



OFFERING MEMORANDUM

# NORTHPOINTE BUSINESS CENTER

4150 N. LAMB BOULEVARD, UNIT 105 & 110, LAS VEGAS, NV 89115

**±7,590 SF  
W/YARD**  
PERFECT FOR  
INVESTOR OR  
USER!



**LISA HAUGER**

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NV #BS.37600.LLC

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SVN | The Equity Group is please to present an exceptional opportunity to purchase 4150 N Lamb Boulevard, Units 105 and 110, a two story, ±7,590 SF Industrial condominium building with a ±3,000 SF yard area accessible only from Unit 110.

4150 N Lamb Boulevard is part of Northpointe Business Center, a 14 unit light industrial condominium complex located just south of Craig Road, in Las Vegas, Nevada. Ideal for **Investors** looking for an easy to manage, small industrial building, to round out the portfolio, or an **Owner/User** looking for income to offset property expenses and allow for future expansion flexibility!

The property is less that 5 minutes from I-15/Craig Rd interchange, 20 minutes to downtown Las Vegas and 17 miles to Harry Reid International Airport. Located minutes from Nellis AFB and close to restaurants and retail amenities.



## HIGHLIGHTS

- Ample Parking Available
- 120/208V, 3 Phase Power, 450 AMPs
- Total of 4 Roll Up Doors 12 x 12
- Common Picnic Area adjacent to building
- ±3,000 SF Yard Area only accessible through Unit 110
- Fire Sprinklers Throughout
- 18' to 20' Warehouse Clear Height
- Mezzanine with Skylights, & Metal Halide Lighting in warehouse
- Zoned IP (Industrial Park), Clark County
- Natural Gas Available
- Easy Access to Las Vegas Blvd and I-15 Beltway



**ASKING PRICE:**  
**\$2,200,000**

## TENANT OVERVIEW:

### UNIT 105: ±2,491 SF

- Rent \$1.20 PSF + \$0.25 CAMs - \$3,622.75 per month
- Occupied, but goes to a M/M lease effective December 31, 2024.

