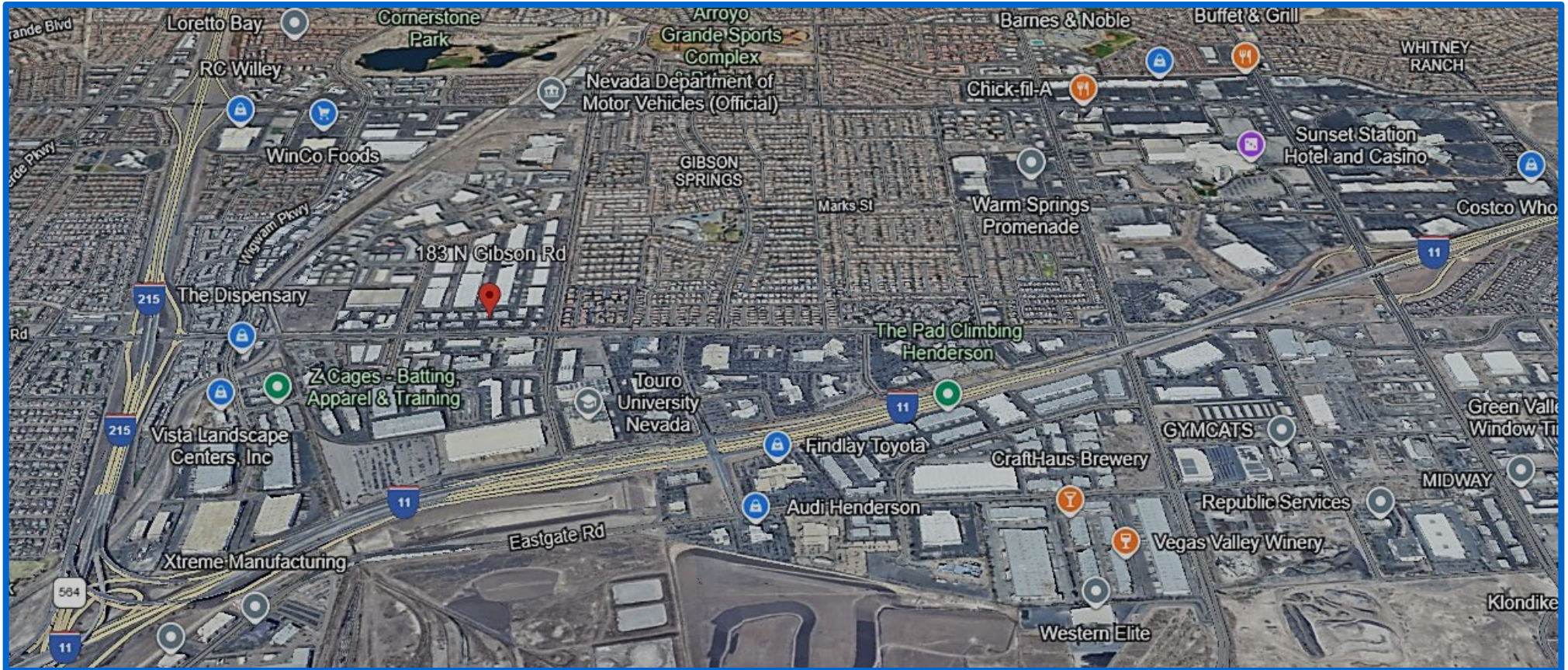
Looking North



Looking South



Looking East



Looking West