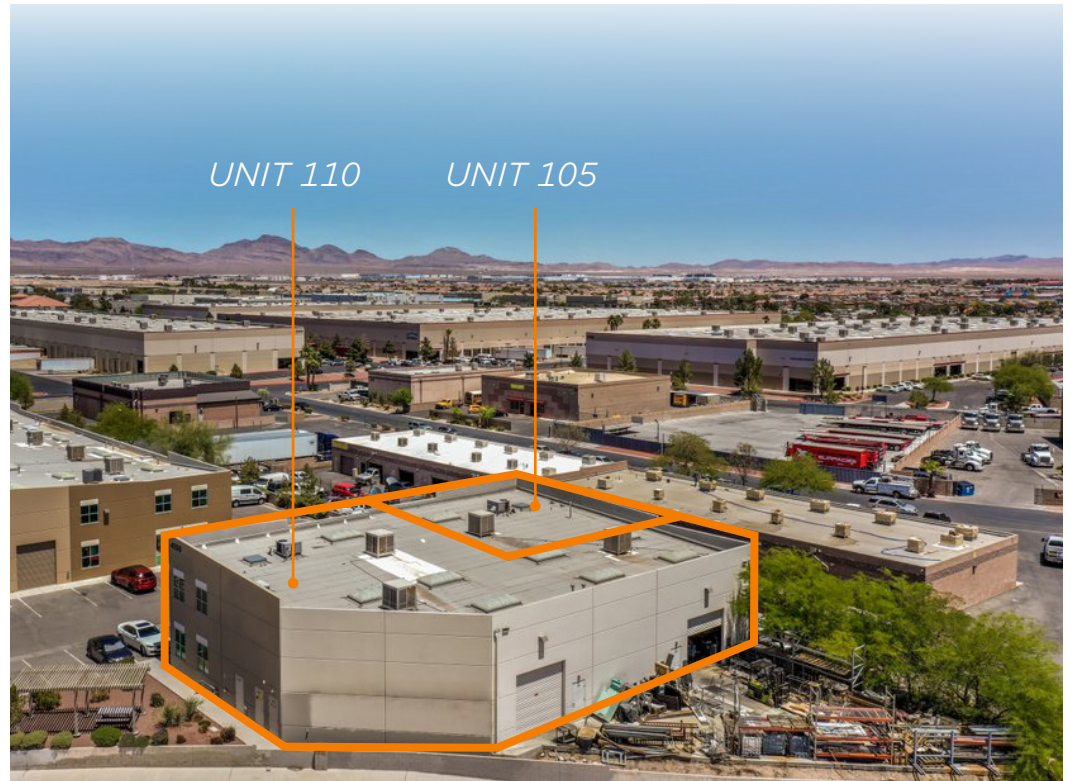
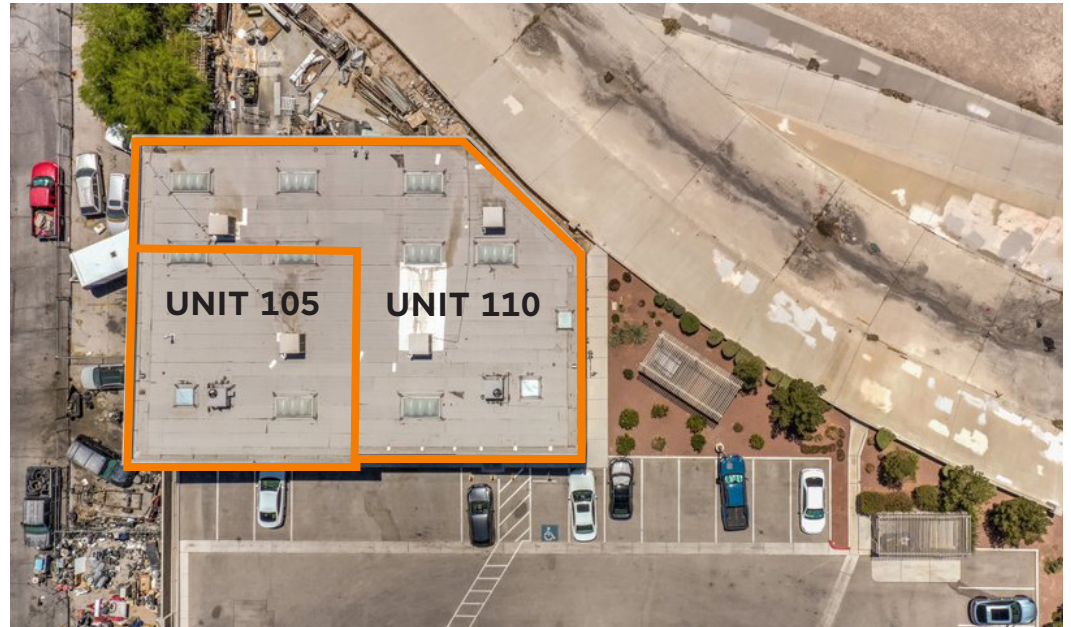
### UNIT 110

- ±5,099 SF with ±3,000 SF yard can be vacated within ±30 days.

## INCOME:

### **PROFORMA RENT**

Rent \$1.45 PSF for ±7,590 SF - \$11,005.50 SF  
+ NNN Fees



 Own the Business? Own the Building.

Purchase Price	\$2,200,000	<b>4150 N Lamb Blvd, Las Vegas, NV 89115</b>
Improvements	\$0	Building Size 7,590 sf
Other	\$32,000	Price per Sq. Ft. \$294 psf
<b>Total Project Costs</b>	<b>\$2,232,000</b>	

**For Property Information:**

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**90% SBA 504 Financing Example**

Financing Package	Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50% \$ 1,116,000	6.30%	10 Yrs	25 Yrs	\$ 7,396
SBA 504 2nd Mortgage*	40% \$ 916,000	6.05%	25 Yrs	25 Yrs	\$ 5,927
Down Payment	10% \$ 223,200				
		<b>6.19%</b>		<b>\$1.76 PSF</b>	<b>\$ 13,323</b>

*\*Includes financed SBA fee of \$23,200*

**Monthly Costs**

	<u>PSF</u>	<u>Monthly</u>
Mortgage Payments	\$1.76	\$13,323
Lease Payments	(\$1.45)	(\$3,623)
<b>Total Monthly Payment</b>	<b>\$0.31 PSF</b>	<b>\$9,701</b>

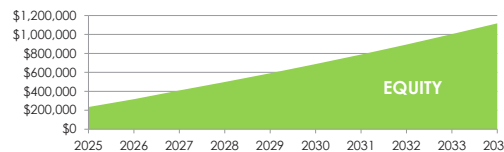
**Adjusted Monthly Costs**

	<u>PSF</u>	<u>Monthly</u>
Total Monthly Payment	\$1.28	\$9,701
Less Depreciation	(\$0.50)	-\$3,815
<b>Total Adjusted Monthly Payment</b>	<b>\$0.78 PSF</b>	<b>\$5,885</b>

**Out of Pocket Expenses**

Cash Down Payment	10.0%	\$223,200
Estimated Bank Fees	1.5%	\$16,740
Estimated Appraisal & Environmental		\$5,800

**Invest in Your Future: Equity Over First 10 Years**



**Assumptions:**

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

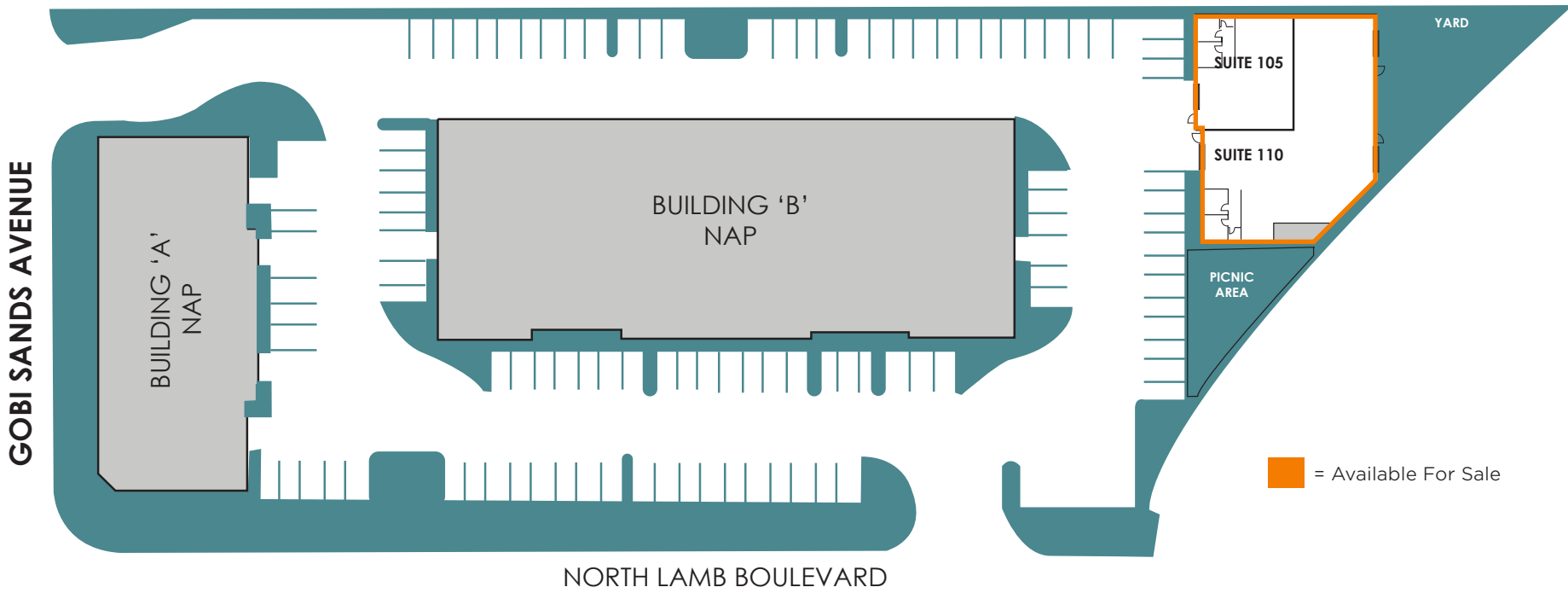
- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Aug '24. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.15% plus a \$3,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

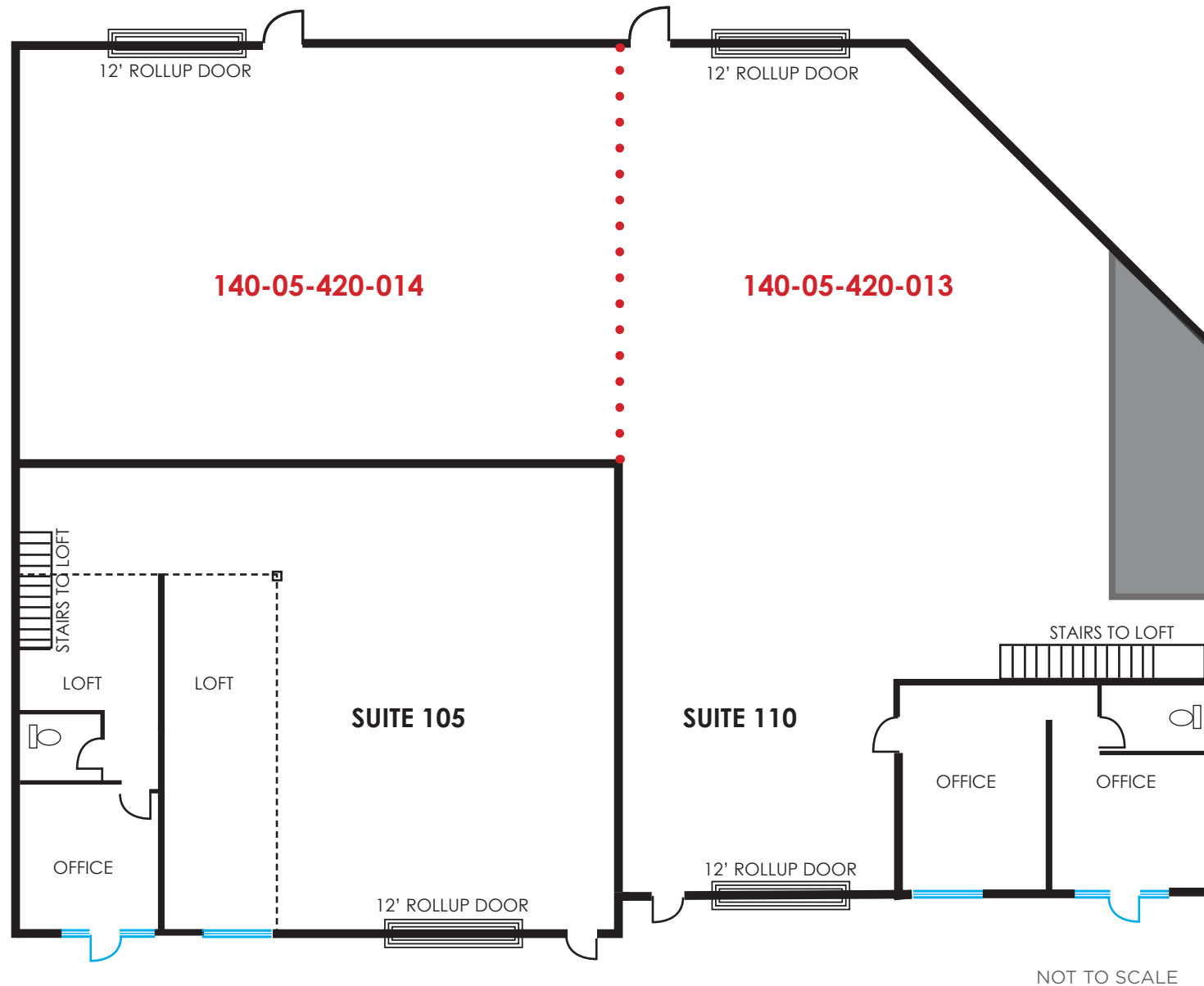
For more information contact your 504 loan experts:



**Chris Hunter**  
**TMC Financing**  
SVP, Business Development Officer  
702.469.6077  
chris@tmcfinancing.com







140-05-420-014

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SUITE 105

SUITE 110

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## UNIT 105

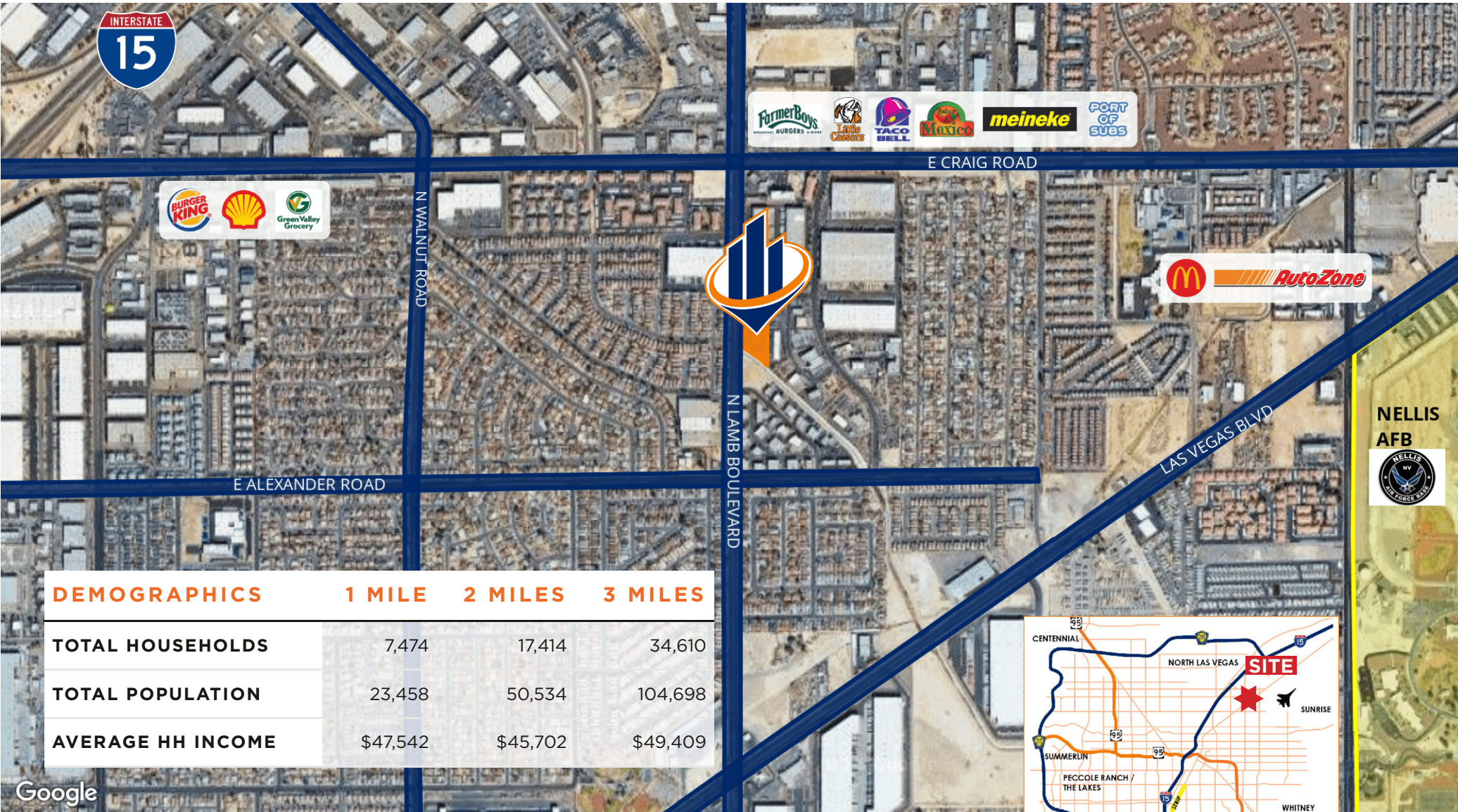




## UNIT 110







DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,474	17,414	34,610
TOTAL POPULATION	23,458	50,534	104,698
AVERAGE HH INCOME	\$47,542	\$45,702	\$49,409



Google

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## DEMOGRAPHICS

2.3M

POPULATION

\$67.4K

MEDIAN HOUSEHOLD INCOME

## ECONOMY

\$55.1B

TAXABLE RETAIL SALES

\$51.2K

PER CAPITA PERSONAL INCOME

## LABOR FORCE

1.2M

LABOR FORCE

1.1M

LABOR FORCE EMPLOYMENT

5.9%

UNEMPLOYMENT RATE

43.2%

% WITH BACHELORS OR HIGHER

## TOURISM

38.8M

VISITOR VOLUME

5.0M

CONVENTION ATTENDANCE

52.6M

AIRPORT PASSENGERS

\$79.3B

TOTAL ECONOMIC IMPACT

SOURCE: LVGEA & LVCVA

## LAS VEGAS BENEFITS

### NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement for Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



### NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Admissions Tax

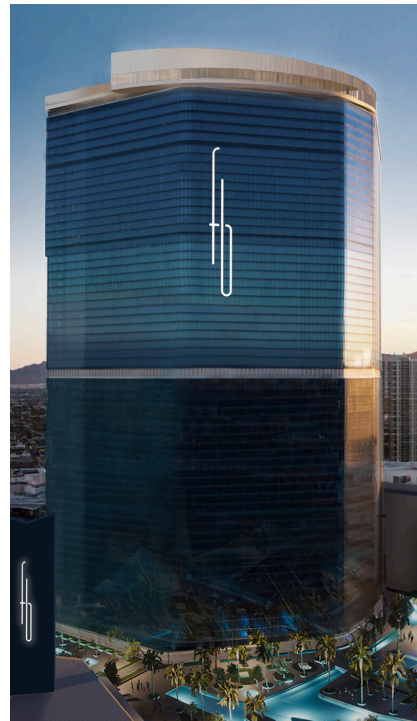


# THE ENTERTAINMENT & SPORTS CAPITAL

Las Vegas has long been considered the entertainment capital of the world, and the city has been doubling down on this idea with its growing entertainment offerings. **The Aces (WNBA)** were the first professional sports team in the city and recently made history as the two-time champions. The first big push for professional sports though, came with T-Mobile Arena bringing **The Vegas Golden Knights (NHL)**, followed by Allegiant Stadium bringing **The Las Vegas Raiders (NFL)** to the city. Expansion hasn't ended though, with an inked deal bringing **Formula 1** back to the city for 10 years, and an upcoming stadium to bring **The A's (MLB)**.



In addition to sports, new entertainment venues have finished in 2023 such as **The Sphere**, which brings a first of its kind 4D visual and audio experience to its guests. Another notable venue is the **Fontainebleau Las Vegas**, which after 16 years of construction and delays will usher in a new era of luxury to the Las Vegas Valley.



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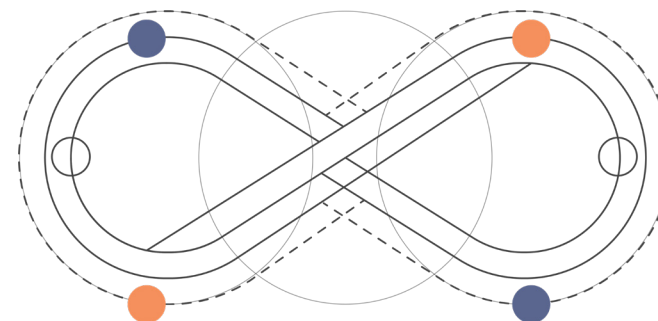
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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